

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
APR 23 2012
Department of Water Resources
Eastern Region

Notice of Change in Water Right Ownership

RECEIVED
MAY 04 2012
Department of Water Resources
Eastern Region

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
72-4057	Yes ☐		Yes ☐		Yes ☐
72-11735	Yes ☐		Yes ☐		Yes ☐
~~72~~ 72-10079	Yes ☐		Yes ☐		Yes ☐
72-10078	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Esther & Ray Keppner
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Christopher W. and Debra E. James, Co-Trustees
Name of each new owner as listed on the conveyance document
Trust 2/7/79
New owner continued ☐ Name connector ☐ and ☐ or ☐ and/or
PO Box 510
Mailing address
Challis ID 83226
City State ZIP
208-879-4560 Lwaters7@custertel.net
Telephone Email lwaters-7@custertel.net

4. If the water rights and/or adjudication claims were split, how did the division occur?
- ☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
- ☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

5. Date you acquired the water rights and/or claims listed above: 4/6/12

6. This form must be signed and submitted with the following **REQUIRED** items:

- A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
- Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
- Filing fee (see instructions for further explanation):
 - ☒ \$25 per *undivided* water right.
 - ☐ \$100 per *split* water right.
 - ☐ No fee is required for pending adjudication claims.

7. Signature: Christopher W. James co tt 4/6/12
Signature of new owner/claimant Title, if applicable Date
- Signature: Debra E. James co tt 4/6/12
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by JB Date 5/4/2012 Receipt No. E037564 Receipt Amt. \$100.-
Approved by JB Processed by JB Date 5/4/2012

SUPPORT DATA
IN FILE # 72-4057

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

(Seal)

Jack B. Furey
Notary Public for the State of Idaho,
Residing at Challis, Idaho
My Com. Expires: 4-4-61

STATE OF IDAHO)
County of Custer) ss.

I hereby certify that this instrument was filed for record at request of Blaine Rowen at 1:20 o'clock P. M., this 15th day of December, A. D. 1961 in my office, and duly recorded in Book 34 of Deeds at page 275

E. M. Mann
Ex-Officio Recorder

Fees, \$1.50

\$33.00 in Revenue Stamps
Attached and Cancelled

No. 116150

WARRANTY DEED

THIS INDENTURE, Made the 19th day of December in the year of our Lord one thousand nine hundred and sixty-one between Ethel B Philps and Elizabeth Chivers, both single women, of Challis County of Custer State of Idaho the parties of the first part, and Ray Keppner and Esther L Keppner, husband and wife, of Challis, County of Custer State of Idaho, the parties of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Thirty Thousand & no/100 DOLLARS lawful money of the United States of America, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey and confirm unto the said parties of the second part, and to their heirs and assigns forever, all the certain piece or parcel of land situate, lying and being in the County of Custer and State of Idaho, bounded and more particularly described as follows, to-wit: NW $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ NW $\frac{1}{4}$, and Lot 1, Section 31, Township 14 North, Range 19 East, Boise Meridian, containing 121.29 acres, more or less; and,

Commencing at the Northeast Corner of Lot 2 of Section 31 of Township 14 North, Range 19 East, Boise Meridian, running thence South along the East Line of said Lot 2, a distance of 650 feet; thence South 69° 45' West 184 feet; thence South 79° 30' West 184 feet; thence South 87° West 382.7 feet; thence North 89° 35' West 479.5 feet to a point 162 feet East of the West line of said Lot 2; thence North 8° 20' West 735 feet to a point on the North line of said Lot 2 which is 57 feet East of the Northwest Corner of said Lot 2; thence East 1314.5 feet to the Northeast Corner being the point of commencement, containing 20.54 acres; and E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 31 Township 14 North, Range 19 East, Boise Meridian; SE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 31, Township 14 North, Range 19 East, Boise Meridian, excepting that portion beginning at a point 55 feet East of the Southeast Corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 31, Township 14 North, Range 19 East, Boise Meridian, running thence North 929 feet; thence North 79° 05' West 599.5 feet; thence South 74° 10' West 421.4 feet; thence South 54° 10' West 375.2 feet; thence South 63° 05' West 86.4 feet to a point on the West side-line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 31, which is 650 feet South of the Northwest Corner of SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 31; thence South 670 feet to the Southwest Corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 31; thence East 1375 feet to the Southeast Corner of SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 31; thence continuing East 55 feet to commencement, containing 130.63 acres, more or less.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the rents, issues and profits thereto.

TO HAVE AND TO HOLD, All the singular, the said premises, together with the appurtenances and privileges thereunto incident, unto the said parties of the second part, and to their heirs and assigns forever. And the said parties of the first part, and their heirs, the said premises in the quiet and peaceful possession of the said parties of the second part, their heirs and assigns, against the said parties of the first part, and their heirs and against all and every person or persons whomsoever, lawfully claiming or to claim the same shall and will WARRANT and by these presents forever DEFEND.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF:

Ethel B. Philps (SEAL)

Elizabeth Chivers (SEAL)

STATE OF IDAHO,)
) ss.
 County of Custer)

On this 19th day of December in the year 1961, before me Oliver T. Davis, a Notary Public in and for said State, personally appeared Ethel B. Philps and Elizabeth Chivers known to me to be the persons whose name are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

(Seal)

Oliver T Davis
 Notary Public, Residing at Challis, Idaho
 Commission expires 2-1-63

STATE OF IDAHO)
) ss.
 County of Custer)

I hereby certify that this instrument was filed for record at request of Custer County Title, Inc. at 15 minutes past 11 o'clock A. M., this 19th day of December, A. D. 1961 in my office, and duly recorded in Book 34 of Deeds at Page 276.

Ewa Mann
 Ex-Officio Recorder

Fees \$1.80

 No. 116160

CORPORATION WARRANTY DEED

THIS INDENTURE, Made this 27th day of December, in the year of our Lord One Thousand Nine Hundred and Sixty-One between ABBOTT AVIATION, INC., an Idaho Corporation having its principal office in Challis, Custer County, Idaho, party of the first part, and PAUL A. ABBOTT and EMMA MAE ABBOTT, of Challis, Custer County, Idaho, parties of the second part;

W I T N E S S E T H:

That the said party of the first part, having been hereunto duly authorized, for and in consideration of the sum of TEN and no/100 DOLLARS and other good and valuable consideration, to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell, convey and confirm unto the said parties of the second part, and to their heirs and assigns forever, all of the following described real estate situated in County of Custer, State of Idaho, to-wit:

H. E. Survey No. 324, embracing a portion of, approximately, Sections 9 and 10 in Township 10 North of Range 16, East of the Boise Meridian, Idaho more particularly bounded and described as follows: Beginning at corner No. 1, from which U. S. Location Monument No. 323, bears north ^{Seventy-seven degrees nine minutes east} twenty-eight links distant; thence, south twenty-five degrees seventeen minutes west sixty-one and twenty-three-hundredths chains to corner No. 2; thence, north eighty-six degrees eighteen minutes west nineteen and forty-eight hundredths chains to corner No. 3; thence north twenty-five degrees twenty-five minutes east eighty-two and forty-eight hundredths chains to corner No. 4; thence, east five and eighty-two hundredths chains ^{chains} to corner No. 5; thence south eleven degrees fifty-seven minutes east twenty and eighty-five hundredths ^{chains} to corner No. 1, the place of beginning, containing one hundred thirty-five and thirty-three hundredths acres, according to the Official Plat of the Survey of the said Land, returned to the General Land Office by the Surveyor-General.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title and interest in and to the said property, as well in law as in equity, of the said party of the first part.

TO HAVE AND TO HOLD all and singular the above mentioned and described premises together with the

0225058

Custer County Reg. of
RECORDED IN 12-0112 + JANIS
Time 11:45 AM Date 6-18-02
Ethel M. Reg. Clerk
Deputy
Chad M. Beck \$ 6.00

**PERSONAL REPRESENTATIVE'S DEED
OF DISTRIBUTION**

THIS DEED, made by ESTHER KEPPNER, as personal representative of the Estate of RAYMOND KEPPNER, deceased, Grantor, to **GLORIA JEAN HARDER**, 3521 E 3985 N, Kimberly, Idaho 83341 and **DeRAY KEPPNER**, P. O. Box 281, Challis, Idaho 83226, as their sole and separate property, Grantees;

WHEREAS, Grantor is the qualified personal representative of said estate, filed as Probate Number SP 01-44 in Custer County, Idaho;

WHEREAS, Grantees are entitled to distribution of the hereinafter described real property,

THEREFORE, for valuable consideration received, Grantor sells and conveys to Grantees the following described real property in Custer County, Idaho:

See Exhibit A attached hereto and by this reference made a part hereof.
with all appurtenances.

The above described real estate and all rents, profits, increase and income therefrom shall be held by the Grantees as their sole and separate property.

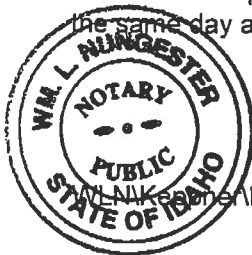
EXECUTED this 11th day of June, 2002.

Esther Keppner
ESTHER KEPPNER
Personal Representative of the
Estate of Raymond Keppner, deceased.

STATE OF IDAHO)
County of Twin Falls) ss.

On this 11th day of June, 2002, before me, the undersigned, a notary public in and for said county and state, personally appeared ESTHER KEPPNER, known to me to be the person whose name is subscribed to the foregoing instrument as personal representative and acknowledged to me that she executed the same as personal representative.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the same day and year in this certificate first above written.



Wm. L. Nungesser
NOTARY PUBLIC FOR IDAHO
Residing at: Buhl ID
My Commission Expires: 1-1-02

EXHIBIT A

The decedent's community property interest in all real estate owned by Raymond Keppner and Esther Keppner which is located in Custer County, Idaho, except eleven (11) acres more or less located on the south side of Garden Creek Road upon which Raymond Keppner and Esther Keppner's home (double wide) is located, also described as:

The following described real estate lying, being and situate in the County of Custer, State of Idaho:

E $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$ and Lot 1 of Section 31, Twp. 14 N., R. 19 E.B.M.

That portion of Lot 2, Section 31, Twp. 14 N., R. 19 E.B.M. described as commencing at the Northeast Corner of said Lot 2; running thence South along the East line of said Lot 2 a distance of 650 feet; thence S. 69°45' W. 184 feet; thence S. 79°30' W. 184 feet; thence S. 87° W. 382.7 feet; thence N. 89°35' W. 479.5 feet to a point 162 feet East of the West line of said Lot 2; thence N. 8°20' W. 735 feet to a point on the North line of said Lot 2 which is 57 feet East of the Northwest Corner of said Lot 2; thence East 1314.5 feet to the Northeast corner being the point of commencement.

The SE $\frac{1}{4}$ NW $\frac{1}{4}$ AND SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 31, Twp. 14 N., R. 19 E.B.M. excepting therefrom that portion described as beginning at a point 55 feet East of the Southeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 31; running thence North 929 feet; thence N 79°05' W. 599.5 feet; thence S. 74°10' W. 421.4 feet; thence S. 54°10' W. 375.2 feet; thence S. 63°05' W. 86.4 feet to a point on the West side line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence S. 670 feet, more or less, to the Southwest Corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence East 1320 feet, more or less, to the Southeast Corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence continuing East 55 feet to the point of beginning.

EXCEPTING therefrom Lots 1, 2, 3, 4, 5, 6, 7 & 8 Hillview Acres Subdivision as shown by the official plat recorded 5/20/83 as instrument No. 167384, records of Custer County, Idaho.

232817

Clerk of County of BLAINE HARRIS
 Time 4:30 P M Date 11-18-05
 Ethel Peck Clerk
 Deputy Ruth Brunker s 6.00

GIFT DEED

THIS DEED is made this 18th day of November, 2005, between ESTHER KEPPNER, a widow, of Custer County, Idaho, the Grantor, and DERAY KEPPNER, as his sole and separate property, of PO Box 281, Challis, ID 83226, the Grantee.

WITNESSETH:

That the said Grantor, for and in consideration of LOVE and AFFECTION, does by these presents give, convey and confirm unto the Grantee the following described property, lying and being in the County of Custer, State of Idaho, and described as follows, to-wit:

The Grantor's community property interest in all real estate owned by Grantor which is located in Custer County, Idaho, except eleven (11) acres more or less located on the south side of Garden Creek Road upon which Grantor's double wide home is located as described on Exhibit A attached hereto and by this reference made a part hereof.

Together with all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Subject to all existing rights-of-ways for public highways, protective covenants, utility lines, existing roadways, irrigation ditches and all building, zoning and other restrictions of use and all encumbrances of record.

TO HAVE AND TO HOLD all and singular the said premises together with the appurtenances and privileges thereto belonging unto the said Grantee, his heirs and assigns, forever.

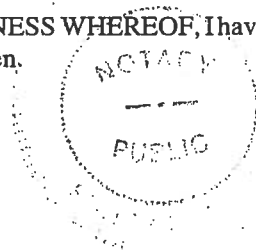
WITNESS the hand and seal of the Grantor the day and year first above written.

Esther Keppner
 ESTHER KEPPNER

STATE OF IDAHO)
 ss:
 County of Bingham)

On this 18th day of November, 2005, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared ESTHER KEPPNER, a widow, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.



David J. Baker
 Notary Public for Idaho
 Residing at Blackfoot
 My Commission Expires 12-10-05

532817

EXHIBIT A

The following described real estate lying, being and situate in the County of Custer, State of Idaho:

E $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$ and Lot 1 of Section 31, Twp. 14 N., R. 19 E.B.M.

That portion of Lot 2, Section 31, Twp. 14 N., R. 19 E.B.M. described as commencing at the Northeast Corner of said Lot 2; running thence South along the East line of said Lot 2 a distance of 650 feet; thence S. 69°45' W. 184 feet; thence S. 79°30' W. 184 feet; thence S. 87° W. 382.7 feet; thence N. 89°35' W. 479.5 feet to a point 162 feet East of the West line of said Lot 2; thence N. 8°20' W. 735 feet to a point on the North line of said Lot 2 which is 57 feet East of the Northwest Corner of said Lot 2; thence East 1314.5 feet to the Northeast corner being the point of commencement.

The SE $\frac{1}{4}$ NW $\frac{1}{4}$ AND SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 31, Twp. 14 N., R. 19 E.B.M. excepting therefrom that portion described as beginning at a point 55 feet East of the Southeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 31; running thence North 929 feet; thence N 79°05' W. 599.5 feet; thence S. 74°10' W. 421.4 feet; thence S. 54°10' W. 375.2 feet; thence S. 63°05' W. 86.4 feet to a point on the West side line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence S. 670 feet, more or less, to the Southwest Corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence East 1320 feet, more or less, to the Southeast Corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence continuing East 55 feet to the point of beginning.

EXCEPTING therefrom Lots 1, 2, 3, 4, 5, 6, 7 & 8 Hillview Acres Subdivision as shown by the official plat recorded 5/20/83 as instrument No. 167384, records of Custer County, Idaho.

245444

Custer County Req. of

CCY

Time 2:16 P M Date 4-6, 2012

Barbara C. Tierney, Clerk

Deputy

Recording Requested by
And When Recorded Mail to:

PERSONAL REPRESENTATIVE'S DEED

THIS DEED is made and executed by Irene Diers as personal representative of the Estates of DeRay Keppner and Linda Keppner, deceased, hereinafter referred to as the "Grantor," to Christopher W. James and Debra E. James, Trustees of The Christopher W. James Trust, dated February 7, 1979, hereinafter referred to as the "Grantee," whose current mailing address is P.O. Box 510, Challis, Idaho 83226.

WHEREAS, Grantor is the qualified personal representative of the Estate of DeRay Keppner, filed as Probate Case Number CV-08-75 in Custer County, Idaho;

WHEREAS, Grantor is the qualified personal representative of the Estate of Linda Keppner, filed as Probate Case Number CV-09-169 in Custer County, Idaho;

THEREFORE, in accordance with the provisions of Uniform Probate Code as set forth in Title 15 of the Idaho Code, Grantor estate hereby grants, sells, transfers and conveys to Grantee all of the Grantor estate's interest in the following real property as described in Exhibit A attached hereto;

This conveyance shall include any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anyway appertaining to the property herein described, and is subject to taxes, easements, restrictions, reservations, assessments and encumbrances as shown of record, if any.

Dated this 6 day of April, 2012.

"Grantor":

The Estate of DeRay Keppner, Deceased
The Estate of Linda Keppner, Deceased

Irene Diers

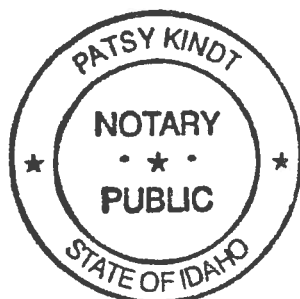
Irene Diers
Personal Representative

245444

STATE OF Idaho)
:SS
COUNTY OF CUSTER)

On this 6th day of April, 2012, before me, a notary public, personally appeared Irene Diers, known to me to be the person whose name is subscribed to the within instrument as personal representative of the Estate of DeRay Keppner and Linda Keppner, deceased, and acknowledged to me that she executed the same as such personal representative.

(SEAL)



Patsy Kindt
Notary Public for Idaho
Commission expires: 3-24-16

245444

EXHIBIT A

The E $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$ and Lot 1 of Section 31, Township 14 North, Range 19 East, Boise Meridian, Custer County, Idaho.

ALSO INCLUDING:

That portion of Lot 2, Section 31, Township 14 North, Range 19 East, Boise Meridian, Custer County, Idaho described as: Commencing at the Northeast corner of said Lot 2; running thence South along the East line of said Lot 2 a distance of 650 feet; thence South 69°45' West, 184 feet; thence South 79°30' West, 184 feet; thence South 87° West 382.7 feet; thence North 89°35' West, 479.5 feet to a point 162 feet East of the West line of said Lot 2; thence North 8°20' West, 735 feet to a point on the North line of said Lot 2 which is 57 feet East of the Northwest corner of said Lot 2; thence East 1314.5 feet to the Northeast corner being the Point of commencement. EXCEPTING THEREFROM:

A fraction of Lot 2, Section 31, Township 14 North, Range 19 East of the Boise Meridian, Custer County, Idaho, more particularly described as follows, to wit:

Commencing at the quarter corner between Sections 36 and 31, Township 14 North, Range 18 East and Range 19 East, run thence North 0°06' East 596.36 feet; thence due East 162.0 feet to the Point of Beginning; thence North 8°20' West 349.35 feet; thence South 88°47' East 81.97 feet; thence South 25°54' East 219.97 feet; thence South 39°16' East 191.90 feet; thence North 89°35' West 248.60 feet to the Point of Beginning.

ALSO INCLUDING:

The SE $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 31, Township 14 North, Range 19 East, Boise Meridian, Custer County, Idaho,

EXCEPTING THEREFROM:

That portion described as beginning at a point 55 feet East of the Southeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 31; running thence North 929 feet; thence North 79°05' West, 599.5 feet; thence South 74°10' West, 421.4 feet; thence South 54°10' West, 375.2 feet; thence South 63°05' West, 86.4 feet to a point on the West side line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence South 670 feet, more or less, to the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence continuing East 1320 feet, more or less to the Southeast corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence continuing East 55 feet to the Point of Beginning.

EXCEPTING THEREFROM Lots 1, 2, 3, 4, 5, 6, 7 and 8 Hillview Acres Subdivision as shown by the Official Plat recorded May 20, 1983, as instrument No. 167384, records of Custer County, Idaho.

ALSO EXCEPTING THEREFROM all road right-of-ways.

245444

Custer County Req. of

CC

Time 2:16 P M Date 4-6, 2012

Barbara C. Tierney, Clerk

Deputy

Recording Requested by
And When Recorded Mail to:

PERSONAL REPRESENTATIVE'S DEED

THIS DEED is made and executed by Irene Diers as personal representative of the Estates of DeRay Keppner and Linda Keppner, deceased, hereinafter referred to as the "Grantor," to Christopher W. James and Debra E. James, Trustees of The Christopher W. James Trust, dated February 7, 1979, hereinafter referred to as the "Grantee," whose current mailing address is P.O. Box 510, Challis, Idaho 83226.

WHEREAS, Grantor is the qualified personal representative of the Estate of DeRay Keppner, filed as Probate Case Number CV-08-75 in Custer County, Idaho;

WHEREAS, Grantor is the qualified personal representative of the Estate of Linda Keppner, filed as Probate Case Number CV-09-169 in Custer County, Idaho;

THEREFORE, in accordance with the provisions of Uniform Probate Code as set forth in Title 15 of the Idaho Code, Grantor estate hereby grants, sells, transfers and conveys to Grantee all of the Grantor estate's interest in the following real property as described in Exhibit A attached hereto;

This conveyance shall include any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anyway appertaining to the property herein described, and is subject to taxes, easements, restrictions, reservations, assessments and encumbrances as shown of record, if any.

Dated this 6 day of April, 2012.

"Grantor":

The Estate of DeRay Keppner, Deceased
The Estate of Linda Keppner, Deceased



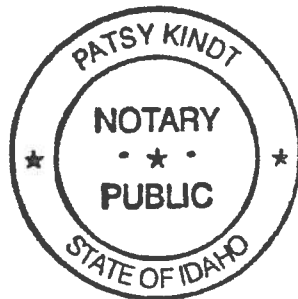
Irene Diers
Personal Representative

245444

STATE OF Idaho)
:SS
COUNTY OF CUSTER)

On this 6th day of April, 2012, before me, a notary public, personally appeared Irene Diers, known to me to be the person whose name is subscribed to the within instrument as personal representative of the Estate of DeRay Keppner and Linda Keppner, deceased, and acknowledged to me that she executed the same as such personal representative.

(SEAL)



Patsy Kindt
Notary Public for Idaho
Commission expires: 3-24-16

245444

EXHIBIT A

The E $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$ and Lot 1 of Section 31, Township 14 North, Range 19 East, Boise Meridian, Custer County, Idaho.

ALSO INCLUDING:

That portion of Lot 2, Section 31, Township 14 North, Range 19 East, Boise Meridian, Custer County, Idaho described as: Commencing at the Northeast corner of said Lot 2; running thence South along the East line of said Lot 2 a distance of 650 feet; thence South 69°45' West, 184 feet; thence South 79°30' West, 184 feet; thence South 87° West 382.7 feet; thence North 89°35' West, 479.5 feet to a point 162 feet East of the West line of said Lot 2; thence North 8°20' West, 735 feet to a point on the North line of said Lot 2 which is 57 feet East of the Northwest corner of said Lot 2; thence East 1314.5 feet to the Northeast corner being the Point of commencement.

EXCEPTING THEREFROM:

A fraction of Lot 2, Section 31, Township 14 North, Range 19 East of the Boise Meridian, Custer County, Idaho, more particularly described as follows, to wit:

Commencing at the quarter corner between Sections 36 and 31, Township 14 North, Range 18 East and Range 19 East, run thence North 0°06' East 596.36 feet; thence due East 162.0 feet to the Point of Beginning; thence North 8°20' West 349.35 feet; thence South 88°47' East 81.97 feet; thence South 25°54' East 219.97 feet; thence South 39°16' East 191.90 feet; thence North 89°35' West 248.60 feet to the Point of Beginning.

ALSO INCLUDING:

The SE $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 31, Township 14 North, Range 19 East, Boise Meridian, Custer County, Idaho,

EXCEPTING THEREFROM:

That portion described as beginning at a point 55 feet East of the Southeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 31; running thence North 929 feet; thence North 79°05' West, 599.5 feet; thence South 74°10' West, 421.4 feet; thence South 54°10' West, 375.2 feet; thence South 63°05' West, 86.4 feet to a point on the West side line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence South 670 feet, more or less, to the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence continuing East 1320 feet, more or less to the Southeast corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence continuing East 55 feet to the Point of Beginning.

EXCEPTING THEREFROM Lots 1, 2, 3, 4, 5, 6, 7 and 8 Hillview Acres Subdivision as shown by the Official Plat recorded May 20, 1983, as instrument No. 167384, records of Custer County, Idaho.

ALSO EXCEPTING THEREFROM all road right-of-ways.

245445

Custer County Reg. of
 Time 2:16 P M Date 4-6-2012
 Barbara C. Tierney, Clerk
 Deputy \$10.00

WARRANTY DEED

For Value Received HOWARD HARDER AND GLORIA HARDER, TRUSTEES, OF THE HOWARD AND GLORIA HARDER FAMILY TRUST DATED MARCH 5, 2007, Grantors, do hereby grant, bargain, sell and convey unto CHRISTOPHER W. JAMES AND DEBRA E. JAMES, Trustees of The Christopher W. James Trust, dated February 7, 1979, the Grantees, whose current address is P.O. Box 510, Challis, ID 83226 the following described premises, in Custer County, Idaho, to-wit:

EXHIBIT A

The land referred to in this commitment is situated in the State of Idaho, County of Custer and is described as follows:

The E $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$ and Lot 1 of Section 31, Township 14 North, Range 19 East, Boise Meridian, Custer County, Idaho.

ALSO INCLUDING:

That portion of Lot 2, Section 31, Township 14 North, Range 19 East, Boise Meridian, Custer County, Idaho described as: Commencing at the Northeast corner of said Lot 2; running thence South along the East line of said Lot 2 a distance of 650 feet; thence South 69°45' West, 184 feet; thence South 79°30' West, 184 feet; thence South 87° West 382.7 feet; thence North 89°35' West, 479.5 feet to a point 162 feet East of the West line of said Lot 2; thence North 8°20' West, 735 feet to a point on the North line of said Lot 2 which is 57 feet East of the Northwest corner of said Lot 2; thence East 1314.5 feet to the Northeast corner being the Point of commencement.

EXCEPTING THEREFROM:

A fraction of Lot 2, Section 31, Township 14 North, Range 19 East of the Boise Meridian, Custer County, Idaho, more particularly described as follows, to wit:

Commencing at the quarter corner between Sections 36 and 31, Township 14 North, Range 18 East and Range 19 East, run thence North 0°06' East 596.36 feet; thence due East 162.0 feet to the Point of Beginning; thence North 8°20' West 349.35 feet; thence South 88°47' East 81.97 feet; thence South 25°54' East 219.97 feet; thence South 39°16' East 191.90 feet; thence North 89°35' West 248.60 feet to the Point of Beginning.

ALSO INCLUDING:

The SE $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 31, Township 14 North, Range 19 East, Boise Meridian, Custer County, Idaho,

EXCEPTING THEREFROM:

That portion described as beginning at a point 55 feet East of the Southeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 31; running thence North 929 feet; thence North 79°05' West, 599.5 feet; thence South 74°10' West, 421.4 feet; thence South 54°10' West, 375.2 feet; thence South 63°05' West, 86.4 feet to a point on the West side line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence South 670 feet, more or less, to the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence continuing East 1320 feet, more or less to the Southeast corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence continuing East 55 feet to the Point of Beginning.

EXCEPTING THEREFROM Lots 1, 2, 3, 4, 5, 6, 7 and 8 Hillview Acres Subdivision as shown by the Official Plat recorded May 20, 1983, as instrument No. 167384, records of Custer County, Idaho.

ALSO EXCEPTING THEREFROM all road right-of-ways.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that they are free from all encumbrances excepting therefrom all covenants, conditions and restrictions of record and all easements of sight and of record as recorded in the records of Custer County, Idaho and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: This 6 day of April, 2012.

Howard Harder Trustee
 HOWARD HARDER, Trustee

Gloria Harder Trustee
 GLORIA HARDER, Trustee

STATE OF IDAHO)
 : ss
 County of Custer)

On this 6th day of April, 2012, before me, a Notary Public, personally appeared Howard Harder and Gloria Harder, Trustees of the Howard and Gloria Harder Trust dated March 5, 2007, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Patsy Kindt
 Notary Public for:
 Residing at Challis
 Commission Expires 3-24-16

