

RECEIVED

FEB 28 2012

WATER RESOURCES
WESTERN REGIONSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

DE ✓

Notice of Change in Water Right Ownership

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?
PD	78-7238	Yes ☐		Yes ☐		Yes ☐
PD	78-12309	Yes ☐		Yes ☐		Yes ☐
PD	78-1428	Yes ☐		Yes ☐		Yes ☐
PD	78-1433	Yes ☐		Yes ☐		Yes ☐
PD	78-1443	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: M. NEAL FAMILY PARTNERSHIP TO HOPKINS-MEADOW CREEK LLC
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): MEADOWCREEK RESORT ASSOCIATION, INC.
Name of each new owner as listed on the conveyance document

New owner continued Name connector ☐ and ☐ or ☐ and/or

P.O. Box M

Mailing address

NEW MEADOWS

City

10.
State

83654
ZIP

Telephone

Email

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: 6-20-2011

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.

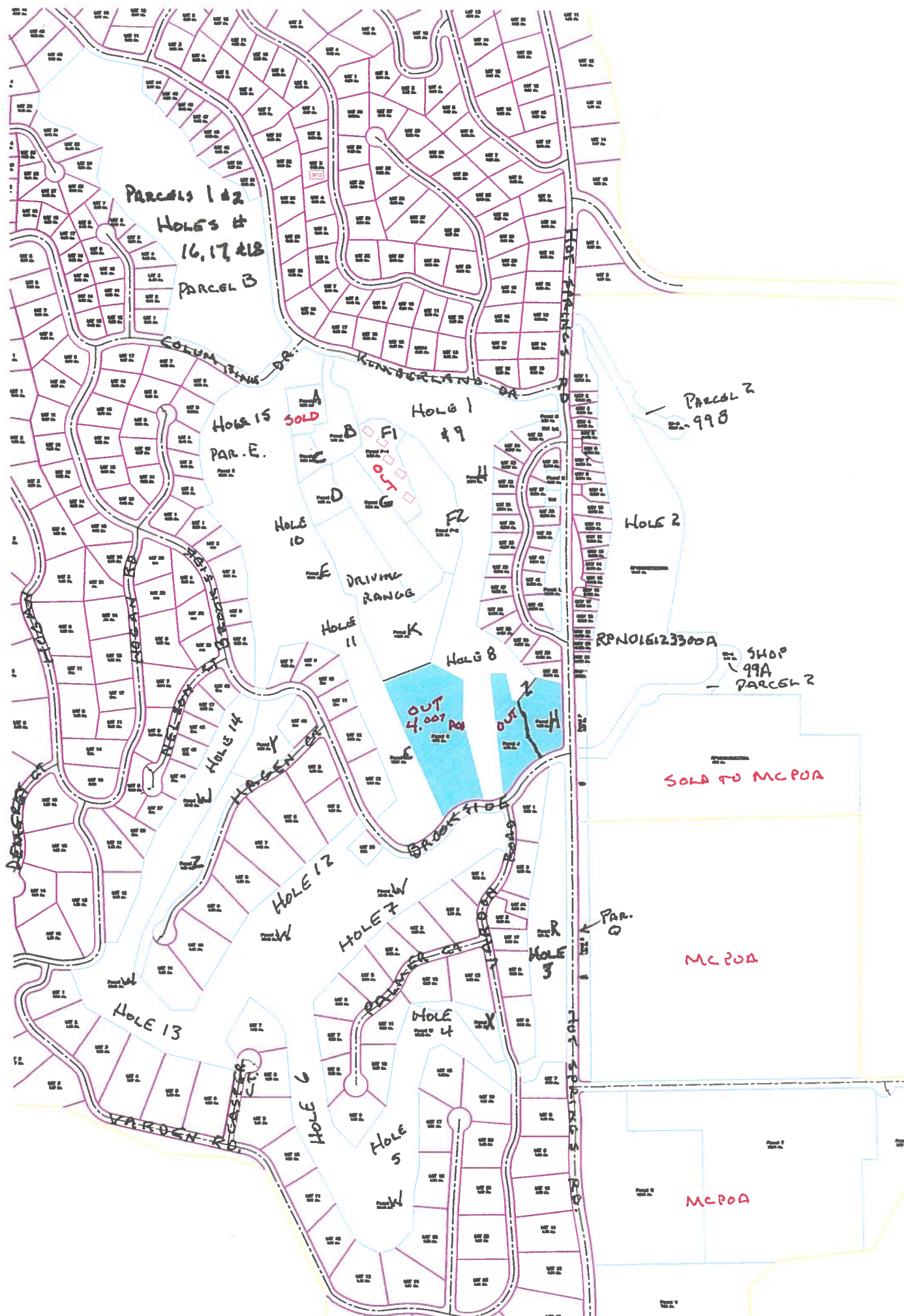
7. Signature: Rebecca H. Moore Title, if applicable: _____ Date: 2-26-2012
Signature of new owner/claimant

Signature: _____ Title, if applicable: _____ Date: _____
Signature of new owner/claimant

For IDWR Office Use Only:

Received by: RS Date: 2-29-12 Receipt No. W 039953 Receipt Amt. 125.00

Approved by: _____ Processed by: RS Date: 5-2-12





19W 1E
2011 photo

WR's a golf course? "M'AKAL" etc.

Instrument # 122010

COUNCIL, ADAMS, IDAHO

6-20-2011 10:01:07 No. of Pages: 4

Recorded for : AMERITITLE

SHERRY WARD

Fee: 19.00

Ex-Officio Recorder Deputy

Index to: DEED

WARRANTY DEED

50405

FOR VALUE RECEIVED, **HOPKINS-MEADOW CREEK, LLC, an Idaho limited liability company** whose mailing address is P.O. Box 670, Meridian, ID 83680, as GRANTOR, hereby grants, bargains, sells and conveys unto **MEADOWCREEK RESORT ASSOCIATION, INC.** an Idaho non-profit corporation, whose mailing address is P.O. Box M, New Meadows, Idaho 83654, as GRANTEE the following described real property (the "Property"), located in Adams County, Idaho:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

together with all improvements situated thereon, and all easements, rights, tenements, and appurtenances thereunto belonging or appertaining to the Property, and all of Grantor's right, title, and interest in and to any and all streets, alleys, or public ways adjacent thereto (hereinafter the "Property").

SUBJECT TO outstanding MeadowCreek Property Owners Association (MCPOA) assessments due for the Property being conveyed by Grantor and described on Exhibit "A", which Grantee expressly agrees to assume and obtain release of by separate agreement with MCPOA. Grantor shall remain fully liable for any MCPOA assessments attributable to real property being retained by Grantor and not described on Exhibit "A".

TO HAVE AND TO HOLD the said Property, together with improvements and appurtenances, unto the said Grantee, their successors, heirs and assigns forever. And the said Grantor does hereby covenant to and with said Grantee, that it is the owner in fee simple of said Property, and that the said Property is free from all encumbrances except real estate taxes due for periods after the date of conveyance; covenants, restrictions, reservations, easements and rights of way of record arising by, through, or under Grantor, or any other person or entity except as noted above; and that Grantor will warrant and defend the same from all lawful claims whatsoever.

DATED this 16th day of June, 2011.

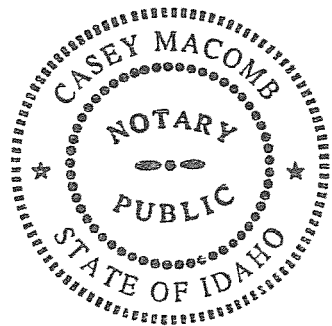
**HOPKINS-MEADOW CREEK, LLC,
an Idaho limited liability company**

By: **Hopkins Northwest Fund, L.L.C.,
an Idaho limited liability company-**

By: Randy Hopkins, Its MANAGING MEMBER

STATE OF Idaho)
COUNTY OF Ada)

On this 1st day of June, 2011, before me, a Notary Public in and for said State, personally appeared, Randy Hopkins either known or positively identified to me to be the authorized representative of Hopkins Macdonald, LLC the entity whose name is subscribed to the within instrument, and who acknowledged to me that he executed the above instrument on behalf of said entity and for the purposes set forth therein.



[Signature]
Notary Public Casey Macomb
Residing at: Boise, ID
Commission Expires: 5-4-2015

EXHIBIT A

PARCEL 1 (CURRENT PARCEL NO. RP0015001300B0A)

Parcel B, Block 13 of MeadowCreek Subdivision No. 2 formerly known as Kimberland Meadows Subdivision No. 2 as per name change recorded as Instr. No. 84350 and as set forth on the plat of said Subdivision on file and of record in the Adams County Recorders office Book 2 of Plats at page 2, Adams County, Idaho.

PARCEL 2 (RP00166000099AA AND RP00166000099BA)

Lot 99-A, aka Lewis Creek Court, and Lot 99-B, aka River Ranch Circle, as shown on the official plat of MeadowCreek River Ranch on file in the County Recorder's office in Book 3 of Plats, page 3, Adams County, Idaho.

SOLD TO ROBINSON ET AL.

PARCEL 4 (CURRENT PARCEL NO. RP0017000000A0A; RP001700000B0A; RP001700000C0A; RP001700000D0A; RP001700000E0A; RP001700000F2A; RP001700000GOA; RP001700000HAA; RP001700000Q0A; RP001700000R0A; RP001700000Y0A; RP001700000Z0A; RP0017002300X0A; RP0017002500W0A)

Parcels A, B, C, D, E, F-2, G, H, Q, R, W, X, Y and Z of MeadowRidge Estates, also known as Kimberland Meadows Subdivision No. 3, Amended, as set forth on the official plat recorded in Book 2 Plats page 8, records of Adams County, Idaho.

(CURRENT PARCEL NO. RP001700000K0A SPLIT)

A portion of parcel K of MeadowRidge Estates, also known as Kimberland Meadows Subdivision No. 3, Amended, as set forth on the official plat recorded in Book 2 Plats page 8, records of Adams County, Idaho, described as follows:

A parcel of land situate in Section 11, T. 19 N., R. 1 E., B.M., Adams County, Idaho, being the northerly portion of Parcel K, Meadowridge Estates, as shown on the official plat thereof recorded as Instrument No. 83905, in Book 2, on Page 8 of Plats, in the Office of the Recorder of Adams County, Idaho, more particularly described as follows:

Commencing at a 5/8" rebar on the northerly right-of-way of Brookside Drive, marking the southerly corner common to Parcels E and K, Meadowridge Estates, as shown on the official plat thereof recorded as Instrument No. 83905, in Book 2, on Page 8 of Plats, in the Office of the Recorder of Adams County, Idaho;

Thence, N. 23°24'05" W., 746.63 feet along the boundary common to said Parcels E and K, to a 5/8" rebar, the REAL POINT OF BEGINNING;

Thence, continuing N. 23°24'05" W., 288.46 feet along the boundary common to Parcels E and K, Meadowridge Estates, as shown on the official plat thereof recorded as Instrument No. 83905, in Book 2, on Page 8 of Plats, in the Office of the Recorder of Adams County, Idaho to a 5/8" rebar;

Thence, N. 06°54'40" W., 166.21 feet along said common boundary, to a 5/8" rebar;

Thence, N. 75°57'49" W., 61.85 feet along said common boundary, to a 5/8" rebar;

Thence, N. 18°26'07" W., 173.93 feet along said common boundary, to a 5/8" rebar;

Thence, N. 28°42'29" W., 194.33 feet along said common boundary, to a 5/8" rebar marking the westerly corner common to Parcels D and K, of said Meadowridge Estates;

Thence, N. 61°35'10" E., 210.77 feet along the boundary common to said Parcels D and K, to a 5/8" rebar;

Thence, S. 32°56'57"E., 573.21 feet along said common boundary, to a 5/8" rebar;

File No.: 0050405

2452ACG ALTA Plain Language Commitment (6/17/06) – Schedule A

 **stewart**
title guaranty company

Thence, N. 52°05'35" E., 171.64 feet along said common boundary, to a 5/8" rebar;
Thence, N. 15°18'37" E., 54.12 feet along said common boundary, to a 5/8" rebar on the boundary of Parcel F-2, of said Meadowridge Estates;
Thence, S. 74°41'21" E., 50.00 feet along the boundary common to said Parcels F-2 and K, to a 5/8" rebar on the westerly boundary of Parcel H, of said Meadowridge Estates;
Thence, S. 15°18'39" W., 460.65 feet along the boundary common to said Parcels H and K, to a 5/8" rebar;
Thence, S. 62°44'41" E., 185.61 feet along said common boundary, to a 5/8" rebar;
Thence, S. 01°28'08" W., 195.06 feet along said common boundary, to a 5/8" rebar;
Thence, N. 14°15'09" W., 186.75 feet to a 5/8" rebar;
Thence, S. 82°56'14" W., 234.53 feet to a 5/8" rebar;
Thence, N. 75°52'50" W., 115.19 feet, to the Point of Beginning.

ALSO EXCEPTING a parcel of land which comprises all that portion of parcel H now included and platted as MeadowCreek Village Planned Unit Development, Adams County, Idaho, as set forth on the official plat thereof recorded in Book 3 Plats Page 5 in the Adams County Recorder's Office.

PARCEL 5 (CURRENT PARCEL NO. RP19N01E016500A) SOLD TO M.C.P.O.A.

Township 19 North, Range 1 East, Boise Meridian, Adams County, Idaho,

Section 1: A parcel of land more particularly described as follows:

Commencing at the section corner common to Sections 1, 2, 11, and 12, said Township and Range, a brass cap monument;

Thence North 88° 47' 46" East on the Section line common to said Sections 1 and 12. 2233.99 feet to a point;

Thence North 01° 12' 14" West 80 feet to a point on the North right-of-way of Forty-Fifth Parallel Drive, as said Forty-Fifth Parallel Drive is shown on the official plat of Kimberland Meadows Subdivision as recorded in Book 1 Plats page 48, in the Adams County Recorders Office, said point being the REAL POINT OF BEGINNING;

Thence South 88° 47' 46" West 1037.14 feet on the North right-of-way of the Forty-Fifth Parallel Drive to a point on the said right-of-way;

Thence North 01° 12' 14" West 840 feet to a point;

Thence North 88°47' 46" East 1037.14 feet to a point;

Thence South 01° 12' 14" East 840 feet to the REAL POINT OF BEGINNING.

PARCEL 6 (CURRENT PARCEL NO. RP19N01E112400A; RPN01E123300A; RP19N01E123705A) SOLD TO MCPOA

Township 19 North, Range 1 East, Boise Meridian, Adams County, Idaho,

Section 11: All that part of the SE1/4NE1/4 lying South of MeadowCreek Village Planned Unit Development, Adams County, Idaho and East of the County Road known as Hot Springs Road as now established.

Section 12: W1/2NW1/4 EXCEPTING THEREFROM Lots 1 through 5 of MeadowCreek River Ranch as shown in Book 3 of Plats, page 5, records of Adams County, Idaho.

ALSO EXCEPTING THEREFROM Lots 1 through 21 of MeadowCreek Planned Unit Development and all common areas as shown in Book 3 of Plats, page 5, records of Adams County, Idaho.

ALSO EXCEPTING THEREFROM all that part of the SE1/4NE1/4 Section 11 and the SW1/4NW1/4 of Section 12 lying Southerly of Parcel 99-A also known as Lewis Creek Court as shown on the official plat of MeadowCreek River Ranch on file in the County Recorder's office in Book 3 of Plats, page 3, Adams County, Idaho and East of Hotsprings Road.

Instrument # 122014

COUNCIL, ADAMS, IDAHO

6-20-2011 10:13:17 No. of Pages: 5

Recorded for : AMERITITLE

SHERRY WARD

Ex-Officio Recorder Deputy

Index to: DEED

Fee: 22.00

WARRANTY DEED

FOR VALUE RECEIVED, MEADOWCREEK RESORT ASSOCIATION, INC. an Idaho non-profit corporation ("MCRA"), whose mailing address is P.O. Box M, New Meadows, Idaho 83654, as GRANTOR hereby grants, bargains, sells and conveys unto MEADOWCREEK PROPERTY OWNERS ASSOCIATION, INC., an Idaho nonprofit corporation ("MCPOA"), whose mailing address is P.O. Box 415, New Meadows, ID 83654, as GRANTEE the following described real property (the "Property"), located in Adams County, Idaho: *Executed the 17th day of JUNE, 2011.* 

Tax Parcel No.: RP 19N01E123705A (approximately 15.8 acres application land)

Tax Parcel No.: RP19N01E016500A (Entryway, Riverside Park & Pond)

each of the above parcels being more particularly described in Exhibit "A" attached hereto.

EXCEPTING AND RESERVING TO GRANTOR ALL STATUTORY AND COMMON LAW WATER RIGHTS TO THE PROPERTY DESCRIBED HEREIN, AND FURTHER RESERVING TO GRANTOR A PERPETUAL EASEMENT FOR INGRESS AND EGRESS TO THE RIVERSIDE PARK AND POND PROPERTY FOR THE PURPOSE OF USE, MANAGEMENT, MAINTENANCE, REPAIR AND REPLACEMENT OF EXISTING PUMPS, PIPES, POINT OF DIVERSION, PUMPHOUSE, UTILITIES AND OTHER IMPROVEMENTS NECESSARY FOR IRRIGATION PURPOSES. AT THE REQUEST OF GRANTEE, THE PARTIES WILL NEGOTIATE A SPECIFIC LOCATION FOR THE EASEMENT WITHIN THE AFOREMENTIONED PROPERTY, IN A LOCATION REASONABLY APPROVED BY GRANTEE.

IN CONSIDERATION of this conveyance, Grantee agrees to record a Satisfaction, Release and Waiver of all currently outstanding MCPOA assessments on all real property owned by Grantor, or Grantor's successors and assigns ("all MCRA Property"), including, but not limited to Tax Parcel No. RP 0017000000A0A (the MeadowCreek Clubhouse) and Tax Parcel No. RP 0017000000D0A (Activity Center, Osprey Grill & Swimming Pool). As additional consideration, Grantee further agrees that all real property and improvements currently owned by the MCRA shall be exempt from all future MCPOA assessments, except assessments for utilities as further addressed below. This exemption shall further apply to the MeadowCreek Clubhouse that has been conveyed to Kipp Massey and Rebecca K. Robinson, Husband and Wife and Ernest L. Robinson and Judith K. Robinson, Husband and Wife, or Ernie's Steakhouse at the 45th Parallel, LLC (collectively "Robinson"). These exemptions shall also apply to successors and assigns of the parties named herein so long as the uses of the affected properties remain substantially the same as exist at the time of this conveyance. In the event such uses substantially change, the MCPOA and then owners will be required to renegotiate the issue of



assessments based upon the nature of the change of use and the impact of same upon the overall MeadowCreek PUD.

IN FURTHER CONSIDERATION of this conveyance, Grantee hereby agrees for a period of two (2) years from the date of this conveyance to provide water and sewer services without charge to the MeadowCreek Clubhouse and Activity Center, Osprey Grill & Swimming Pool in exchange for the MeadowCreek Resort Association providing for the pumping of water to the Riverside pond; mowing of the Riverside Park and resort entry area grass; and irrigation of the resort entry landscaping (RP19N01E016500A). At the end of said two year period, MCRA, Robinson and MCPOA shall negotiate terms and conditions for the future provision of metered water and sewer services by MCPOA, on terms consistent with those provided to other properties within the MeadowCreek PUD and in an amount which reflects MCRA's and Robinson's equitable pro-rata share of the costs of utility services and reasonable reserves related to the same.

TO HAVE AND TO HOLD the said Property, together with improvements and appurtenances, unto the said Grantee, its successors and assigns forever. And said Grantor does hereby covenant to and with said Grantee that it is the owner in fee simple of said Property, and that except for real estate taxes due and owing after the date of closing and easements, liens or encumbrances of record, Grantor warrants and represents that the Property is free and clear of all other liens or encumbrances of any kind, and, that they will warrant and defend the same from all lawful claims whatsoever.

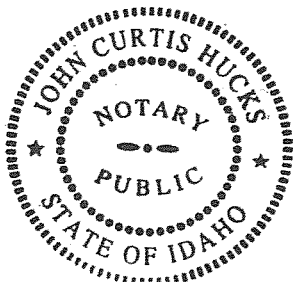
IN WITNESS THEREOF, the said Grantor, by and through its authorized representative, has executed this instrument the day and year first above written.

MEADOWCREEK RESORT ASSOCIATION, INC.
an Idaho non-profit corporation,

By: Robert B. Waggoner
ROBERT B. WAGGONER, Its President

STATE OF Idaho)
COUNTY OF VALLEY)

On this 17th day of JUNE, 2011, before me, a Notary Public in and for said State, personally appeared ROBERT B. WAGGONER either known or positively identified to me to be the PRESIDENT and authorized representative of MeadowCreek Resort Association, Inc., the entity whose name is subscribed to the within instrument, and who acknowledged to me that he executed the above instrument on behalf of said entity and for the purposes set forth therein.



John Curtis Hucks
Notary Public JOHN CURTIS HUCKS
Residing at: NEW MEADOWS, ID
Commission Expires: 6-13-15

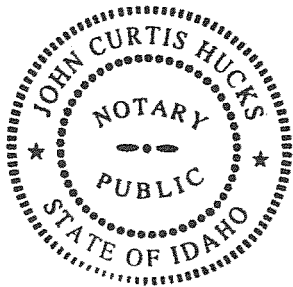
THE UNDERSIGNED GRANTEE ACCEPTS THIS CONVEYANCE SUBJECT TO THE TERMS AND CONDITIONS SET FORTH HEREIN ON THE DATE INDICATED BELOW.

MEADOWCREEK PROPERTY OWNERS' ASSOCIATION, INC.
an Idaho nonprofit corporation.

By: Donna Eggleston
DONNA EGGLESTON, Its VP-INTERIM PRESIDENT

STATE OF IDAHO)
COUNTY OF VALLEY)

On this 16th day of JUNE, 2011, before me, a Notary Public in and for said State, personally appeared DONNA EGGLESTON, either known or positively identified to me to be the VP-INTERIM PRESIDENT and authorized representative of MeadowCreek Property Owners' Association, Inc., the entity whose name is subscribed to the within instrument, and who acknowledged to me that he/she executed the above instrument on behalf of said entity and for the purposes set forth therein.



John Curtis Hucks
Notary Public JOHN CURTIS HUCKS
Residing at: NEW MEADOWS
Commission Expires: 6-13-15

EXHIBIT A
Legal Description of

Tax Parcel No.: RP 19N01E123705A (approximately 15.8 acres application land)

Tax Parcel No.: RP19N01E016500A (Entryway, Riverside Park & Pond)

Instrument # 122011

COUNCIL, ADAMS, IDAHO

6-20-2011 10:02:45 No. of Pages: 4

Recorded for : AMERITITLE

SHERRY WARD

Ex-Officio Recorder Deputy

Index to: DEED

Fee: 19.00

SPECIAL WARRANTY DEED

50504
FOR VALUE RECEIVED, MEADOWCREEK RESORT ASSOCIATION, INC. an Idaho non-profit corporation, whose mailing address is P.O. Box M, New Meadows, Idaho 83654, as GRANTOR hereby grants, bargains, sells and conveys unto KIPP MASSEY AND REBECCA K. ROBINSON, HUSBAND AND WIFE AND ERNEST L. ROBINSON AND JUDITH K. ROBINSON, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, whose mailing address is 210 Robinson Lane, Whitebird, ID 83554, as GRANTEE the following described real property (the "Property"), located in Adams County, Idaho:

That certain real property located in Adams County, Idaho identified as Tax Parcel No. RP0017000000A0A, consisting of approximately 0.96 acres, together with all improvements and buildings located thereon, a/k/a The MeadowCreek Golf Resort Clubhouse, more particularly described as:

Parcel A of MeadowRidge Estates, also known as Kimberland Meadows Subdivision No. 3, Amended, as set forth on the official plat recorded in Book 2 Plats, Page 8, Records of Adams County, Idaho

together with all buildings, fixtures, and other improvements situated thereon, and all easements, rights, tenements, and appurtenances thereunto belonging or appertaining to the Property, and all of Grantor's right, title, and interest in and to any and all streets, alleys, or public ways adjacent thereto.

Cross Easement and Mutual Encroachment Easement. THIS CONVEYANCE SHALL BE SUBJECT TO A SEPARATELY RECORDED CROSS EASEMENT, ACCESS AND USE AGREEMENT AND MUTUAL ENCROACHMENT EASEMENT TO BE EXECUTED BY THE PARTIES AT THE TIME OF THIS CONVEYANCE.

Right of First Offer and Refusal: IN THE EVENT THAT GRANTEE ELECTS TO SELL OR OTHERWISE TRANSFER OWNERSHIP AND USE RIGHTS TO THE PROPERTY DESCRIBED HEREIN, GRANTEE SHALL FIRST OFFER SAID PROPERTY TO GRANTOR, OR GRANTOR'S SUCCESSOR IN INTEREST. GRANTOR SHALL THEREAFTER HAVE A PERIOD OF THIRTY (30) DAYS TO NEGOTIATE IN GOOD FAITH WITH GRANTEE. IF THE PARTIES ARE UNABLE TO REACH AGREEMENT, THEN GRANTEE SHALL BE ENTITLED TO MARKET THE PROPERTY TO THIRD PARTIES ON TERMS NO MORE FAVORABLE TO THOSE TERMS THAT WERE OFFERED TO GRANTOR. IF GRANTEE SUBSEQUENTLY ENTERS INTO AN AGREEMENT WITH A THIRD PARTY PURCHASER ON TERMS MORE FAVORABLE THAN THOSE OFFERED TO GRANTOR, SUCH AGREEMENT SHALL BE SUBJECT TO

E.R. Kipp
K.R. B.

A RIGHT OF FIRST REFUSAL IN FAVOR OF GRANTOR, WHICH SHALL BE EXERCISED OR WAIVED BY SELLER WITHIN FIFTEEN (15) DAYS OF THE DATE OFFERED.

TO HAVE AND TO HOLD the said Property, together with improvements and appurtenances, unto the said Grantee, its successors and assigns forever. And said Grantor does hereby covenant to and with said Grantee that it is the owner in fee simple of said Property, and that except for real estate taxes due and owing after the date of closing, Grantor warrants and represents that the Property is free and clear of all other liens or encumbrances of any kind created or caused by Grantor, or any person or entity claiming by or through Grantor.

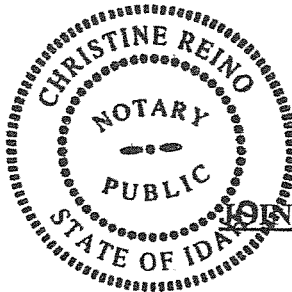
DATED the 17th day of June, 2011.

MEADOWCREEK RESORT ASSOCIATION, INC.
an Idaho non-profit corporation

By: Robert S. Waggoner
6-17-11, its President

STATE OF Idaho)
COUNTY OF Valley)

On this 17 day of June, 2011, before me, a Notary Public in and for said State, personally appeared Robert S. Waggoner either known or positively identified to me to be the President and authorized representative of MeadowCreek Resort Association, Inc., the entity whose name is subscribed to the within instrument, and who acknowledged to me that he executed the above instrument on behalf of said entity and for the purposes set forth therein.



Christine Reino
Notary Public
Residing at: McCall ID
Commission Expires: 10-27-12

JOINDER AND ACCEPTANCE BY GRANTEE

Grantee accepts the conveyance contained herein subject to the terms and conditions set forth.

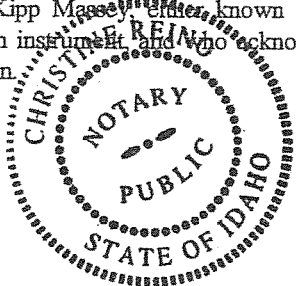
Kipp Massey
KIPP MASSEY
Rebecca K. Robinson
REBECCA K. ROBINSON

E.R. BR KRM JHR
B.

Ernest L. Robinson
ERNEST L. ROBINSON
Judith K. Robinson
JUDITH K. ROBINSON

STATE OF Idaho
COUNTY OF Valley

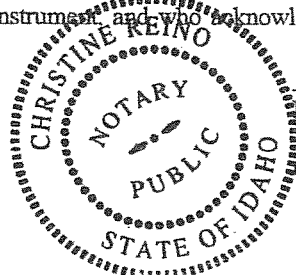
On this 17 day of June, 2011, before me, a Notary Public in and for said State, personally appeared Kipp Massey, either known or positively identified to me to be the person whose name is subscribed to the within instrument, and who acknowledged to me that he/she executed the above instrument for the purposes set forth therein.



Christine Reino
Notary Public
Residing at: McCall ID
Commission Expires: 10-27-12

STATE OF Idaho
COUNTY OF Valley

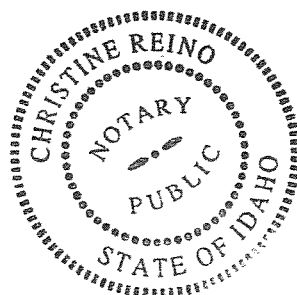
On this 17 day of June, 2011, before me, a Notary Public in and for said State, personally appeared Rebecca K. Robinson, either known or positively identified to me to be the person whose name is subscribed to the within instrument, and who acknowledged to me that he/she executed the above instrument for the purposes set forth therein.



Christine Reino
Notary Public
Residing at: McCall ID
Commission Expires: 10-27-12

STATE OF Idaho
COUNTY OF Valley

On this 17 day of June, 2011, before me, a Notary Public in and for said State, personally appeared Ernest L. Robinson, either known or positively identified to me to be the person whose name is subscribed to the within instrument, and who acknowledged to me that he/she executed the above instrument for the purposes set forth therein.

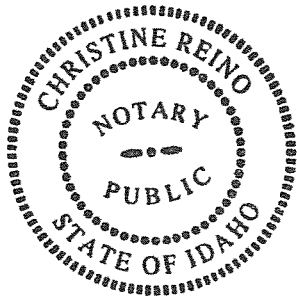


Christine Reino
Notary Public
Residing at: McCall ID
Commission Expires: 10-27-12

Handwritten signatures and initials:
E.R. KAH
J.R. B

STATE OF Idaho
COUNTY OF valley

On this 17 day of June, 2011, before me, a Notary Public in and for said State, personally appeared Judith K. Robinson, either known or positively identified to me to be the person whose name is subscribed to the within instrument, and who acknowledged to me that he/she executed the above instrument for the purposes set forth therein.



Christine Reino

Notary Public _____
Residing at: McCall
Commission Expires: 10-27-12

[Handwritten signatures and initials]
G.R.E.R. D
K.H.W.

Instrument # 119312

COUNCIL, ADAMS, IDAHO

11-4-2009 12:30:29 No. of Pages: 4

Recorded for : TIMBERLINE TITLE & ESCROW

SHERRY WARD Fee: 12.00

Ex-Officio Recorder Deputy

Index to: DEED

BARGAIN AND SALE DEED

FOR VALUE RECEIVED, McNeal Family Limited Partnership, as Grantor, does hereby grant, bargain, sell and convey unto Hopkins-Meadow Creek, LLC, an Idaho limited liability company, as Grantee, whose current address is P.O. Box 670, Meridian, ID 83680, the following described premises in Adams County, Idaho, to-wit:

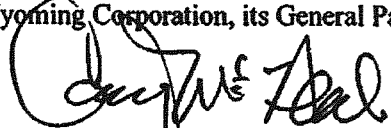
See Attached Exhibit "A"

TO HAVE AND TO HOLD The said premises, with their appurtenances, unto the said Grantee, and said Grantee's heirs and assigns, forever. And the said Grantor does hereby covenant to and with the said Grantee that the Grantor is the owner in fee simple of said premises.

THIS DEED IS FURTHER SUBJECT To the terms and conditions of an Estoppel Affidavit made and delivered by Grantor to the Grantee of even date with this Deed and is subject to the terms and conditions of a Settlement and Mutual Release Agreement of even date.

DATED This 30TH day of October, 2009.

McNeal Family Limited Partnership,
a Wyoming Limited Partnership,
by McNeal Family Corporation,
a Wyoming Corporation, its General Partner

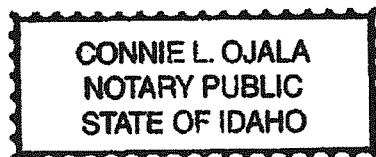
By: 

Carey H. McNeal,
Vice President of
McNeal Family Corporation

STATE OF IDAHO)
 : ss.
County of Ada)

On this 30th day of October, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared Carey H. McNeal, known to me to be the Vice President of McNeal Family Corporation, the General Partner of McNeal Family Limited Partnership, whose name is subscribed to the within and foregoing instrument, and acknowledged to me that he executed the same on behalf of McNeal Family Corporation.

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



Connie L. Ojala
Notary Public for Idaho
Residing at: Boise, Idaho
Commission Expires: 3/2/11

PARCEL 1

Parcel B, Block 13, of Meadowcreek Subdivision No. 2, formerly known as Kimberland Meadows Subdivision No. 2 as per name change recorded as Instr. No. 84350 and as set forth on the plat of said subdivision on file and of record in the County Recorder's office in Book 2 of Plats page 2, Adams County, Idaho.

PARCEL 2

Lot 99-A, aka Lewis Creek Court, and Lot 99-B, aka River Ranch Circle, as shown on the official plat of Meadowcreek River Ranch on file in the County Recorder's office in Book 3 of Plats page 3, Adams County, Idaho.

PARCEL 3

FORMERLY GOLF HOLE #2 - NOT SOLD TO MARRA, NO LONGER IRRIGATED.
Lots 22 through 27 and 29 through 42, Village Loop and Common area D, Meadowcreek Village Estates, as all are numbered and shown on the official plat thereof on file and of record in Book 3 of Plats page 14 as Instr. No. 112114, records of Adams County, Idaho.

PARCEL 4

Parcels A, B, C, D, E, F-2, G, H, J, K, L, Q, R, W, X, Y, and Z of Meadowridge Estates, also known as Kimberland Meadows Subdivision No. 3, amended, as set forth on the official plat recorded in Book 7 Plats page 8, records of Adams County, Idaho.

EXCEPTING a parcel of land situate in the NW1/4 of the NW1/4 of Section 11, T 19N Recorded 1B., B.M., being a portion of Parcel L, Meadowridge Estates, as shown on the official plat thereof recorded as Instrument Number 83905 in the office of the Recorder of Adams County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the corner common to Sections 1, 2, 11 and 12, T 19 N R 1 E., B.M., Adams County, Idaho; thence S. 00 degrees 27' 20" E., 530.30 feet along the line common to said Sections 11 and 12; thence S. 89 degrees 53' 05" W., 123.19 feet to the west right-of-way of Hot Springs Road; thence, 97.48 feet along a non-tangent curve to the left whose long chord bears S. 05 degrees 23' 04" E., 97.35 feet, whose radius is 530.00 feet and delta angle is 10 degrees 32' 19" along said right-of-way; thence 93.82 feet along a non-tangent curve to the right whose long chord bears S. 04 degrees 56' 07" E., 93.66 feet, whose radius is 470.00 feet and delta angle is 11 degrees 26' 13" along said right-of-way; thence S 00 degrees 46' 59" W., 264.39 feet along said right-of-way to a 1/2" rebar marking the Southeast corner of Parcel M, said Meadowridge Estates, the REAL POINT OF BEGINNING; Thence, continuing S 00 degrees 46' 59" W., 80.00 feet to a 1/2" X 24" rebar, Thence, West, 80.69 feet to a 1/2" X 24" rebar, Thence, N. 08 degrees 14' 12" E., 80.82 feet to a 1/2" X 24" rebar at the southwest corner of said Parcel M, Thence, East, 70.20 feet to the Point of Beginning. Bearings based on the plat of Meadowridge Estates.

CONTINUED

EXHIBIT A

ALSO EXCEPTING a parcel of land which comprises all that portion of Parcel H now included and platted as MeadowCreek Village Planned Unit Development, Adams County, Idaho, as set forth on the official plat thereof recorded in Book 3 Plats page 5 in the Adams County Recorder's Office.

PARCEL 5

Township 19 North, Range 1 East, Boise Meridian, Adams County, Idaho, Section 1: A parcel of land more particularly described as follows: Commencing at the Section corner common to Sections 1, 2, 11 and 12, said Township and Range, a brass cap monument; Thence North 88° 47' 46" East on the Section line common to said Sections 1 and 12, 2233.99 feet to a point; Thence North 01° 12' 14" West 80 feet to a point on the North right-of-way of Forty-Fifth Parallel Drive, as said Forty-Fifth Parallel Drive is shown on the official plat of Kimberland Meadows Subdivision as recorded in Book 1 Plats page 48, in the Adams County Recorder's Office, said point being the REAL POINT OF BEGINNING;

Thence South 88° 47' 46" West, 1037.14 feet on the North right-of-way of the said Forty-Fifth Parallel Drive to a point on the said right-of-way;

Thence North 01° 12' 14" West 840 feet to a point;

Thence North 88° 47' 46" East 1037.14 feet to a point;

Thence South 01° 12' 14" East 840 feet to the REAL POINT OF BEGINNING.

PARCEL 6

Township 19 North, Range 1 East, Boise Meridian, Adams County, Idaho Section 11: All that portion of the SW1/4NE1/4 lying South of MeadowCreek Village Planned Unit Development, Adams County, Idaho and East of the County Road known as Hot Springs Road as now established.

Section 12: W1/2NW1/4

EXCEPTING THEREFROM Lots 1 through 5 of MeadowCreek River Ranch as shown in Book 3 of Plats page 3, records of Adams County, Idaho.

ALSO EXCEPTING THEREFROM Lots 1 through 21 of MeadowCreek Village Planned Unit Development and all common areas as shown in Book 3 of Plats page 5, records of Adams County, Idaho, all lying with said W1/2NW1/4, T19N R1E2M.

EXHIBIT A

50387

QUITCLAIM DEED

GRANTOR, MCNEAL FAMILY LIMITED PARTNERSHIP, an Idaho Limited Partnership, for a good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, and forever QUITCLAIM, unto HOPKINS - MEADOW CREEK, LLC, an Idaho Limited Liability Company, as Grantee, and to Grantee's successors, heirs, and assigns, forever, all of its interest in portions of water rights situated in the County of Adams, State of Idaho, and described as follows:

1. That portion of Idaho Water Right No. 78-00142E appurtenant to Township 19 North, Range 1 East, Section 12 N $\frac{1}{2}$ SW $\frac{1}{4}$ exempting therefrom that portion of Idaho Water Right No. 78-00142E appurtenant to Township 19 North, Range 1 East, Section 12 S $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$.
2. That portion of Idaho Water Right No. 78-00143D appurtenant to Township 19 North, Range 1 East, Section 12 N $\frac{1}{2}$ SW $\frac{1}{4}$ exempting therefrom that portion of Idaho Water Right No. 78-00143D appurtenant to Township 19 North, Range 1 East, Section 12 S $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$.
3. That portion of Idaho Water Right No. 78-12157 appurtenant to Township 19 North, Range 1 East, Section 12 N $\frac{1}{2}$ SW $\frac{1}{4}$ exempting therefrom that portion of Idaho Water Right No. 78-12157 appurtenant to Township 19 North, Range 1 East, Section 12 S $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$.

DATED this 5TH day of APRIL, 2011.

McNeal Family Limited Partnership



McNeal Family Corporation, its General Partner
By: Carey H. McNeal, its Vice President

Instrument # 121759

COUNCIL, ADAMS, IDAHO

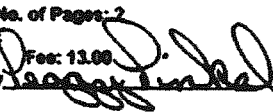
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Recorder for: AMERITITLE

SHERRY WARD

Ex-Officio Recorder Deputy

Index to: DEED



QUITCLAIM DEED, Page 1

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