RECEIVED
MAR 12 2012
Department of Water Resources
Eastern Region

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
15-4137 OK	Yes ☒ (Split into 15-7358+7359)		Yes ☐		Yes ☐
15-2058 OK	Yes ☒ (Split into 15-7356+7357)		Yes ☐		Yes ☐
15-2020 OK	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: PEOA RIVER RANCH - GEORGE TOVEY - RALPH TOVEY
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): ALLAN OR KARLA PROBST SUPPORT DATA
Name of each new owner as listed on the conveyance document IN FILE # 15-2020

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

1748 LEMHI RD.
Mailing address

SALMON ID. 83467
City State ZIP

208-303-7460 ALLAN PROBST @ GMAIL.COM
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: 12-2011.

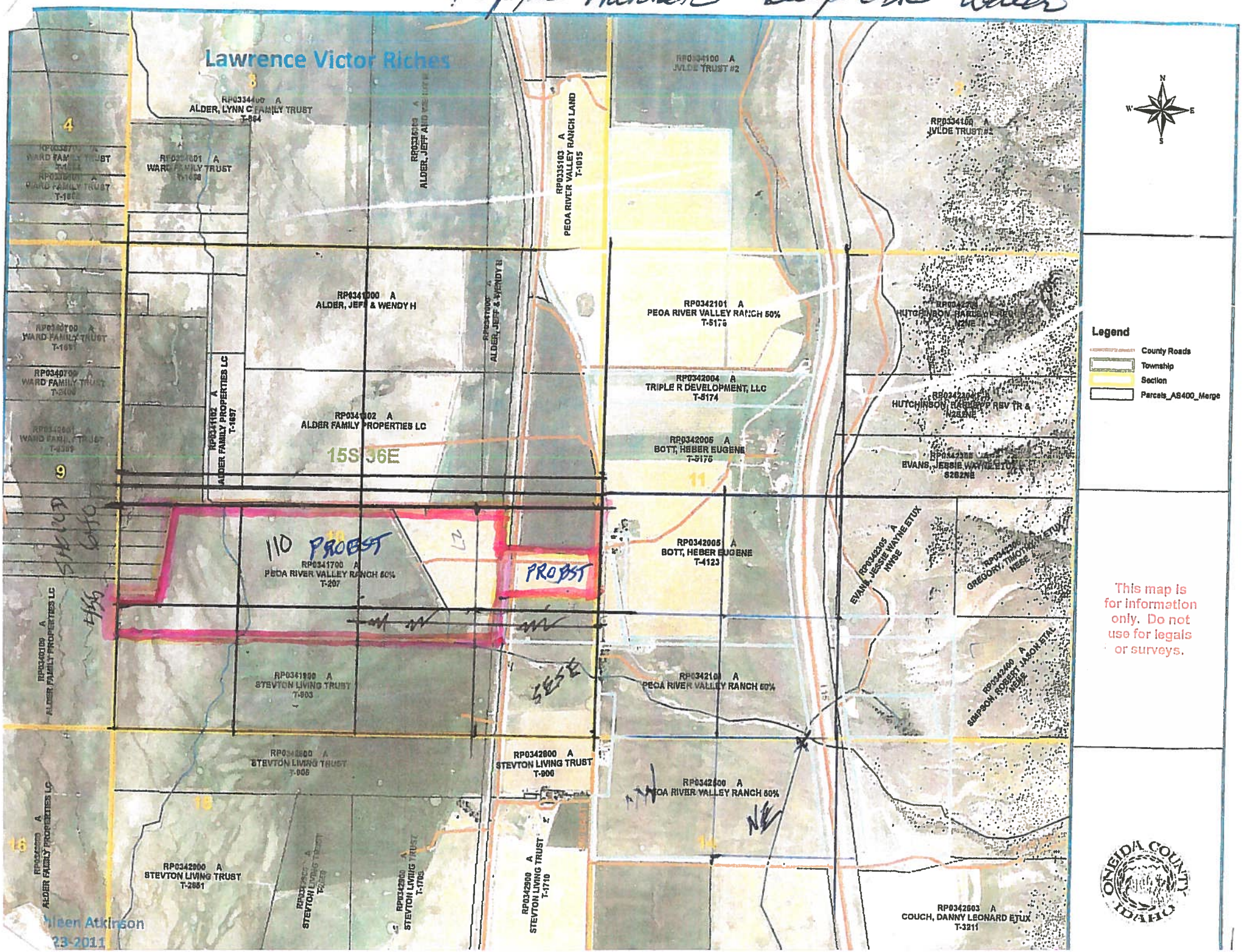
6. This form must be signed and submitted with the following **REQUIRED** items:
- A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no 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: Allan Probst — Signature of new owner/claimant; Owner — Title, if applicable; 3-7-12 — Date

Signature: Karla Probst — Signature of new owner/claimant; Owner — Title, if applicable; 3-7-2012 — Date

For IDWR Office Use Only:
Receipted by JB Date 3/12/2012 Receipt No. E037393 Receipt Amt. $225.-
Approved by JB Processed by JB Date 3/29/2012

Form 42-248/42-1409(6) Rev. 07/10


Lawrence Victor Riches
RP0341700 A
PEOA RIVER VALLEY RANCH 50%
T-207
RP0342101 A
PEOA RIVER VALLEY RANCH 50%
T-5176
RP0342005 A
BOTT, HEBER EUGENE
T-4123
RP0342004 A
TRIPLE R DEVELOPMENT, LLC
T-5174
RP0342006 A
BOTT, HEBER EUGENE
T-5175
RP0341000 A
ALDER, JEFF & WENDY H
RP0341102 A
ALDER FAMILY PROPERTIES LC
T-1697
RP0335103 A
PEOA RIVER VALLEY RANCH LAND
T-1615
RP0341800 A
STEVTON LIVING TRUST
T-903
RP0342800 A
STEVTON LIVING TRUST
T-906
RP0342800 A
STEVTON LIVING TRUST
T-2881
RP0342800 A
STEVTON LIVING TRUST
T-1710
RP0342603 A
COUCH, DANNY LEONARD ETUX
T-3211
15S 36E
110 PROBST
PROBST
Legend
County Roads
Township
Section
Parcels_AS400_Merge
This map is for information only. Do not use for legals or surveys.
ONEIDA COUNTY IDAHO
Aileen Atkinson
23-2011

The United States of America ———

To all to whom these presents shall come Greeting

Certificate
No 240

Whereas Howell of Mifflin
of Oneida County Idaho Territory has deposited in the General Land Office of the United States a certificate of the Register of the Land Office at Boise city Idaho Territory, whereby it appears that full payment has been made by the said Howell of Mifflin according to the provisions of the Act of Congress of the 24th of April 1820 entitled "An Act making further provision for the Sale of the Public Lands and the acts supplemental thereto for the North half of the South east quarter and the North half of the South west quarter of Section ten in township fifteen of range Thirty-six East in the district of lands subject to sale at Boise city Idaho Territory containing one hundred and sixty acres according to the Official Plat of the Survey of the said lands returned to the General Land Office by the Surveyor General which said Tract has been purchased by the

said Howell H. Mifflin. Now Know ye That the United States of America in consideration of the premises and in conformity with the several Acts of Congress in such case made and provided have given and granted and by these presents do give and grant unto the said Howell H. Mifflin and to his heirs the said tract above described. To have and to hold the same together with all the rights privileges immunities and appurtenances of whatsoever nature thereunto belonging unto the said Howell H. Mifflin and to his heirs and assigns forever Subject to any vested and accrued water rights for mining agricultural manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs laws and decisions of Courts and also subject to the right of the proprietor of a vein or lode to extract his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law

In testimony whereof I Rutherford B Hayes President of the United States of America have caused these letters to be made Patent and the Seal of the General Land Office hereunto affixed

Given under my hand at the city of Washington the fifth day of March in the Year of our Lord one thousand eight hundred eighty and of the Independence of the United States the one hundred and fourth

By the President
R B Hayes
By Wm H Crook Secretary
J. M. Clark Recorder of the General Land Office

Recorded this 27th day of December A D 1880

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WARRANTY DEED—Long Form.

This Indenture, Made this 30th day of January ~~in the year of our Lord~~ ~~one thousand nine hundred and~~ 1902 by and between H.H. Mifflin and Celia Mifflin his wife

of Malad County of Oneida State of Idaho the parties of the first part, and W.A. Dalton of the same place

of ~~County of~~ ~~State of~~ the party of the second part, WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Four Thousand Seven Hundred ($4700) 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, ha Granted, Bargained and Sold, and by these presents do Grant, Bargain, Sell, Convey and Confirm unto the said party of the second part, and to his heirs and assigns, forever, all the following described real estate, situated in Oneida County, State of Idaho, to-wit: Commencing at a point 14 chains & 85 links North of a section corner Between Section 9 & 10 - 15 & 16 Tp 15 S.R. 36 E.B.M. thence running North 7 chs & 12½ links thence East 6 chs & 75 links thence North easterly 15 chs & 32½ lks to a point 2 chs & 50 lks East and 8 chs & 66 lks East of a stake Between the North east quarter of Section 9 and the South west quarter of Section 10 Same Tp & Range thence running East 5 chs & 50 lks thence South 6 chs & 70 lks thence East 15 chs & 6 lks thence South 15 chs & 45 lks thence west to point of Beginning 80 chs containing 160 acres more or less the premises intended to be conveyed lies within the fences of the parties of the first part Also the following described tract to wit: the South half of the South western quarter of Section 11 and the west half of the North west quarter of Section 14 Tp 15 S.R. 36 E.B.M. less a certain piece heretofore conveyed to John J Hurst containing about 6 acres and described as follows commencing at a point 32 chs North of a stake situated between the South west quarter of Section 14 and the North East quarter of Section 15 Tp 15 S.R. 36 E.B.M. thence running North 15 chs thence East 4 chs & 16 lks thence South westerly to a point 2 chs & 25 lks East of Point of Beginning thence west to point of beginning 2 chs & 25 lks Also the East half of the North west quarter and the North west quarter of the North East quarter of Section 14 and the South west quarter of the South east quarter of Section 11 in Tp 15 S.R. 36 E.B.M. containing 160 acres Also an undivided ½ of the interest in and to those certain waters and water right now commonly known as "Willow Springs Canyon Creek" and heretofore used by the said parties of the first part and used upon the above described premises Also all other water or water rights appurtenant to said premises This deed is given subject to two Mortgages heretofore made to the Utah Mortgage Loan Co. one in the sum of $300 and the other in the sum of $195 which the said party of the second part herein is to assume

By

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 parties of the first part:

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

IN WITNESS WHEREOF, The hands and seals of the said parties of the first part ~~have hereunto set~~ the day and year first above written.

Signed, Sealed and Delivered in Presence of
Geo E Gray

DR Stamp $1.25 Cancelled

Howell H Mifflin
Celia Mifflin

STATE OF IDAHO,
County of Oneida } ss.

On this 30th day of January 1902, before me Geo E Gray a Notary Public in and for said County, personally appeared Howell H Mifflin known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same. And on this 30th day of January in the year 1902, before me, the officer above described, personally appeared Celia Mifflin known to me to be the person whose name is subscribed to the within instrument, described as a married woman, and upon an examination without the hearing of her husband, I made her acquainted with the contents of the instrument, and thereupon she acknowledged to me that she executed the same, and that she does not wish to retract such execution.

Geo E Gray Notary Public Oneida County

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

My commission expires ____ 190 Geo E Gray Notary Public

Filed for Record the 30th day of January A. D. 1902, at 3:25 o'clock P. M.

By W L Richards Deputy. W J Reynolds Recorder

Instrument No. 5858

This Indenture, Made this 7th day of December in the year of our Lord one thousand nine hundred and Six BETWEEN William A. Walton and Mary J. Walton (his wife)

of Malad County of Oneida State of Idaho part ies of the first part, and George Haney

of Malad County of Oneida State of Idaho the part y of the second part, WITNESSETH: That the said part ies of the first part, for and in consideration of the sum of Three Thousand one hundred ($3100.00) Dollars, lawful money of the United States of America, to them in hand paid by the said part y of the second part, the receipt whereof is hereby acknowledged, have Granted, Bargained and Sold, and by these presents do Grant, Bargain, Sell, Convey and Confirm unto the said part y of the second part, and to his heirs and assigns forever, all the following described real estate, situated in Oneida County, State of Idaho, to-wit:

Commencing at a point 2 chs & 50 lks. South and 8 chs & 88 lks. East of a Stake between the North east quarter of Sec. 9. and the South West Quarter of Sec. 10, Tp 15 South Range 36 E B.M. running thence East 5 chs & 50 lks. thence South 6 chs & 90 lks. thence East 75 chs & 6 lks. thence South 8 chs & 75 lks, thence West 72 chs & 78 lks; thence Northeasterly 12 ch & 77 lks. more or less. to point of commencement containing 80 acres. or thereabouts

Also The following described tract to-wit; Commencing at a point 80 rods North of the southwest corner of Sec 11. Tp. 15 South Range 36. E B.M. and running thence East 240 rods; thence South 13⅓ rods; thence West 240 rods. thence North 13⅓ rods to point of commencement containing 20 acres.

Also an undivided 3/7 interest in and to those certain water rights and ditches known as "Willows Springs Canyon Creek"

Also an undivided ⅓ interest in and to the water, and water right to that certain spring or springs situated on the S. W. ¼ of the ¼ of Sec. 11. Tp. 15 South Range 36. E B.M.

Also an undivided ½ interest in and to the waters, water rights of those springs situate in the S. W. ¼ of the South West ¼ of Sec. 11 Tp. 15 South Range 36 E. B.M.

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 part ~~ies~~ of the first part:

TO HAVE AND TO HOLD all and singular the above mentioned and described premises, together with the appurtenances, unto the part y of the second part, and to ~~his~~ heirs and assigns, forever. And the said parties of the first part, and ~~their~~ heirs, the said premises in the quiet and peaceable possession of the said part y of the second part, ~~his~~ heirs and assigns, against the said parties of the first part, and ~~their~~ heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same, shall and will WARRANT and by these presents forever DEFEND.

IN WITNESS WHEREOF, The said part ~~ies~~ of the first part have hereunto set ~~their~~ hands and seals, the day and year first above written.

Signed, Sealed and Delivered in the Presence of

J D Jones

And Declaration made before signing

William A Dalton (SEAL)

Mary J Dalton (SEAL)

(SEAL)

(SEAL)

STATE OF IDAHO, County of Lincoln } ss.

On this 20th day of April 1907, before me, J D Jones a Notary Public in and for said County, personally appeared William A Dalton

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same. And on this 20th day of April in the year 1907, before me, the officer above described, personally appeared Mary J Dalton wife of William A Dalton known to me to be the person whose name is subscribed to the within instrument, described as a married woman; and upon an examination without the hearing of her husband, I made her acquainted with the contents of the instrument, and thereupon she acknowledged to me that she executed the same, and that she does not wish to retract such execution.

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

J D Jones
Notary Public
Lincoln Co Idaho

My commission expires ..... 190.....

Notary Public

Filed for Record the 29 day of April A. D. 1907, at 11 o'clock A. M.

J J Evans
Ex-Officio Recorder.

By B E Jones Deputy.

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Instrument No. 46515

THIS INDENTURE, Made this 9th, day of April in the year of our Lord one thousand nine hundred and Twenty-eight between George Tovey

of Malad County of Oneida State of Idaho the part y of the first part, and

Leo Tovey

of Malad County of Oneida State of Idaho the part y of the second part,

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of One dollar and other good and valuable consideration ~~xxxxxx~~ lawful money of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, ha s granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all the following described real estate situated in Oneida County, State of Idaho, to-wit:

Commencing at a point 10 rods South and 35.52 rods East of a stake situated between the Northeast Quarter of Section 9 and the Southwest Quarter of Section 10, Township 15 South, Range 36 East, Boise Meredian, and running thence East 222.0 rods; thence South 27.6 rods; thence East 60.24 rods; thence South 61.12 rods; thence West 320.0 rods to section line; thence North 27.9 rods; thence East 27.0 rods; thence Northeasterly 53.635 rods, to the point of beginning;

Excepting therefrom however, railroad right of way heretofore deeded to O.S.L.Ry.co.

Also commencing at a point 52.87 Chains East and 13.85 Chains South of a stake situated between Sections 21 and 27 in Township 14 South of Range 36 East, of the Boise Meredian, and running thence East 6.94 Chains; thence South 4.14 Chains; thence West 6.94 Chains; thence North 4.14 Chains, to the point of commencement, containing 2.85 acres, more or less, Mag.Var. 17°30' East togrther wity all water rights appurtenent thereto; also

T-795 T-796

Commencing at a point 17.22 Chains East and 17.99 Chains South of the Section corner between Sections 21 and 27 in Township 14 South of Range 36 East of the Boise Meredian; and running thence South 1.53 Chains; thence East 3.62 Chains; thence South 2.00 Chains thence East 38.98 chains; thence North 3.52 chains

Home Mtd 42.40 Chains to the point of beginning also 40 acres of the Day Coal Mining Claim

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 estates, right, title and interest in and to the said property, as well in law as in equity, of the said part y of the first part.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together with the appurtenances, unto the said part y of the second part, and to his heirs and assigns forever. And the said part y of the first part, and his heirs, the said premises in a quiet and peaceable possession of the said party of the second part, his heirs and assigns, against the said part y of the first part, and his heirs and against all and every person and persons whomsoever lawfully claiming or to claim the same shall and will warrant and by these presents forever defend.

IN WITNESS WHEREOF, The said part y of the first part ha s hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

George Tovey (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Idaho
County of Oneida } ss.

On this 9th day of April in the year 1928 before me, T.E.Ray a Notary Public in and for said County, personally appeared George Tovey known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he 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)
Commission Expire

T.E.Ray
Notary Public, residing at
Malad, Idaho.

Filed for record this 26th day of December A. D. 1929 at 9-40 o'clock A. M.

J.V.Lykins
Ex-Officio Recorder.

By _____ Deputy.

COMPARED

Instrument No. 54554

THIS INDENTURE, Made this 18th day of February in the year of our Lord one thousand nine hundred and Thirty-five between Leo W. Tovey, a widower,

of Malad City County of Oneida State of Idaho the part y of the first part, and George O. Tovey,

ofMalad Rte.#2 County of Oneida State of Idaho the part y of the second part,

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of

Three Thousand & No/100---------- Dollars, lawful money of the United States of America, to him in hand paid by the said part y of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents do es grant, bargain, sell, convey and confirm unto the said part y of the second part, and to his heirs and assigns forever, all the following described real estate situated in Oneida County, State of Idaho, to-wit:

Commencing at a point 10 rods South and 35.52 rods East of a stake situated between the Northeast quarter of Section 9 and the Southwest quarter of Section 10, Township 15 South, Range 36 East, Boise Meridian, and running thence East 222.0 rods; thence South 27.6 rods; thence East 60.24 rods; thence South 61.12 rods; thence West 320.0 rods to section line; thence North 27.6 rods East 27.0 rods; thence Northeasterly 53.635 rods, to the point of beginning;

Excepting therefrom however, railroad right of way heretofore deeded to O.S.L.Ry. Co.

It is understood and agreed that the above described property is the sole and separate property of the grantor herein, and is deeded as such.

($3.00 documentary stamps duly attached and cancelled.)

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 estates, right, title and interest in and to the said property, as well in law as in equity, of the said part y of the first part.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together with the appurtenances, unto the said part y of the second part, and to his heirs and assigns forever. And the said part y of the first part, and his heirs, the said premises in a quiet and peaceable possession of the said part y of the second part, his heirs and assigns, against the said part y of the first part, and his heirs and against all and every person and persons whomsoever lawfully claiming or to claim the same shall and will warrant and by these presents forever defend.

IN WITNESS WHEREOF, The said part y of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of

Jno. W. Clark

Leo W. Tovey (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Idaho }
County of Oneida, } ss.

On this 18th day of February in the year 193 5 before me,

Jno. W. Clark a Notary Public in and for said County, personally appeared Leo W. Tovey, a widower,

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he 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)
Commission Expire

Jno. W. Clark
Notary Public for the State of Idaho,
Residing at Malad, Idaho.

Filed for record this 3rd day of Dec. A. D. 1936 at 1:30 o'clock P. M.

D. P. Jones Jr.
Ex-Officio Recorder.

By
Deputy.

COMPARED

INSTRUMENT # 78674

IN THE PROBATE COURT OF ONEIDA COUNTY, STATE OF IDAHO

In the Matter of the Estates of)
George C. Tovey, and)
Florence Tovey, deceased)

DECREE OF FINALDISTRIBUTION OF ESTATE

DeVere Tovey, the Administrator of the estates of George C. Tovey and Florence Tovey, deceased, having on the 26th day of May, 1958, filed in this Court his petition, setting forth, among other matters, that all final accounts have been finally settled and said estate is in a condition to be closed, and that a portion of said estate remains to be divided among the heirs of said deceased, said matter coming on regularly to be heard this 7th day of June, 1958, upon proof that due and legal notice of such hearing has been given as directed by the order of this Court heretofore made; the said DeVere Tovey appearing by Farrel J. Tovey, Attorney, this Court proceeded to the hearing of said petition; and it appearing to the satisfaction of this Court that the estimated expense of closing the estates will amount to $4605.79, leaving a residue of $50,863.87; and it appearing that all claims and debts against the said decedent, and all state, county, and municipal taxes legally levied on the personal property of said estate, and all transfer and estate taxes that have attached to or accrued against the said estates, and all debts, expenses and charges of administration having been fully paid and discharged, and that said estate are ready for distribution and in condition to be closed;

And it further appearing to the Court that the said Florence and George C. Tovey died intestate, in the County of Oneida, State of Idaho, on the 12th day of August, 1955, and the 9th day of May, 1957, respectively, leaving survivingnFlorence Elaine Tovey Rumsey a daughter, Ralph Tovey, a son, and DeVere Tovey, a son.

That the said Florence Elaine Tovey Rumsey, Ralph Tovey, and DeVere Tovey are entitled to the residue of said estate as follows:

Florence Elaine Tovey Rumsey	Daughter	One-third
Ralph Tovey	Son	One-third
DeVere Tovey	Son	One-third

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED, That the residue of said estate of George C. Tovey and Florence Tovey, deceased, hereinafter particularly described and now remaining in the hands of said Administrator, which may belong to the said estate or to which the said estate may have any interest, be and the same is hereby distributed as follows, to wit:

To A. H. Millward, of Oneida County, State of Idaho, property sold to him under contract of sale from the decedents for which complete payment has been made by the said A. H. Millward, consisting of the following described property, to wit:

The Northwest one-fourth of the Southwest one-fourth of Section 26, Township 15 South, Range 36 East, Boise Meridian; also one twenty-fourth of all the waters of Cherry Creek.

The final payment upon the contract upon the above described real estate was reflected in the final accounting and is shown as a portion of the residue of the corpus of the estate.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED, That the onethird interest hereby to be decreed to Florence Elaine Tovey Rumsey is represented by an constitutes: One 1950 Pontiac four-door sedan, Identification No. P8TS-28, 134, Title No. 716247; residence property in the Malad Townsite, particularly described as follows:

Commence at a point in the East line of North Main Street 837 feet East and 213.5 feet South of the West Quarter corner of Section 22, Township 14 South, Range 36 East, Boise Meridian, which point is 78.96 feet North of the Southwest Corner of Lot 3, Block 6, of the Townsite of Malad City, Idaho, as the same appears on the plat thereof on file in the office of the County Recorder of Oneida County: thence running South 86°00' East 98 feet, thence South 62°00' East 270 feet, thence South 71 feet, thence North 60°30' West 316.8 feet, thence North 76°00' West 78.54 feet to street line, thence North 1°00' East 42 feet, to point of beginning. Commence at the Southwest Corner of Lot 3, Block 6, of the Townsite of Malad City, Idaho, as the same appears upon the plat thereof on file in the office of the County Recorder of Oneida County, and run North 1°00' East 36,96 feet for point of beginning; thence running South 76°00' East 78.54' feet, thence West 76.54, feet to street line; thence North 1°00' East 16.5 feet, to the point of beginning.

Together with an undivided one-third interest in the following: 40 shares of the Capital Stock of the Deep Creek Irrigation Company. 2 shares of the Capital Stock of the Malad Valley Creamery Company, Limited, (Evidenced by Certificate No. 157 and Certificate No. 189,). One share Capital Stock of Utah Poultry Co-operative (Evidenced by Certificate No. K104). 1 share of the Oneida County Grain Growers Capital Stock (Evidenced by Certificate No. 413). 6 Patronage Certificates of the Oneida County Grain Growers (Evidence by Series G, Series H, No. 790 No. 923 A, No. 795 No. 657.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED, That the one-third interest hereby to be decreed to Ralph Tovey is represented by and constitutes:

The North Half of the Northwest Quarter of Section 11, T. 15 S. R. 36 East, Boise Meridian, containing 80 acres; ALSO Tax #706 containing 95.08 acres, described as follows: Commencing at the Southwest Corner of Section 11, T. 15 S. R. 36 E.BsM. thence running North 66 2/3rd rods, thence East 240 rods, thence South 66 2/3rd rds, thence West 240 rods to the point of beginning, less a tract containing 4.67 acres described as follows: Commencing at a point 24 rods South of the Northwest Corner of

the Southwest quarter of the Southwest Quarter of said Section 11; thence running East 14 rods, thence South 20 rods, thence Southwesterly to section line at a point 12.5 rods East of the Southwest corner of said Section 11, thence West 12.5 rods, thence North to the point of beginning; ALSO the Northwest Quarter of the Northeast Quarter, and the Northeast Quarter of the Northwest Quarter, Section 14, T. 15 S. R. 36 E.B.M., containing 80 acres. EXCEPT an undivided one-half interest in and to the following described land: Beginning at the South fence approximately on the section line between Sections 11 and 14, and commencing at a point approximately 150 feet East from the Southwest corner of the Southeast Quarter of Section 11, T. 15 S. R. 36, E.B.M., thence approximately 1000 feet East, thence in a Northerly direction approximately 465 feet, thence West approximately 1000 feet, thence South approximately 450 feet to the point of beginning, containing approximately 10 acres.

AND ALSO: Commencing at the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 11, T. 15 S. R. 36 E.B.M., thence North along old Highway 91 approximately 700 feet, thence East 120 feet, thence Southeasterly approximately 910 feet, thence West 300 feet, thence North along said highway 200 feet to point of beginning containing approximately 4.3 acres.

ALSO Tax #707, containing 37.16 acres, described as follows: The Northwest Quarter of the Northwest Quarter of Section 14, Township 15 South, Range 36 East, Boise Meridian, less a tract of 2.84 acres described as follows: Commencing at the Northwest corner of Sec. 14 T. 15 S. R. 36 E.B.M., thence running South 38 rods, thence East 11 rods, thence Northerly to a point 12.5 rods East of the point of beginning, thence West 12.5 rods to point of beginning.

ALSO, an undivided one-half interest in and to Tax #207 and #208 containing 153 acres, described as follows: Commencing at a point 10 rods South and 35.52 rods East of the Southeast corner of the Northeast Quarter of Section 9, T. 15 S., Range 36 E.B.M., thence running East 222 rods, thence South 27.6 rods, thence East 60.24 rods, thence South 61.12 rods to Section line, thence West 320 rods, thence North 27.6 rods, thence East 27 rods, thence Northeasterly 53.635 rods, to the point of beginning, less OSL Ry right of way through same. ALSO 20 shares of the present capital stock of the Deep Creek Irrigation Co., 1/6 of the water of two mile canyon and 5/14ths of the waters of four mile canyon, and one-half of all waters from the springs arising on the land herein described.

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

Together with 20 shares of capital stock of the Deep Creek Irrigation Company, which said 20 shares go with the above described real property and are pertinent thereto, which said 20 shares are not a part of parcel of the 40 shares of capital stock of the Deep Creek Irrigation Company reflected in the Inventory and Appraisement and Final Account, and of which said 20 shares of the capital stock of the Deep Creek Irrigation Company 16 2/3rds shares are now held by the Federal Land Bank as security for a loan by the said Federal Land Bank upon the above described real property. Together with an undivided one-third interest in the following.

40 shares of the Capital Stock of the Deep Creek Irrigation Company

2 Shares of the Capital Stock of the Malad Valley Creamery Company, Limited, (Evidenced by Certificate No. 157 and Certificate No. 189.)

1 Share Capital Stock of Utah Poultry Co-operative (Evidenced by Certificate No. K104).

1 Share of the Oneida County Grain Growers Capital Stock (Evidenced by Certificate No. 413)

6 Patronage Certificates of the Oneida County Grain Growers (Evidenced by Serice G, Series H, No. 790, No. 923 A, No.795, No. 657.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED, That the one-third interest hereby to be decreed to DeVere Tovey is represented by and constitutes:

The South Half of the Northwest Quarter, and the North Half of the Southwest Quarter of Section 11, Township 15 South, Range 36 East, Boise Meridian, containing 160 acres; ALSO Tax #908, containing 20 acres, described as follows: Commencing 80 rods North of the Southwest Corner of Section 11, Tp. 15 S. R. 36 E.B.M., thence running East 240 rods, thence South 13 1/3 rods, to point of beginning; EXCEPTING therefrom the following: Commencing at the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 11, T. 15 S. R. 36 E.B.M., thence North along old Highway 91, approximately 700 feet, thence East 120 feet, thence Southeasterly approximately 910 feet, thence West 300 feet, thence North along said highway 200 feet, to the point of beginning, containing approximately 4.3 acres, more or less.

ALSO, an undivided one-half interest in and to the following: Commencing at a point 10 rods South and 35.52 rods East of the Southeast Corner of the Northeast Quarter of Section 9, Township 15 South, Range 36 East, Boise Meridian, thence running East 222 rods, thence South 27.6 rods, thence East 60.24 rods, thence South 61.12 rods, to Section line, thence West 320 rods, thence North 27.6 rods, thence East 27 rods, thence Northeasterly 53.635 rods, to the point of beginning, containing 153 acres, less OSL Ry right of way through same, being known as Tax #207 and 208.

ALSO, an undivided one-half interest in and to the following: Beginning at the South fence approximately on the section line between Sections 11 and 14, and commencing at a point approximately 150 feet East from Southwest corner of the Southeast Quarter of Section 11, T. 15 S. R. 36, E.B.M., thence approximately 1000 feet East, thence in a Northerly direction approximately 465 feet, thence West approximately 1000 feet, thence South approximately 450 feet to the point of beginning. Together with all tenements, hereditaments and appurtenances. ALSO, 20 shares of the present capital stock of the Deep Creek Irrigation Co, 1/6 of the water of two mile canyon and 5/14ths of the waters of four mile canyon and the springs arising on the land herein described.

ALSO one-half of all waters from the springs arising on the following described land: The North Half of the Northwest Quarter of Section 11, T. 15 S., Range 36 East, Boise Meridian, containing 80 acres; ALSO, Tax #706, containing 95.08 acres, described as follows: Commencing at the Southwest Corner of Section 11, T. 15 S. R. 36 E.B.M., thence running North 66 2/3rds rods, thence East 240 rods, thence South 66 2/3rds rods, thence West 240 rods to the point of beginning, less a tract containing 4.67 acres described as follows: Commencing at a point 24 rods South of the Northwest Corner of the Southwest Quarter of the Southwest Quarter of said Section 11; thence running East 14 rods, thence South 20 rods, thence Southwesterly

to Section line at a point 12.5 rods East of the Southwest corner of said Section 11 thence West 12.5 rods, thence North to the point of beginning; ALSO Northwest Quarter of the Northeast Quarter, the Northeast Quarter of the Northwest Quarter, Section 14, T. 15 S. R. 36 E.B.M., containing 80 acres. ALSO Tax #707, containing 37.16 acres, described as follows: the Northwest Quarter of the Northwest Quarter of Section 14, T. 15 S. R. 36, East Boise Meridian, less a tract of 2.84 acres described as follows: Commencing at the Northwest corner of Sec. 14, T. 15 S. R. 36 E.B.M., thence running South 38 rods, thence East 11 rods, thece Northerly to a point 12.5 rods East of the point of beginning, thence West 12.5 rods, to point of beginning.

Together with 20 shares of capital stock of the Deep Creek Irrigation Company, which said 20 shares go with the above described real property and are pertinent thereto, which said 20 shares are not a part or parcel of the 40 shares of capital stock of the Deep Creek Irrigation Company reflected in the Inventory and Appraisement and Final Account, and of which said 20 shares of the capital stock of the Deep Creek Irrigation Company 16 2/3rds shares are now held by the Federal Land Bank as security for a loan by the said Federal Land Bank upon the above described real property.

Together with an undivided one-third interest in the following: 40 shares of the Capital Stock of the Deep Creek Irrigation Company.

2 shares of the Capital Stock of the Malad Valley Creamery Company, Limited, (Evidenced by Certificate No. 157 and Certificate No. 189.)

1 Share Capital Stock of Utah Poultry Co-Operative (Evidenced by Certificate No. K104)

1 Share of the Oneida County Grain Growers Capital Stock (Evidenced by Certificate No. 413)

6 Patronage Certificates of the Oneida County Grain Growers (Evidenced by Series G Series H, No. 790, No. 923 A, No. 795, No. 657.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED, That any other property not now known or discovered which may belong to the said estate or to which the said estate may have any interest, be and the same is hereby distributed as follows, to-wit: to

Florence Blaine Tovey Rumsey	Daughter	One-third
Ralph Tovey	Son	One-third
DeVere Tovey	Son	One-third

Done in open Court this 7th day of June, 1958.

Filed June 7, 1958

Bill Fallis
Probate Judge

Bill Fallis, Clerk A True Copy, Attest:

Bill Fallis
Clerk of the Probate Court (SEAL)

Recorded this 9th day of June, 1958, 10:30 o'clock A.M.
Colen H. Sweeten, Jr. Recorder Rachel Hughes, Dep.

COMPARED

INSTRUMENT # 78677

QUITCLAIM DEED

This indenture, made this 7th day of June, 1958, between DeVere and Lora Tovey, husband and wife, and Florence Elaine Tovey Rumsey and William F. Rumsey, husband and wife, of Malad, County of Oneida, State of Idaho, the parties of the first part, and Ralph Tovey, of Malad, County of Oneida, State of Idaho, the party of the second part, Witnesseth: That the parties of the first part, for and in consideration of the sum of Ten Dollars and other valuable consideration Dollars, lawful money of the United States of America, to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, do by these peesents remise, release, and forever quitclaim unto the party of the second part and to his heirs and assigns, all that certain parcel of land situate, lying, and being in the County of Oneida, State of Idaho, bounded and particularly described as follows, to wit:

The North Half of the Northwest Quarter of Section 11, T. 15 S. R. 36 East, Boise Meridian, containing 80 acres; ALSO Tax #706 containing 95.08 acres, described as follows: Commencing at the Southwest Corner of Section 11, T. 15 S. R. 36 E.B.M., thence running North 66 2/3rds rods, thence East 240 rods, thence South 66 2/3 rods, thence West 240 rods to the point of beginning, less a tract containing 4.67 acres described as follows: Commencing at a point 24 rods South of the Northwest Corner of the Southwest Quarter of the Southwest Quarter of said Section 11; thence running East 14 rods, thence South 20 rods, thence Southwesterly to Section line at a point 12.5 rods East of the Southwest corner of said Section 11, thence West 12.5 rods, thence North to the point of beginning; ALSO the Northwest Quarter of the Northeast Quarter, and the Northeast Quarter of the Northwest Quarter, Section 14, T. 15 S. R. 36 E.B.M., containing 80 acres, EXCEPT an undivided one-half interest in and to the following described land; Beginning at the South fence approximately on the section line between Sections 11 and 14, and commencing at a point approximat ely 150 feet East from the Southwest corner of the Southeast Quarter of Section 11, T. 15 S. R. 36, E.B.M., thence approximately 1000 feet East, thence in a Northerly direction approximately 465 feet, thence West approximately 1000 feet, thence South approximately 450 feet to the point of beginning, containing approximately 10 acres.

AND ALSO: Commencing at the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 11, T. 15 S. R. 36 E.B.M., thence North along old Highway 91 approximately 700 feet, thence East 120 feet, thence Southeasterly approximately 910 feet, thence West 300 feet, thence North along said highway 200 feet to point of beginning containing approximately 4.3 acres.

ALSO Tax #707, containing 37.16 acres, described as follows: The Northwest Quarter of the Northwest Quarter of Section 14, Township 15 South, Range 36 East, Boise Meridian, less a tract of 2.84 acres described as follows: Commencing at the Northwest corner of Sec. 14 T. 15 S. R. 36 E.B.M, thence running South 38 rods, thence East 11 rods, thence Northerly to a point 12.5 rods East of the point of beginning.

ALSO: an undivided one-half interest in and to Tax #207 and #208 containing 153 acres, described as follows: Commencing at a point 10 rods South and 35.52 rods East of the Southeast corner of the Northeast Quarter of Section 9, T. 15 S., Range 36 E.B.M., thence running East 222 rods, thence South 27.6 rods, thence East 60.24 rods, thence South 61.12 rods to Section line, thence West 320 rods, thence North 27.6 rods, thence East 27 rods, thence Northeasterly 53.635 rods, to the point of beginning, less OSL RY right of way through same. ALSO 20 shares of the present capital stock of the Deep Creek Irrigation Co., 1/6 of the waters of two mile canyon and 5/14ths of the waters of four mile canyon, and one-half of all waters from the springs arising on the land herein described.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof. To have and to hold all and singular the premises, together with the appurtenances, unto the party of the second part and to his heirs and assigns forever.

In Witness Whereof the parties of the first part have hereunto set their hands the day and year first above written.

DeVere Tovey

Lora Tovey

Florence Elaine Tovey Rumsey

William F. Rumsey

STATE OF IDAHO)
COUNTY OF ONEIDA) ss.

On this 7th day of June in the year of 1958 before me, Bill Fallis, Probate Judge, personally appeared DeVere and Lora Tovey, husband and wife, and Florence Elaine Tovey Rumsey and William F. Rumsey, husband and wife, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

(SEAL)

Bill Fallis
Probate Judge

Recorded this 9th day of June, 1958, 10:55 A.M. COMPARED
Colen H. Sweeten, Jr. Recorder Rachel Hughes, Dep.

WARRANTY DEED

For Value Received

DeVERE TOVEY and LORA B. TOVEY, husband and wife,

the grantor s, do hereby grant, bargain, sell and convey unto

RALPH TOVEY, single

whose current address is

Route #1, Malad City, Idaho 83252

the grantee , the following described premises, in Oneida **County Idaho, to wit:**

Commencing at the NW Corner of the SW¼SE¼ of Section 11, Township 15 South, Range 36 East, Boise Meridian; thence East 80 rods; thence South 13 1/3 rods; thence West 80 rods; thence North 13 1/3 rods to the point of beginning. containing 6.67 acres, more or less; ALSO,

ALL OF THEIR UNDIVIDED ONE-HALF INTEREST IN AND TO:

Commencing at a point 10 rods South and 35.52 rods East of a stake situated between the NE¼ of Section 9 and the SW¼ of Section 10, Township 15 South, Range 36 East, Boise Meridian, and running thence East 222 rods; thence South 27.6 rods; thence East 60.24 rods; thence South 61.12 rods; thence West 320 rods to section line; thence North 27.6 rods; thence East 27 rods; thence Northeasterly 53.635 rods to the point of beginning.

EXCEPTING THEREFROM Railroad rights-of-way in favor of the Oregon Shortline Railroad as found of record in Book U of Deeds, Page 386 and Book 7 of Deeds, Page 169.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee , his heirs and assigns forever. And the said Grantor s do hereby covenant to and with the said Grantee , that they are the owner s in fee simple of said premises; that they are free *from all incumbrances*

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: May 2, 1980.

X DeVERE TOVEY

X LORA B. TOVEY

STATE OF IDAHO, COUNTY OF ONEIDA
On this 2nd day of May, 1980, before me, a notary public in and for said State, personally appeared

DeVERE TOVEY and LORA B. TOVEY

known to me to be the person s whose name s are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public
Residing at Malad, Idaho
Comm. Expires Life

State of Idaho, County of Oneida ss. 100884
I hereby certify that this instrument was filed for record at request of [illegible] at 2 minutes past 2 o'clock P. M. this 2 day of May A.D. 1980 in my office and duly recorded on Film as Inst. No. [illegible]
Fee $2.00
Ex-Officio Recorder
By Deputy

123902

CORRECTING DEED

For Value Received **RALPH TOVEY**, a single man , the Grantor, does hereby grant, convey and confirm unto **RALPH TOVEY and JOAN MARIE NIELSEN, Trustees of The Ralph Tovey Family Trust, dated July 10, 1989,** whose current address is 376 Cherry Creek Rd , Malad City, Idaho, the Grantees, the real property situated in the County of Oneida, Staate of Idaho, as described in the SCHEDULE A attached hereto and made a part hereof

THIS DEED IS GIVEN TO RESTATE AND AMEND the description of the property contained in that certain Deed dated November 18,1996, and found of record on film as Instrument No. 123703.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their successsors and assigns forever

Dated January 7, 2000

RALPH TOVEY

STATE OF IDAHO
COUNTY OF ONEIDA, ss

On this 7th day of January, 2000, before me, a Notary Public in and for said State, personally appeared RALPH TOVEY, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same

Notary Public
Residing at Malad City, Idaho
My Commission Expires 5-6-2003

123902

122502

SCHEDULE A

REAL PROPERTY situated in the County of ONEIDA, State of Idaho, described as follows, to-wit:

PARCEL 1:

Township 15 South, Range 36 East, Boise Meridian:

Section 2: The North 36½ rods of the SW¼SW¼ (T-1014); ALSO, Beginning at the Southwest Corner of the SW¼SW¼ of said Section 2, thence East 80 rods; thence North 14 5 rods; thence West 80 rods; thence South 14 5 rods to the point of beginning (T-185)

Section 3: E½SE¼; The South 19 rods of the SE¼ NE¼ (T-1015) EXCEPTING THEREFROM 6 75 acres deeded for Railroad purposes and Excepting those acres deed to highway

Section 11: Commencing at the Southwest Corner of Section 11, thence running North 40 rods to the True Point of Beginning; thence North 26 67 rods, thence East 40 rods, thence South 26 67 rods; thence West 40 rods to the True Point of Beginning.

LESS AND EXCEPTING THEREFROM THE FOLLOWING: Commencing at a point 24 rods South of the Northwest Corner of the SW¼SW¼ of Section 11, thence running East 14 rods; thence South 20 rods; thence Southwesterly to Section line at a point 12 5 rods East of the Southwest Corner of said Section 11, thence West 12 5 rods; thence North to the point of beginning. (Home Lot)

PARCEL 2:

Township 15 South, Range 36 East, Boise Meridian:

Commencing at a point 10 rods South and 35 52 rods East of a stake situated between the NE¼ of Section 9 and the SW¼ of Section 10, Township 15 South, Range 36 East, Boise Meridian, and running thence East 222 rods, thence South 27 6 rods, thence East 60 24 rods; thence South 61 12 rods, thence West 320 rods to Section line; thence North 27 6 rods, thence East 27 rods, thence Northeasterly 53 635 rods to the point of beginning (T-207, T-208)

EXCEPTING THEREFROM Railroad right-of-way in favor of the Oregon Shortline Roadroad as found in Book U of Deeds, Page 386 and Book 7 of Deeds, page 169

Section 10: Commencing at the Northeast Corner of Section 10, thence running South 1290 feet, thence West 185 feet to the County Road, thence North 10°00' West 355 feet, thence North 38°30' West 630 feet, thence North 25°00' West 260 feet, thence North 6°00' West 200 feet to the North line of Section 10, thence East 760 feet to the point of beginning (T-2276)

Section 11: N½NW¼, ALSO, Commencing at the Southwest Corner of said Section 11, thence running North 66 2/3 rods, thence East 240 rods, thence South 66 2/3 rods, thence West 240 rods to the point of beginning. ALSO Commencing at the Southwest Corner of the NW¼SW¼ of Section 11, thence North along old Highway 91 approximately 700 feet, thence East 120 feet, thence Southeasterly approximately 910 feet, thence West 300 feet, thence North along said highway 200 feet to the point of beginning. Commencing at the Northwest Corner of the SW¼SE¼ of Section 11 thence East 80 rods, thence South 13 1/3 rods, thence West 80 rods, thence North 13 1/3 rods to the point of beginning (T-3458)

122502

(Continuation of Schedule A))

LESS AND EXCEPTING THEREFROM THE FOLLOWING THREE PARCELS

Commencing at the Southwest Corner of Section 11, thence running North 40 rods to the True Point of Beginning, thence North 26 67 rods; thence East 40 rods, thence South 26 67 rods, thence West 40 rods to the True Point of Beginning.

Commencing at a point 24 rods South of the Northwest Corner of the SW¼SW¼ of Section 11, thence running East 14 rods, thence South 20 rods, thence Southwesterly to Section line at a point 12.5 rods East of the Southwest Corner of said Section 11, thence West 12.5 rods; thence North to the point of beginning

Beginning at the South fence approximately on the Section line between Sections 11 and 14 and commencing at a point approximately 150 feet East from the Southwest Corner of the SE¼ of Section 11, thence approximately 1000 feet East, thence in a Northerly direction approximately 465 feet, thence West approximately 1000 feet; thence South approximately 450 feet to the point of beginning.

Section 14: NW¼NE¼; NE¼NW¼; NW¼NW¼;
LESS AND EXCEPTING THEREFROM THE FOLLOWING Commencing at the Northwest Corner of Section 14, thence running South 38 rods; thence East 11 rods; thence Northerly to a point 12 5 rods East of the point of beginning, thence West 12 5 rods to the point of beginning;

ALSO, AN UNDIVIDED ONE-HALF INTEREST IN AND TO:

Beginning at the South fence approximately on Section line between Sections 11 and 14, and commencing at a point approximately 150 feet East from the Southwest Corner of the SE ¼ of Section 11; thenceapproximately 1000 feet East; thence in a Northerly direction approximately 465 feet; thence West approximately 1000 feet; thence South approximately 450 feet to the point of beginning. T-3041

Microfilm No. 139632
12 Day September 2006
At 12:05 O'clock P M
Diane Hammond
Oneida Co. Recorder
Fee $ 15.00 Deputy
Recorded at Request of
Northern Title Company

Microfilm No. 139527
21 Day August 2006
At 4:20 O'clock P M
Shirley Blaisdell
Oneida Co. Recorder
Fee $ 15.00 Deputy
Recorded at Request of
Northern Title Co.

WARRANTY DEED

*Re-recording to correct legal in Section 11

FOR VALUE RECEIVED, RALPH TOVEY FAMILY TRUST, Joan Marie Nielsen, Trustee, whose address is 930 W. Samaria Lane, Malad City, Idaho 83252 (hereinafter "Grantor"), does hereby grant, bargain, sell and convey unto PEOA RIVER VALLEY RANCH LAND, LLC, in care of Laurence Victor Riches, Kevin Riches and Jared Simpson, Managers, whose current address is 10410 W. Loyola Drive, Los Altos Hills, California 94024 (hereinafter "Grantees"), their heirs and assigns forever, the following described premises in Oneida County, Idaho, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED BY REFERENCE

SUBJECT TO a life estate reserved in favor of GERALD TOVEY in the residential home located at 3767 S. Old Highway 191, Malad, Idaho, together with the eight (8) acre parcel located around the residence within Exhibit A, Parcel 4. Said life estate shall entitle Gerald Tovey to possess and use said property during the balance of his life, during which time he shall be responsible for all maintenance, repairs and utilities.

ALSO SUBJECT TO the right of Gerald Tovey to possess and use without charge the ten (10) acre pasture adjacent to Highway 191 located in Exhibit A, Parcel 3 for a period of ten (10) years from the date of recording of this Deed, or until such time as Gerald no longer has livestock to operate on the property, during which time he shall be responsible for all maintenance.

TO HAVE AND TO HOLD the said premises, with their appurtenances, including 170.43 shares of water stock in Deep Creek Irrigation Company, together with any and all other water, gas, oil and mineral rights.

Grantor does hereby covenants that it is the owner in fee simple of said premises, that they are free from all encumbrances excepting discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose, easements or claims of easement not shown by the public records, use restrictions and building and zoning regulations and ordinances of any governmental unit, and that she will warrant and defend the same from all lawful claims.

DATED this 21 day of August, 2006.

RALPH TOVEY FAMILY TRUST

By: Joan Marie Nielsen, Trustee
JOAN MARIE NIELSEN, Trustee

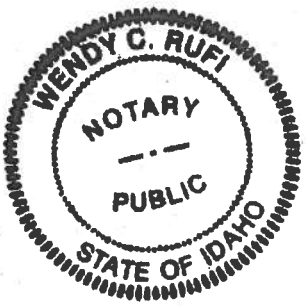
139632
139527

STATE OF IDAHO)
: ss
County of Oneida)

On this 21 day of August, 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared Joan Marie Nielsen, Trustee of the Ralph Tovey Family Trust, known to me to be the person whose name is subscribed to the foregoing and acknowledged to me that she executed the same.

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

(SEAL)



Wendy C. Rufi
NOTARY PUBLIC FOR IDAHO
Residing at: Malad City, ID
My Commission expires: 2-28-2011

139527139632

EXHIBIT "A"

PARCEL 1
TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 2: THE NORTH 36½ RODS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (T-1014); ALSO, BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, THENCE EAST 80 RODS; THENCE NORTH 14.5 RODS; THENCE WEST 80 RODS; THENCE SOUTH 14.5 RODS TO THE POINT OF BEGINNING. (T-185)

SECTION 3: THE EAST HALF OF THE SOUTHEAST QUARTER; THE SOUTH 19 RODS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (T-1015)
EXCEPTING THEREFROM 6.75 ACRES DEEDED FOR RAILROAD PURPOSES AND EXCEPTING THOSE ACRES DEEDED TO HIGHWAY.

EXCEPTING THEREFROM:
COMMENCING 60 RODS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO;
THENCE SOUTHEASTERLY ALONG THE EAST RIGHT OF WAY LINE OF COUNTY ROAD (OLD HIGHWAY 191) 76 RODS, MORE OR LESS; THENCE EAST 15 RODS, MORE OR LESS; THENCE NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF THE OLD INTERSTATE HIGHWAY I-15, 75 RODS, MORE OR LESS; THENCE WEST 30 RODS, MORE OR LESS, TO THE POINT OF BEGINNING.
EXCEPTING ANY COUNTY HIGHWAY RIGHT OF WAY.

PARCEL 2
TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
COMMENCING AT A POINT 10 RODS SOUTH AND 35.52 RODS EAST OF A STAKE SITUATED BETWEEN THE NORTHEAST QUARTER OF SECTION 9 AND THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, AND RUNNING THENCE EAST 222 RODS, THENCE SOUTH 27.6 RODS, THENCE EAST 60.24 RODS; THENCE SOUTH 61.12 RODS, THENCE WEST 320 RODS TO SECTION LINE; THENCE NORTH 27.6 RODS, THENCE EAST 27 RODS, THENCE NORTHEASTERLY 53.635 RODS TO THE POINT OF BEGINNING (T-207, T-208)
EXCEPTING THEREFROM RAILROAD RIGHT OF WAY IN FAVOR OF THE OREGON SHORTLINE RAILROAD AS FOUND IN BOOK 11 OF DEEDS, PAGE 386 AND BOOK 7 OF DEEDS, PAGE 169.

PARCEL 3
SECTION 11: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 11, THENCE RUNNING NORTH 40 RODS TO THE TRUE POINT OF BEGINNING; THENCE NORTH 26.67 RODS, THENCE EAST 40 RODS, THENCE SOUTH 26.67 RODS; THENCE WEST 40 RODS TO THE TRUE POINT OF BEGINNING.
LESS AND EXCEPTING THEREFROM THE FOLLOWING:
COMMENCING AT A POINT 24 RODS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, THENCE RUNNING EAST 14 RODS; THENCE SOUTH 20 RODS; THENCE SOUTHWESTERLY TO SECTION LINE AT A POINT 12.5 RODS EAST OF THE SOUTHWEST CORNER OF SAID SECTION 11, THENCE WEST 12.5 RODS; THENCE NORTH TO THE POINT OF BEGINNING. (HOME LOT)

139527 139632

SECTION 10: COMMENCING AT THE NORTHEAST CORNER OF SECTION 10, THENCE RUNNING SOUTH 1290 FEET, THENCE WEST 185 FEET TO THE COUNTY ROAD, THENCE NORTH 10° 00' WEST 355 FEET, THENCE NORTH 38° 30' WEST 630 FEET; THENCE NORTH 25° 00' WEST 260 FEET, THENCE NORTH 6° 00' WEST 200 FEET TO THE NORTH LINE OF SECTION 10, THENCE EAST 760 FEET TO THE POINT OF BEGINNING. (T-2276)
LESS PORTIONS OF PARCEL DEEDED TO STATE HIGHWAY DEED RECORDED AUGUST 7, 1922 UNDER INSTRUMENT NO. 38241.

SECTION 11: THE NORTH HALF OF THE NORTHWEST QUARTER. ALSO, COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11, THENCE RUNNING NORTH 66 2/3 RODS, THENCE EAST 240 RODS, THENCE SOUTH 66 2/3 RODS, THENCE WEST 240 RODS TO THE POINT OF BEGINNING. ALSO, COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, THENCE NORTH ALONG OLD HIGHWAY 191 APPROXIMATELY 700 FEET, THENCE EAST 120 FEET, THENCE SOUTHEASTERLY APPROXIMATELY 910 FEET, THENCE WEST ~~100~~ 300 ft FEET, THENCE NORTH ALONG SAID HIGHWAY 200 FEET TO THE POINT OF BEGINNING. COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, THENCE EAST 80 RODS, THENCE SOUTH 13 1/3 RODS, THENCE WEST 80 RODS, THENCE NORTH 13 1/3 RODS TO THE PLACE OF BEGINNING. T-3458

LESS AND EXCEPTING THEREFROM THE FOLLOWING THREE PARCELS
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 11, THENCE RUNNING NORTH 40 RODS TO THE TRUE POINT OF BEGINNING; THENCE NORTH 26.67 RODS; THENCE EAST 40 RODS, THENCE SOUTH 26.67 RODS, THENCE WEST 40 RODS TO THE TRUE POINT OF BEGINNING.
COMMENCING AT A POINT 24 RODS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, THENCE RUNNING EAST 14 RODS, THENCE SOUTH 20 RODS, THENCE SOUTHWESTERLY TO SECTION LINE AT A POINT 12.5 RODS EAST OF THE SOUTHWEST CORNER OF SAID SECTION 11, THENCE WEST 12.5 RODS; THENCE NORTH TO THE POINT OF BEGINNING.
BEGINNING AT THE SOUTH FENCE APPROXIMATELY ON THE SECTION LINE BETWEEN SECTIONS 11 AND 14 AND COMMENCING AT A POINT APPROXIMATELY 150 FEET EAST FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 11, THENCE APPROXIMATELY 1000 FEET EAST, THENCE IN A NORTHERLY DIRECTION APPROXIMATELY 465 FEET, THENCE WEST APPROXIMATELY 1000 FEET, THENCE SOUTH APPROXIMATELY 450 FEET TO THE POINT OF BEGINNING.

PARCEL 4
SECTION 14: THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
LESS AND EXCEPTING THEREFROM THE FOLLOWING: COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, THENCE RUNNING SOUTH 38 RODS, THENCE EAST 11 RODS, THENCE NORTHERLY TO A POINT 12.5 RODS EAST OF THE POINT OF BEGINNING, THENCE WEST 12.5 RODS TO THE POINT OF BEGINNING.

PARCEL 5
BEGINNING AT THE SOUTH FENCE APPROXIMATELY ON SECTION LINE BETWEEN

139632

139527

SECTIONS 11 AND 14, AND COMMENCING AT A POINT APPROXIMATELY 150 FEET EAST FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 11; THENCE APPROXIMATELY 1000 FEET EAST; THENCE IN A NORTHERLY DIRECTION APPROXIMATELY 465 FEET; THENCE WEST APPROXIMATELY 1000 FEET; THENCE SOUTH APPROXIMATELY 450 FEET TO THE POINT OF BEGINNING. T-3041

Microfilm No. 143652
17 Day November 2008
At 11:05 o'clock a
Deputy
Fee $ 9.00
Recorded at Request of
Northern Title Company

NTO-1388
PEOA RIVER VALLEY RANCH LAND, LLC
10410 W. LOYOLA DRIVE
LOS ALTOS HILLS, CA 94024

WARRANTY DEED

PEOA RIVER VALLEY RANCH LAND, LLC, Grantor(s) of PEOA, County of SUMMIT, State of UTAH, hereby ***CONVEY AND WARRANT*** to **PEOA RIVER VALLEY RANCH LAND, LLC, A 50% UNDIVIDED INTEREST** whose current address is 10410 West Loyola Drive, Los altos Hills, California, 94024, **AND JARED SIMPSON AND TINA SIMPSON, HUSBAND AND WIFE, A 50% UNDIVIDED INTEREST**, whose current address is 3970 East Hwy 36, Malad City, Idaho, 83252, Grantee(s) for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in ONEIDA County, State of IDAHO:

PARCEL 1
TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 2: THE NORTH 36½ RODS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (T-1014); ALSO, BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, THENCE EAST 80 RODS; THENCE NORTH 14.5 RODS; THENCE WEST 80 RODS; THENCE SOUTH 14.5 RODS TO THE POINT OF BEGINNING. (T-185)

SECTION 3: THE EAST HALF OF THE SOUTHEAST QUARTER; THE SOUTH 19 RODS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (T-1015) EXCEPTING THEREFROM 6.75 ACRES DEEDED FOR RAILROAD PURPOSES AND EXCEPTING THOSE ACRES DEEDED TO HIGHWAY.

EXCEPTING THEREFROM:
COMMENCING 60 RODS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO; THENCE SOUTHEASTERLY ALONG THE EAST RIGHT OF WAY LINE OF COUNTY ROAD (OLD HIGHWAY 191) 76 RODS, MORE OR LESS; THENCE EAST 15 RODS, MORE OR LESS; THENCE NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF THE OLD INTERSTATE HIGHWAY I-15, 75 RODS, MORE OR LESS; THENCE WEST 30 RODS, MORE OR LESS, TO THE POINT OF BEGINNING.
EXCEPTING ANY COUNTY HIGHWAY RIGHT OF WAY.

PARCEL 2
TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
COMMENCING AT A POINT 10 RODS SOUTH AND 35.52 RODS EAST OF A STAKE SITUATED BETWEEN THE NORTHEAST QUARTER OF SECTION 9 AND THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, AND RUNNING THENCE EAST 222 RODS, THENCE SOUTH 27.6 RODS, THENCE EAST 60.24 RODS; THENCE SOUTH 61.12 RODS, THENCE WEST 320 RODS TO SECTION LINE; THENCE NORTH 27.6 RODS, THENCE EAST 27 RODS, THENCE NORTHEASTERLY 53.635 RODS TO THE POINT OF BEGINNING (T-207, T-208)
EXCEPTING THEREFROM RAILROAD RIGHT OF WAY IN FAVOR OF THE OREGON

143652

SHORTLINE RAILROAD AS FOUND IN BOOK 11 OF DEEDS, PAGE 386 AND BOOK 7 OF DEEDS, PAGE 169.

PARCEL 3
SECTION 11: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 11, THENCE RUNNING NORTH 40 RODS TO THE TRUE POINT OF BEGINNING; THENCE NORTH 26.67 RODS, THENCE EAST 40 RODS, THENCE SOUTH 26.67 RODS; THENCE WEST 40 RODS TO THE TRUE POINT OF BEGINNING.
LESS AND EXCEPTING THEREFROM THE FOLLOWING:
COMMENCING AT A POINT 24 RODS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, THENCE RUNNING EAST 14 RODS; THENCE SOUTH 20 RODS; THENCE SOUTHWESTERLY TO SECTION LINE AT A POINT 12.5 RODS EAST OF THE SOUTHWEST CORNER OF SAID SECTION 11, THENCE WEST 12.5 RODS; THENCE NORTH TO THE POINT OF BEGINNING. (HOME LOT)

SECTION 10: COMMENCING AT THE NORTHEAST CORNER OF SECTION 10, THENCE RUNNING SOUTH 1290 FEET, THENCE WEST 185 FEET TO THE COUNTY ROAD, THENCE NORTH 10° 00' WEST 355 FEET, THENCE NORTH 38° 30' WEST 630 FEET; THENCE NORTH 25° 00' WEST 260 FEET, THENCE NORTH 6° 00' WEST 200 FEET TO THE NORTH LINE OF SECTION 10, THENCE EAST 760 FEET TO THE POINT OF BEGINNING. (T-2276)
LESS PORTIONS OF PARCEL DEEDED TO STATE HIGHWAY DEED RECORDED AUGUST 7, 1922 UNDER INSTRUMENT NO. 38241.

SECTION 11: THE NORTH HALF OF THE NORTHWEST QUARTER. ALSO, COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11, THENCE RUNNING NORTH 66 2/3 RODS, THENCE EAST 240 RODS, THENCE SOUTH 66 2/3 RODS, THENCE WEST 240 RODS TO THE POINT OF BEGINNING. ALSO, COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, THENCE NORTH ALONG OLD HIGHWAY 191 APPROXIMATELY 700 FEET, THENCE EAST 120 FEET, THENCE SOUTHEASTERLY APPROXIMATELY 910 FEET, THENCE WEST 300 FEET, THENCE NORTH ALONG SAID HIGHWAY 200 FEET TO THE POINT OF BEGINNING. COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, THENCE EAST 80 RODS, THENCE SOUTH 13 1/3 RODS, THENCE WEST 80 RODS, THENCE NORTH 13 1/3 RODS TO THE PLACE OF BEGINNING. T-3458

LESS AND EXCEPTING THEREFROM THE FOLLOWING THREE PARCELS
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 11, THENCE RUNNING NORTH 40 RODS TO THE TRUE POINT OF BEGINNING; THENCE NORTH 26.67 RODS; THENCE EAST 40 RODS, THENCE SOUTH 26.67 RODS, THENCE WEST 40 RODS TO THE TRUE POINT OF BEGINNING.
COMMENCING AT A POINT 24 RODS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, THENCE RUNNING EAST 14 RODS, THENCE SOUTH 20 RODS, THENCE SOUTHWESTERLY TO SECTION LINE AT A POINT 12.5 RODS EAST OF THE SOUTHWEST CORNER OF SAID SECTION 11, THENCE WEST 12.5 RODS, THENCE NORTH TO THE POINT OF BEGINNING.
BEGINNING AT THE SOUTH FENCE APPROXIMATELY ON THE SECTION LINE BETWEEN SECTIONS 11 AND 14 AND COMMENCING AT A POINT APPROXIMATELY 150 FEET EAST FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 11, THENCE APPROXIMATELY 1000 FEET EAST, THENCE IN A NORTHERLY DIRECTION APPROXIMATELY 465 FEET, THENCE WEST APPROXIMATELY 1000 FEET, THENCE SOUTH APPROXIMATELY 450 FEET TO THE POINT OF BEGINNING.

143652

PARCEL 4
SECTION 14: THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
LESS AND EXCEPTING THEREFROM THE FOLLOWING: COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, THENCE RUNNING SOUTH 38 RODS, THENCE EAST 11 RODS, THENCE NORTHERLY TO A POINT 12.5 RODS EAST OF THE POINT OF BEGINNING, THENCE WEST 12.5 RODS TO THE POINT OF BEGINNING.

ALSO, AN UNDIVIDED ONE-HALF INTEREST IN AND TO
PARCEL 5
BEGINNING AT THE SOUTH FENCE APPROXIMATELY ON SECTION LINE BETWEEN SECTIONS 11 AND 14, AND COMMENCING AT A POINT APPROXIMATELY 150 FEET EAST FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 11; THENCE APPROXIMATELY 1000 FEET EAST; THENCE IN A NORTHERLY DIRECTION APPROXIMATELY 465 FEET; THENCE WEST APPROXIMATELY 1000 FEET; THENCE SOUTH APPROXIMATELY 450 FEET TO THE POINT OF BEGINNING. T-3041

Subject to easements, restrictions and rights of way of record, and taxes for the year 2007 and thereafter.

Witness, the hand(s) of said Grantor(s), this JULY 18, 2007.

PEOA RIVER VALLEY RANCH LAND, LLC
By: LAWRENCE V. RICHES
MEMBER/MANAGER

PEOA RIVER VALLEY RANCH LAND, LLC
By: JARED SIMPSON
MEMBER/MANAGER

State of Idaho)
County of Oneida)

On July 18, 2007, personally appeared before me, LAWRENCE V. RICHES AND JARED SIMPSON, who, being by me duly sworn, did say that they are the Manager(s)/Member(s) of PEOA RIVER VALLEY RANCH LAND, LLC, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.

WENDY C. RUFI NOTARY PUBLIC STATE OF IDAHO

Notary Public
Residing: Malad City ID
Expires: 2-28-2011

147484
04 November 2011
9:35 A
Natalie Murphy
20.00
Recorder at Request
Tina Simpson

PEOA RIVER VALLEY RANCH LAND, LLC
10410 W. LOYOLA DRIVE
LOS ALTOS, CA 94024

WARRANTY DEED

PEOA RIVER VALLEY RANCH LAND, LLC, A 50% UNDIVIDED INTEREST whose current address is 10410 West Loyola Drive, Los Altos, California, 94024, **AND JARED SIMPSON AND TINA SIMPSON, HUSBAND AND WIFE, A 50% UNDIVIDED INTEREST**, whose current address is 3970 East Hwy 36, Malad City, Idaho, 83252,

hereby ***CONVEY AND WARRANT*** to

PEOA RIVER VALLEY RANCH LAND, LLC, whose current address is 10410 West Loyola Drive, Los Altos, CA, 94024, County of Santa Clara, State of California, Grantee(s) for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in ONEIDA County, State of IDAHO:

See attached Exhibit "A"

Together with any and all water, gas, oil and mineral rights.

Subject to easements, restrictions and rights of way of record, and taxes for the year 2011 and thereafter.

Witness, the hand(s) of said Grantor(s), this October 5, 2011.

PEOA RIVER VALLEY RANCH LAND, LLC

By: Lawrence Victor Riches, Manager

Jared Simpson

By: Kevin Riches, Manager

Tina Simpson

By: Jared Simpson, Manager

147484

Acknowledgments for Peoa River Valley Ranch Land, LLC

State of STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA
County of) ss:

On 5th October, 2011, personally appeared before me, **LAWRENCE VICTOR RICHES**, who, being by me duly sworn, did say that he is the Manager(s) of PEOA RIVER VALLEY RANCH LAND, LLC, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.

DOUG SHON
COMM. # 1893351
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Comm. Exp. Jun. 20, 2014

Notary Public DOUG SHON
Residing: Los Altos, CA
Expires: 6-20-2014

State of STATE OF CALIFORNIA
COUNTY OF SANTA CLARA
County of) ss:

On 7th October, 2011, personally appeared before me, **KEVIN RICHES**, who, being by me duly sworn, did say that he is the Manager(s) of PEOA RIVER VALLEY RANCH LAND, LLC, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.

DOUG SHON
COMM. # 1893351
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Comm. Exp. Jun. 20, 2014

Notary Public DOUG SHON
Residing: Los Altos, CA
Expires: 6-20-2014

State of ID)
County of Oneida) ss:

On Oct. 24, 2011, personally appeared before me, **JARED SIMPSON**, who, being by me duly sworn, did say that he is the Manager(s) of PEOA RIVER VALLEY RANCH LAND, LLC, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.

WENDY C. RUFI
NOTARY PUBLIC
STATE OF IDAHO

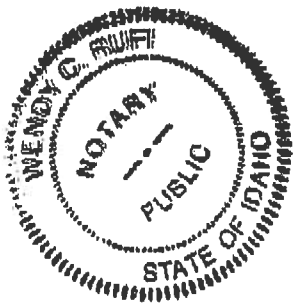
Wendy C. Rufi
Notary Public
Residing: Downey ID
Expires: 2-26-2017

147484

Acknowledgments for Jared and Tina Simpson, husband and wife

State of IDAHO)
)ss:
County of ONEIDA)

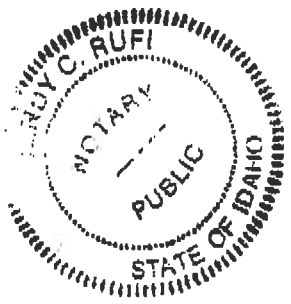
On this 24 day of October, in the year of 2011, before me, _____, a Notary Public, personally appeared **JARED SIMPSON**, known or identified to me (or proved to me on the oath of _____), to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Wendy C. Rufi
Notary Public
Residing: Downey ID
My commission expires on: 2-28-2017

State of IDAHO)
)ss:
County of ONEIDA)

On this 24 day of October, in the year of 2011, before me, _____, a Notary Public, personally appeared **TINA SIMPSON**, known or identified to me (or proved to me on the oath of _____), to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Wendy C Rufi
Notary Public
Residing: Downey ID
My commission expires on: 2-28-2017

147484

PARCEL 1
TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 2: THE NORTH 36½ RODS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (T-1014); ALSO, BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, THENCE EAST 80 RODS; THENCE NORTH 14.5 RODS; THENCE WEST 80 RODS; THENCE SOUTH 14.5 RODS TO THE POINT OF BEGINNING. (T-185)

PARCEL 1A
TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 2: THE NORTH 29 RODS OF THE SOUTH 43.5 RODS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (T-1655)

SECTION 3: THE EAST HALF OF THE SOUTHEAST QUARTER; THE SOUTH 19 RODS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (T-1015)
EXCEPTING THEREFROM 6.75 ACRES DEEDED FOR RAILROAD PURPOSES AND EXCEPTING THOSE ACRES DEEDED TO HIGHWAY.

EXCEPTING THEREFROM:
COMMENCING 60 RODS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO;
THENCE SOUTHEASTERLY ALONG THE EAST RIGHT OF WAY LINE OF COUNTY ROAD (OLD HIGHWAY 191) 76 RODS, MORE OR LESS; THENCE EAST 15 RODS, MORE OR LESS; THENCE NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF THE OLD INTERSTATE HIGHWAY I-15, 75 RODS, MORE OR LESS; THENCE WEST 30 RODS, MORE OR LESS, TO THE POINT OF BEGINNING.
EXCEPTING ANY COUNTY HIGHWAY RIGHT OF WAY.

ALSO EXCEPTING THEREFROM:
A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 3 FROM WHICH THE SOUTHEAST CORNER OF SECTION 3 BEARS SOUTH 00° 06' 07" WEST 2645.15 FEET;
THENCE SOUTH 00° 06' 07" WEST 744.87 FEET ALONG THE EAST LINE OF SAID SECTION 3, ALSO BEING A FENCE LINE TO A 5/8" REBAR WITH CAP LABELED "A.A.HUDSON, PLS 4735";
THENCE NORTH 89° 53' 53" WEST 677.91 FEET TO A 5/8" REBAR WITH CAP SET ON A FENCE LINE, SAID POINT BEING ON A 17263.74 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE CENTER BEARS SOUTH 87° 17' 21" WEST;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 28' 46" A DISTANCE OF 1048.43 FEET (CHORD = NORTH 04° 27' 02" WEST 1048.27 FEET), ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP;
THENCE NORTH 89° 49' 11" EAST 760.43 FEET TO A 5/8" REBAR WITH CAP SET ON SAID EAST LINE OF SECTION 3;

THENCE SOUTH 00° 01' 45" EAST 303.84 FEET ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING.

PARCEL 2
TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO. COMMENCING AT A POINT 10 RODS SOUTH AND 35.52 RODS EAST OF A STAKE SITUATED BETWEEN THE NORTHEAST QUARTER OF SECTION 9 AND THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, AND RUNNING THENCE EAST 222 RODS, THENCE SOUTH 27.6 RODS, THENCE EAST 60.24 RODS; THENCE SOUTH 61.12 RODS, THENCE WEST 320 RODS TO SECTION LINE; THENCE NORTH 27.6 RODS, THENCE EAST 27 RODS, THENCE NORTHEASTERLY 53.635 RODS TO THE POINT OF BEGINNING (T-207, T-208)
EXCEPTING THEREFROM RAILROAD RIGHT OF WAY IN FAVOR OF THE OREGON SHORTLINE RAILROAD AS FOUND IN BOOK 11 OF DEEDS, PAGE 386 AND BOOK 7 OF DEEDS, PAGE 169.

PARCEL 3
SECTION 11: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 11, THENCE RUNNING NORTH 40 RODS TO THE TRUE POINT OF BEGINNING; THENCE NORTH 26.67 RODS, THENCE EAST 40 RODS, THENCE SOUTH 26.67 RODS; THENCE WEST 40 RODS TO THE TRUE POINT OF BEGINNING.
LESS AND EXCEPTING THEREFROM THE FOLLOWING:
COMMENCING AT A POINT 24 RODS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, THENCE RUNNING EAST 14 RODS; THENCE SOUTH 20 RODS; THENCE SOUTHWESTERLY TO SECTION LINE AT A POINT 12.5 RODS EAST OF THE SOUTHWEST CORNER OF SAID SECTION 11, THENCE WEST 12.5 RODS; THENCE NORTH TO THE POINT OF BEGINNING. (HOME LOT)

SECTION 10: COMMENCING AT THE NORTHEAST CORNER OF SECTION 10, THENCE RUNNING SOUTH 1290 FEET, THENCE WEST 185 FEET TO THE COUNTY ROAD, THENCE NORTH 10° 00' WEST 355 FEET, THENCE NORTH 38° 30' WEST 630 FEET; THENCE NORTH 25° 00' WEST 260 FEET, THENCE NORTH 6° 00' WEST 200 FEET TO THE NORTH LINE OF SECTION 10, THENCE EAST 760 FEET TO THE POINT OF BEGINNING. (T-2276)
LESS PORTIONS OF PARCEL DEEDED TO STATE HIGHWAY DEED RECORDED AUGUST 7, 1922 UNDER INSTRUMENT NO. 38241.

SECTION 11: THE NORTH HALF OF THE NORTHWEST QUARTER. ALSO, COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11, THENCE RUNNING NORTH 66 2/3 RODS, THENCE EAST 240 RODS, THENCE SOUTH 66 2/3 RODS, THENCE WEST 240 RODS TO THE POINT OF BEGINNING. ALSO, COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, THENCE NORTH ALONG OLD HIGHWAY 191 APPROXIMATELY 700 FEET, THENCE EAST 120 FEET, THENCE SOUTHEASTERLY APPROXIMATELY 910 FEET, THENCE WEST 300 FEET, THENCE NORTH ALONG SAID HIGHWAY 200 FEET TO THE POINT OF BEGINNING. COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF

SECTION 11, THENCE EAST 80 RODS, THENCE SOUTH 13 1/3 RODS, THENCE WEST 80 RODS, THENCE NORTH 13 1/3 RODS TO THE PLACE OF BEGINNING. T-3458

LESS AND EXCEPTING THEREFROM THE FOLLOWING THREE PARCELS
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 11, THENCE RUNNING NORTH 40 RODS TO THE TRUE POINT OF BEGINNING; THENCE NORTH 26.67 RODS; THENCE EAST 40 RODS, THENCE SOUTH 26.67 RODS, THENCE WEST 40 RODS TO THE TRUE POINT OF BEGINNING.
COMMENCING AT A POINT 24 RODS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, THENCE RUNNING EAST 14 RODS, THENCE SOUTH 20 RODS, THENCE SOUTHWESTERLY TO SECTION LINE AT A POINT 12.5 RODS EAST OF THE SOUTHWEST CORNER OF SAID SECTION 11, THENCE WEST 12.5 RODS, THENCE NORTH TO THE POINT OF BEGINNING.
BEGINNING AT THE SOUTH FENCE APPROXIMATELY ON THE SECTION LINE BETWEEN SECTIONS 11 AND 14 AND COMMENCING AT A POINT APPROXIMATELY 150 FEET EAST FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 11, THENCE APPROXIMATELY 1000 FEET EAST, THENCE IN A NORTHERLY DIRECTION APPROXIMATELY 465 FEET, THENCE WEST APPROXIMATELY 1000 FEET, THENCE SOUTH APPROXIMATELY 450 FEET TO THE POINT OF BEGINNING.

PARCEL 4
SECTION 14: THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
LESS AND EXCEPTING THEREFROM THE FOLLOWING: COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, THENCE RUNNING SOUTH 38 RODS, THENCE EAST 11 RODS, THENCE NORTHERLY TO A POINT 12.5 RODS EAST OF THE POINT OF BEGINNING, THENCE WEST 12.5 RODS TO THE POINT OF BEGINNING.

PARCEL 5
BEGINNING AT THE SOUTH FENCE APPROXIMATELY ON SECTION LINE BETWEEN SECTIONS 11 AND 14, AND COMMENCING AT A POINT APPROXIMATELY 150 FEET EAST FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 11; THENCE APPROXIMATELY 1000 FEET EAST; THENCE IN A NORTHERLY DIRECTION APPROXIMATELY 465 FEET; THENCE WEST APPROXIMATELY 1000 FEET; THENCE SOUTH APPROXIMATELY 450 FEET TO THE POINT OF BEGINNING. T-3041

EXCEPTING THEREFROM

A parcel of land located in the Southwest quarter of the Southeast quarter (SW1/4SE1/4) and the Southeast quarter of the Southwest quarter (SE1/4SW1/4) of Section 11 and the Northwest quarter of the Northeast (NW1/4NE1/4) of Section 14, Township 15 South, Range 36 East, Boise Meridian, Oneida County, Idaho, and more particularly described as follows:
Beginning at the Northeast corner of said NW1/4NE1/4 of said Section 14, from which the Northeast corner of Section 14 bears North 89° 09' 20" East;
Thence South 00° 03' 11" East 1294.03 feet along the east boundary line of said NW1/4NE1/4 to a 5/8" rebar and cap labeled "A.L.S., PLS 9163" at the north boundary line of Four Mile Creek Road as shown on the plans of Interstate 15 (F.A.P. I-15-1(67)8);
Thence along the boundary line of said highway project the following seven (7) courses:
Thence North 86° 49' 57" West 519.27 feet along said right of way line to a right of way marker 95 feet left of Station 17+00;
Thence South 88° 52' 47" West 419.35 feet along said right of way line to a right of way marker 290 feet right of Station 455+00;
Thence North 09° 06' 24" West 800.31 feet along said right of way line to a right of way marker 280 feet right of Station 463+00;
Thence North 15° 02' 00" West 302.85 feet along said right of way line to a right of way marker 245 feet right of Station 466+00;
Thence North 08° 23' 07" West 1253.55 feet along said right of way line to a right of way marker 245 feet right of Station 478+54.68;
Thence North 89° 57' 07" West 70.78 feet along said right of way line to a 5/8" rebar and cap 175 feet right of Station 478+65.05;
Thence North 08° 23' 31" West 23.17 feet along said right of way line to a 5/8" rebar and cap 175 feet right of Station 478+88.13;
Thence North 89° 16' 36" East 100.88 feet to a 5/8" rebar and cap at the west boundary line of said SW1/4SE1/4 of Section 11;
Thence North 00° 36' 40" East 218.59 feet along said east boundary line to a 5/8" rebar and cap at the Northwest corner of said SW1/4SE1/4;
Thence North 89° 18' 15" East 1307.93 feet along the north boundary line of said SW1/4SE1/4 to a 5/8" rebar and cap at the Northeast corner thereof;
Thence South 00° 32' 19" West 1308.09 feet along the east boundary line of said SW1/4SE1/4 to the Point of Beginning.

SUBJECT TO an ingress and egress easement located in the Southeast quarter of the Southwest quarter of Section 11, Township 15 South, Range 36 East, Boise Meridian, Oneida County, Idaho, more particularly described as follows:
Commencing at the South quarter corner of said Section 11, from which the Northeast corner of Section 14 bears North 89° 09' 20" East;
Thence North 00° 48' 24" West 1068.73 feet to a right of way marker 245 feet right of Station 478+54.68 of Interstate 15 (F.A.P. I-15-1(67)8), the Point of Beginning of this easement.
Thence North 89° 57' 07" West 70.78 feet along said right of way line to a 5/8" rebar and cap 175 feet right of Station 478+65.05;
Thence North 08° 23' 31" West 23.17 feet along said right of way line to a 5/8" rebar and cap 175 feet right of Station 478+88.13;
Thence North 89° 16' 36" East 70.65 feet;
Thence South 08° 23' 31" East 24.13 feet to the Point of Beginning.

147689
Microfilm No.
23 Day December 2011
At 12:30 O'clock P.M.
Oneida Co. Recorder
Fee $ 16.00 Deputy
Recorded at Request of
Northern Title Co.

NTO-59481
Allan D. Probst
1748 Lemhi Rd
Salmon, ID 83467

WARRANTY DEED

PEOA River Valley Ranch Land, LLC

Grantor(s) of Los Altos, County of Santa Clara, State of CA,
hereby ***CONVEY AND WARRANT*** to

Allan D. Probst and Karla Probst, Husband and Wife

Grantee(s) of Salmon, County of Lemhi, State of ID for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of ID:

See Attached Exhibit "A"

Together with all water rights appurtenant to the property and 16 Shares of Deep Creek Irrigation Water.

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

Witness, the hand(s) of said Grantor(s), this December 7, 2011.

Peoa River Valley Ranch Land, LLC

Lawrence V. Riches, Manager

Kevin Riches, Manager

Jared Simpson, Manager

147689

State of
County of STATE OF CALIFORNIA COUNTY OF SANTA CLARA

On December 6th, 2011, personally appeared before me **Lawrence V. Riches** who, being by me duly sworn, did say that he is the Manager/Member of **PEOA River Valley Ranch Land, LLC** and that the said instrument was signed on behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.

DOUG SHON
COMM. # 1893351
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Comm. Exp. Jun. 20, 2014

Notary Public

State of
County of STATE OF CALIFORNIA COUNTY OF SANTA CLARA

On December 7th, 2011, personally appeared before me **Kevin Riches** who, being by me duly sworn, did say that he is the Manager/Member of **PEOA River Valley Ranch Land, LLC** and that the said instrument was signed on behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.

DOUG SHON
COMM. # 1893351
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Comm. Exp. Jun. 20, 2014

Notary Public

State of
County of STATE OF CALIFORNIA COUNTY OF SANTA CLARA

On December 15, 2011, personally appeared before me **Jared Simpson** who, being by me duly sworn, did say that he is the Manager/Member of **PEOA River Valley Ranch Land, LLC** and that the said instrument was signed on behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.

WENDY C. RUFI
NOTARY PUBLIC
STATE OF IDAHO

Wendy C. Rufi
Notary Public
Residing Downey ID
Expiration 2-28-2017

Exhibit "A"

A parcel of land located in the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section 10, and the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section 11, Township 15 South, Range 36 East, Boise Meridian, Oneida County, Idaho, and more particularly described as follows:
Commencing at the East Quarter corner of said Section 10, from which the Southwest corner of Section 10 bears South 00° 15' 57" West;
Thence South 00° 40' 23" East 616.06 feet to a 5/8" rebar and cap labeled "A.L.S., PLS 9163" at the intersection of the west right of way line of Old Highway 191 and an existing fence line, the Point of Beginning.
Thence South 00° 32' 00" West 503.300 feet along said west right of way line to a 5/8" rebar and cap at a fence corner;
Thence North 89° 27' 00" West 1001.74 feet along said fence line to a 5/8" rebar and cap at the east right of way line of the Union Pacific Railroad;
Thence North 03° 06' 06" East 504.65 feet along said east right of way line to a 5/8" rebar and cap at a fence corner;
Thence South 89° 24' 00" East 979.12 feet along said fence line to the Point of Beginning.

Also;
A parcel of land located in the South one-half of Section 10, Township 15 South, Range 36 East, Boise Meridian, Oneida County, Idaho, and more particularly described as follows:
Commencing at the West Quarter corner of said Section 10, from which the Southwest corner of Section 10 bears South 00° 06' 10" East;
Thence South 73° 52' 57" East 613.62 feet to a 5/8" rebar and cap labeled "A.L.S., PLS 9163" at a fence corner, being a point of record 10 rods south and 35.52 rods east of said West Quarter corner, the Point of Beginning.
Thence South 89° 15' 45" East 3671.22 feet along a fence line to a 5/8" rebar and cap at the west right of way line of the Union Pacific Railroad.
Thence South 03° 06' 06" West 1465.00 feet along said west right of way line to a 5/8" rebar and cap at a fence corner;
Thence North 89° 11' 00" West 4178.67 feet along said fence line to a 5/8" rebar and cap at the west boundary line of said Section 10;
Thence North 00° 06' 10" West 638.24 feet along said west boundary line to a 5/8" rebar and cap at a fence corner;
Thence South 89° 19' 30" East 475.73 feet along a fence line to a 5/8" rebar and cap at a fence corner;
Thence North 07° 48' 00" East 825.55 feet along a fence line to the Point of Beginning.

Excepting therefrom:
Commencing at a point on the West line of Section 10, Township 15 South, Range 36 East of the Boise Meridian that is 14.76 chains South of the West Quarter Corner of said Section 10; thence running East 6.75 chains; thence Southeasterly 2.50 chains; thence West 6.75 chains to the West line of Section 10; thence North 2.46 chains to the point of beginning.