

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 02 2012

Department of Water Resources
Eastern Region

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?
29-13759 OK	Yes ☐		Yes ☐		Yes ☐
29-13760 OK	Yes ☐		Yes ☐		Yes ☐
29-13973 OK	Yes ☐		Yes ☐		Yes ☐
29-11209 OK	Yes ☐		Yes ☐		Yes ☐
29-12181 OK	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Oregon Trail Broadcasting Company SUPPORT DATA
3. New Owner(s)/Claimant(s): Intermountain West Communications, Inc. IN FILE # 29-11209
- Name of each new owner as listed on the conveyance document
Thomas J Budge, Attorney for Applicant - Representative
- New owner continued ☐ Name connector ☐ and ☐ or ☐ and/or ☐
- 1500 Foremaster Lane
- Mailing address
Las Vegas NV 89101
- City State ZIP
- 702.642.3333
- 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: January 23, 2012
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: Thomas J. Budge Attorney for Applicant 2/24/2012
- Signature of new owner/claimant Title, if applicable Date
- Signature: _____ Title, if applicable _____ Date _____
- Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by KM Date 2-2-2012 Receipt No. E037334 Receipt Amt. \$100.00

Approved by JB Processed by JB Date 3/20/2012 Receipt Amt. \$25.00

Pioneer Title Pocatello

This instrument filed for record by Pioneer Title
Co, as an accommodation only. It has not been
examined as to its execution or as to its effect
upon the title.

21201259

2012 Jan 25 PM 12:48:50

Electronically Recorded by Simplifile

January 25, 2012

CORPORATE DEED

ELECTRONICALLY RECORDED
DO NOT REMOVE THE COUNTY STAMPED
FIRST PAGE AS IT IS NOW INCORPORATED
AS PART OF THE ORIGINAL DOCUMENT.

FOR VALUE RECEIVED,

Oregon Trail Broadcasting Co, a Nevada Corporation

a corporation duly organized and existing under the laws of the State of, grantor, does hereby Grant, Bargain, Sell
and Convey unto

Intermountain West Communications Properties, Inc.

whose address is: 1500 Foremaster Lane, Las Vegas, Nevada 89101, grantee, the following described real estate, to-
wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO current years taxes, irrigation district assessment, public utility easements, subdivision
restrictions, U.S. patent reservations, easements of record and easements visible upon the said premises.

TO HAVE AND TO HOLD The said premises, with their appurtenances unto the said Grantee, Grantee's heirs
and assigns forever.

IN WITNESS WHEREOF, The Grantor pursuant to a resolution of its board of Directors has caused its
corporate name to be hereunto subscribed by its officer and its corporate seal to be affixed by its officer this.

Oregon Trail Broadcasting Co

By: [Signature]

STATE OF NEVADA

)

ss.

COUNTY OF CLARK

)

On this 23 day of January, in the year of 2012, before me, the undersigned, a notary public, personally
appeared RALPH TODDRE known or identified to
me to be the PRESIDENT of the corporation
that executed the instrument or the person/persons who executed the instrument on behalf of said corporation,
and acknowledged to me that such corporation executed the same.



[Signature]

Notary Public of
Residing at
Commission expires:

[Signature]

This instrument filed for record by Pioneer Title Co. as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

2012

CORPORATE DEED

FOR VALUE RECEIVED,

Oregon Trail Broadcasting Co, a Nevada Corporation

a corporation duly organized and existing under the laws of the State of, grantor, does hereby Grant, Bargain, Sell and Convey unto

Intermountain West Communications Properties, Inc.

whose address is: 1500 Foremaster Lane, Las Vegas, Nevada 89101, grantee, the following described real estate, to-wit:

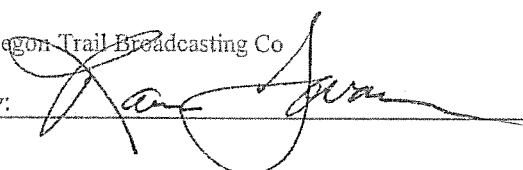
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO current years taxes, irrigation district assessment, public utility easements, subdivision restrictions, U.S. patent reservations, easements of record and easements visible upon the said premises.

TO HAVE AND TO HOLD The said premises, with their appurtenances unto the said Grantee, Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, The Grantor pursuant to a resolution of its board of Directors has caused its corporate name to be hereunto subscribed by its officer and its corporate seal to be affixed by its officer this.

Oregon Trail Broadcasting Co

By: 

STATE OF NEVADA
COUNTY OF CLARK

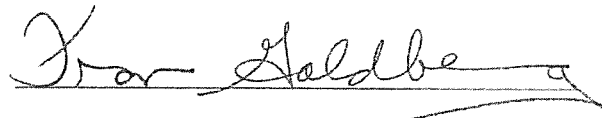
)

ss.

)

On this 23 day of January, in the year of 2012, before me, the undersigned, a notary public, personally appeared RALPH TODDRE known or identified to me to be the PRESIDENT of the corporation that executed the instrument or the person/persons who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.





Notary Public of
Residing at
Commission expires:



EXHIBIT A

5500 Bannock Highway (14 acres)

A tract of land in the SE1/4 of Section 7, Township 7 South, Range 35 East, Boise Meridian, Bannock County, Idaho, a portion of the land described in instrument no. 542515 of the records of Bannock County, Idaho, described as follows:

Commencing at the South quarter corner of Section 7, Township 7 South, Range 35 East, Boise Meridian; thence South 89°21'33" East along the South line of Section 7 for a distance of 387.32 feet to an intersection with the Northeasterly right of way line Bannock Highway, the true point of beginning;

thence continuing South 89°21'33" East along the said South line for a distance of 2255.99 feet to the Southeast corner of said Section 7; thence North 00°17'55" East along the East line of said Section 7 for a distance of 24.93 feet, more or less, to an intersection with the center of the Portneuf River;

thence Northwesterly following the center of the Portneuf River for a distance of 1897.0 feet, more or less, to an intersection with the East boundary of the Portneuf River flood control levee, described in instrument no. 425621 of the records of Bannock County, from said intersection the South quarter corner of Section 7 bears South 60°06'00" West a distance of 1376.03 feet;

thence Southeasterly along the Easterly boundary of the flood control levee, following 218.24 foot radius, non-tangent curve, through a central angle of 10°30'36" for an arc distance of 40.03 feet to a point of tangency (the chord of the afore described curve bears South 45°56'45" East 39.98 feet);

thence continuing along the said Easterly boundary of the flood levee, South 03°14'00" East for a distance of 380.90 feet to an angle point; thence South 67°15'00" West along the said Easterly boundary for a distance of 153.28 feet to an angle point; thence North 22°49'53" West along the said Easterly boundary for a distance of 68.34 feet to an intersection with the Southeasterly boundary of the land of School District 25;

thence South 60°15'27" West along the Southeasterly boundary of the said school land for a distance of 481.55 feet;
thence North 89°21'33" West along the South boundary of the

EXHIBIT A (cont)

said school land for a distance of 325.01 feet to an intersection with the Northeast right of way line of the Bannock Highway; thence South 47°28'01" East for a distance of 74.88 feet to the point of beginning.

EXCEPTING THEREFROM:

A parcel of land in the SW1/4 SE1/4 of Section 7, Township 7 South, Range 35 East, Boise Meridian, Bannock County, Idaho, a portion of the land described in instrument no. 542515 of the records of Bannock County, Idaho, described as follows:

Commencing at the South 1/4 corner of Section 7, Township 7 South, Range 35 East, Boise Meridian; thence North 00° 24'00" West a distance of 50.0 feet along the meridional centerline of Section 7; thence South 89°59'27" East a distance of 654.95 feet, more or less, to a 1/2-inch iron rod tagged "LS 4430" being 50 feet North of the South line of Section 7 and is the Southeast corner of School District 25 property in deed no.383657, said point being the true point of beginning;

thence North 59°46'00" East a distance of 594.70 feet along the Southeast boundary of deed no. 383657 to a 5/8-inch iron pin; thence South 42°50'27" West a distance of 415.10 feet; thence North 88°45'48" West a distance of 231.55 feet to the true point of beginning.

EXHIBIT A (cont)

Vacant Land (10.25 acres)

A parcel of land located in the Northeast Quarter of Section 18, Township 7 South, Range 35 East, Boise Meridian, Bannock County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of Section 18, a found Bannock County Monument-Instr# 607517, the True Point of Beginning;

Thence North $89^{\circ}25'29''$ West (Rec. West) along the North line of Section 18 a distance of 1,326.55 feet to a point from which the North Quarter of Section 18- Instr# 768900 bears North $89^{\circ}25'29''$ West and is 1,316.42 distant; thence South $12^{\circ}27'55''$ East a distance of 133.57 feet; thence South $0^{\circ}30'31''$ West a distance of 209.93 feet to the South line of Instr# 349148;

Thence South $89^{\circ}25'34''$ East (Rec. East) along the South line of Instr# 349148 a distance of 1,298.49 feet to the East line of Section 18; thence North $0^{\circ}11'04''$ East along the East line of Section 18 a distance of 340.03 feet (Rec. North $0^{\circ}27'$ West 340.0 feet) to the True Point of Beginning.

EXHIBIT A (cont)

Vacant Land (7.47 acres)

A tract of land in the NE1/4 of Section 18, Township 7 South, Range 35 East, Boise Meridian, Bannock County, Idaho, described as follows:

Commencing at the Northeast corner of Section 18, Township 7 South, Range 35 East, Boise Meridian; thence South 00° 23'00" East along the East line of Section 18 for a distance of 340.0 feet to the Northeast corner of the land described in instrument no. 802529, the true point of beginning;

thence South 89°55'00" West along the North boundary of the land described in instrument 802529 for a distance of 621.15 feet; thence South 00°23'00" East for a distance of 253.98 feet to a point in the South boundary line of the land described in instrument no. 802529;

thence South 89°28'24" West along the said South boundary line for a distance of 342.40 feet to the Northeast corner of the land described in instrument no. 96003317; thence South 00°03'00" East along the East boundary line of the lands described in instruments no. 96003317 and 792189 for a distance of 394.17 feet; thence North 89°42'54" East along the North boundary line of the land described in instrument no. 778733 for a distance of 475.84 feet to the Southwest corner of the land described in instrument no. 96000187;

thence North 00°23'00" West along the West boundary line of the land described in instrument no. 96000187 for a distance of 446.16 feet; thence North 89°55'00" East along the South boundary line of the land described in instrument no. 802529 for a distance of 490.0 feet to a point on the East line of Section 18; thence North 00°23'00" West for a distance of 202.96 feet to the point of beginning.

TOGETHER WITH an easement for ingress and egress, described as follows:

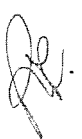
Commencing at the Northeast corner of Section 18, Township 7 South, Range 35 East, Boise Meridian; thence South 00° 23'00" East along the East line of Section 18 for a distance of 340.0 feet to the Northeast corner of the land described in instrument no. 802529; thence South 89°55'00" West along the North boundary of the land described in instrument no. 802529 for a distance of 621.15 feet; thence South 00° 23'00" East for a distance of 202.97 feet to the true point of beginning.



EXHIBIT A (cont)

thence South 89°55'00" West for a distance of 344.33 feet;
thence South 66°27'00" West for a distance of 567.80 feet to
a point in the Northeasterly right of way line of the
Bannock Highway; thence South 45°05'29" East along the said
right of way line for a distance of 53.36 feet to the
Northwest corner of the land described in instrument no.
96003317;

thence North 66°30'06" East for a distance of 528.84 feet to
the Northeast corner of the land described in instrument no.
96003317; thence North 89°28'24" East along the South
boundary line of the land described in instrument no. 802529
for a distance of 342.40 feet; thence North 00°23'00" West
for a distance of 51.01 feet to the point of beginning.



This instrument filed for record by Pioneer Title Co, as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

February 10, 2012

OFFICIAL RECORD BK# 962
BANNOCK COUNTY IDAHO

FEE 28.00 DEPUTY DQ
RECORDED AT REQUEST OF

Pioneer Title Pocatello

21202114

2012 Feb 10 PM 12:43:00

Electronically Recorded by Simplifile

WARRANTY DEED

ELECTRONICALLY RECORDED
DO NOT REMOVE THE COUNTY STAMPED
FIRST PAGE AS IT IS NOW INCORPORATED
AS PART OF THE ORIGINAL DOCUMENT.

For Value Received

James E. Rogers and Beverly Rogers, husband and wife

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

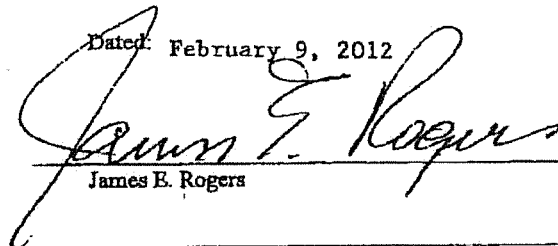
Intermountain West Communications Properties, Inc.

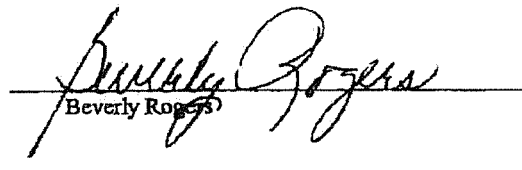
hereinafter referred to as Grantee, whose current address is 1500 Foremaster Lane, La Vegas, Nevada 89101 the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) his heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all claims whatsoever.

Dated: February 9, 2012


James E. Rogers

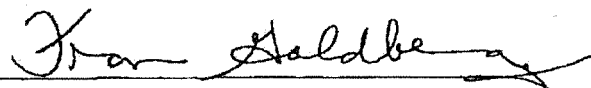

Beverly Rogers

STATE OF Nevada

COUNTY OF CLARK

On this 9th day of February, in the year of 2012, before me, the undersigned, notary public personally appeared James E. Rogers and Beverly Rogers, known or identified to me to be the person/persons whose name is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.





Notary Public of _____

Residing at _____

Commission expires: _____

This instrument filed for record by Pioneer Title Co., as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

February 10, 2012

WARRANTY DEED

For Value Received

James E. Rogers and Beverly Rogers, husband and wife

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

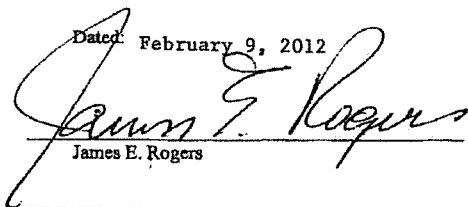
Intermountain West Communications Properties, Inc.

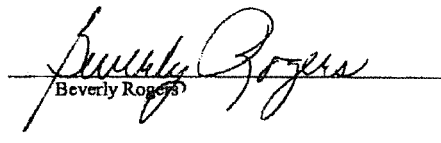
hereinafter referred to as Grantee, whose current address is 1500 Foremaster Lane, La Vegas, Nevada 89101 the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) his heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all claims whatsoever.

Dated: February 9, 2012


James E. Rogers


Beverly Rogers

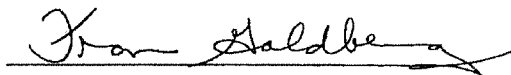
STATE OF Nevada

COUNTY OF CLARK

5.

On this 9th day of February, in the year of 2012, before me, the undersigned, notary public personally appeared James E. Rogers and Beverly Rogers, known or identified to me to be the person/persons whose name is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.





Notary Public of _____
Residing at _____
Commission expires: _____

EXHIBIT "A" 25

5520 Bannock Highway (4.30 acres)

A PARCEL OF LAND LOCATED IN THE NE¼ OF SECTION 18 TOWNSHIP 7 SOUTH, RANGE 35 EAST, B.M., BANNOCK COUNTY, IDAHO. IT IS PORTION OF INSTRUMENT NO. 349148 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NE CORNER OF SECTION 18, A FOUND BANNOCK COUNTY MONUMENT-INSTRUMENT NO. 607517. THENCE N.89°26'29"W (REC. WEST) ALONG THE NORTH LINE OF SECTION 18 A DISTANCE OF 1326.55 FEET TO THE TRUE POINT OF BEGINNING, FROM WHICH THE N¼ OF SECTION 18-INSTRUMENT NO. 768900 BEARS N.89°25'28"W. AND IS 1318.42 DISTANT. THENCE S. 12°27'55" E. A DISTANCE OF 133.57 FEET; THENCE S.0°30'31" W. A DISTANCE OF 42.74 FEET; THENCE N. 89°29'29" W. A DISTANCE OF 370.70 FEET; THENCE S. 44°19'08"W. A DISTANCE OF 58.31; THENCE S. 44°45'29" E. A DISTANCE OF 19.32 FEET; THENCE S. 45°46'31" W. A DISTANCE OF 234.77 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF BANNOCK HIGHWAY; THENCE N. 44°30'58" W. ALONG SAID RIGHT OF WAY LINE 108.99 FEET AND CONTINUING N. 44°64'08" W. 452.79 FEET TO THE NORTH LINE OF SECTION 18; THENCE S. 89°25'29" E. ALONG THE NORTH LINE OF SECTION 18 A DISTANCE OF 933.69 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT A (Cont)

5680 Bannock Highway (6.03 acres)

A tract of land in the NE¼ of Section 18, Township 7 South, Range 35 East, Boise Meridian, Bannock County, Idaho, described as follows:

Commencing at the Northeast corner of Section 18, Township 7 South, Range 35 East, Boise Meridian; thence South 00°23'00" East along the East line of Section 18 for a distance of 340.0 feet to the Northeast corner of the land described in instrument no. 802529;

thence South 89°55'00" West along the North boundary of the land described in instrument 802529 for a distance of 621.15 feet, to the point of beginning; thence South 00°23'00" East for a distance of 253.98 feet to a point in the South boundary line of the land described in instrument no. 802529;

thence South 89°28'24" West along the said South boundary line for a distance of 342.40 feet to the Northeast corner of the land described in instrument no. 96003317; thence South 66°30'06" West for a distance of 528.84 feet to a point in the Northeasterly right of way line of the Bannock Highway;

thence North 45°05'29" West along the said right of way line for a distance of 215.36 feet; thence North 61°47'00" East a distance of 245.23 feet; thence North 51°44'00" East a distance of 35.00 feet; thence North 11°08'00" West a distance of 180.60 feet; thence North 89°55'00" East a distance of 769.50 feet to the point of beginning.

EXHIBIT A (cont)

5688 & 5690 Bannock Highway (4.37 acres)

Parcel 1

A parcel of land in the NE1/4 NE1/4 of Section 18, Township 7 South, Range 35 East, Boise Meridian, Bannock County, Idaho, described as follows:

Commencing at the Northeast corner of Section 18, Township 7 South, Range 35 East, Boise Meridian; thence South 00°23' East along the East line of Section 18 for a distance of 542.96 feet to the Southeast corner of the land identified as Parcel 1 in Instrument No. 802529 of the records of Bannock County, Idaho, the true point of beginning;

thence continuing South 00°23' East along the East line for a distance of 122.33 feet; thence South 89°51'06" West for a distance of 150.0 feet; thence South 00°23' East for a distance of 200.00 feet; thence North 89°51'06" East for a distance of 150.00 feet; thence South 00°23' East for a distance of 122.32 feet to the Southeast corner of the land described in Instrument No. 640624;

thence South 89°46' West along the South line of the land described in Instrument No. 640624 for a distance of 490.0 feet to the Southeast corner of the land identified as Parcel 2 in Instrument No. 802529; thence North 00°23' West along the East line of said Parcel 2 for a distance of 446.32 feet; thence North 89°55' East along the South line of the land identified as Parcel 1 in Instrument No. 802529 for a distance of 490.00 feet to the point of beginning.

TOGETHER WITH the right of ingress and egress over and upon the following described real property:

Commencing at the Northeast corner of Section 18, Township 7 South, Range 35 East, Boise Meridian, Bannock County, Idaho; thence South 00°23' East along the East line of Section 18 for a distance of 542.96 feet to the Southeast corner of the land identified as Parcel 1 in Instrument No. 802529 of the records of Bannock County, Idaho; thence South 89°55' West along the South line of the said parcel described in Instrument No. 802529 for a distance of 490.00 feet to the Northeast corner of the land identified as Parcel 3 in Instrument No. 802529 of the records of Bannock County, the true point of beginning;

thence continuing South 89°55' West along the said South

EXHIBIT A (cont)

line for a distance of 475.48 feet; thence continuing along the said South line South 66°27' West for a distance of 568.04 feet to a point in the Northeasterly right of way line of the Bannock Highway; thence South 45°18' East along the said right of way line for a distance of 53.83 feet; thence North 66°27' East for a distance of 528.50 feet; thence North 89°28'24" East for a distance of 473.82 feet; thence North 00°23' West for a distance of 50.00 feet to the point of beginning.

Subject to the following described access easement:

Commencing at the Northeast corner of Section 18, Township 7 South, Range 35 East, Boise Meridian; thence South 00°23' East along the East line of Section 18 for a distance of 542.96 feet to the Southeast corner of the land identified as Parcel 1 in Instrument No. 802529 of the records of Bannock County, Idaho; thence South 89°55' West along the South line of the said parcel described in Instrument No. 802529 for a distance of 150.00 feet to the true point of beginning; thence continuing South 89°55' West along the said South line for a distance of 340.00 feet to the Northeast corner of the land identified as Parcel 3 in Instrument No. 802529 of the records of Bannock County, Idaho; thence South 00°23' East for a distance of 50.00 feet; thence North 89°55' East for a distance of 290.26 feet; thence South 00°23' East for a distance of 272.76 feet; thence North 89°51'06" East for a distance of 50.00 feet; thence North 00°23' West for a distance of 322.50 feet to the point of beginning.

Parcel 2

A parcel of land in the NE1/4 NE1/4 of Section 18, Township 7 South, Range 35 East, Boise Meridian, Bannock County, Idaho, described as follows:

Commencing at the Northeast corner of Section 18, Township 7 South, Range 35 East, Boise Meridian; thence South 00°23' East along the East line of Section 18 for a distance of 542.96 feet to the Southeast corner of the land identified as Parcel 1 in Instrument No. 802529 of the records of Bannock County, Idaho; thence continuing South 00°23' East along the east line for a distance of 122.33 feet to the true point of beginning;

EXHIBIT A (cont)

thence continuing South 00°23' East along the said East line for a distance of 200.00 feet; thence South 89°51'06" West for a distance of 150.00 feet; thence North 00°23' West for a distance of 200.00 feet; thence North 89°51'06" East for a distance of 150.00 feet to the point of beginning.

TOGETHER WITH the right of ingress and egress over and upon the following described real property:

Commencing at the Northeast corner of Section 18, Township 7 South, Range 35 East, Boise Meridian, Bannock County, Idaho; thence South 00°23' East along the East line of Section 18 for a distance of 542.96 feet to the Southeast corner of the land identified as Parcel 1 in Instrument No. 802529 of the records of Bannock County, Idaho; thence South 89°55' West along the South line of the said parcel described in Instrument No. 802529 for a distance of 150.00 feet to the true point of beginning; thence continuing South 89°55' West along the said South line for a distance of 815.48 feet; thence continuing along the said South line South 66°27' West for a distance of 568.04 feet to a point in the Northeasterly right of way line of the Bannock Highway; thence South 45°18' East along the said right of way line for a distance of 53.83 feet; thence North 66°27' East for a distance of 528.50 feet; thence North 89°28'24" East for a distance of 473.82 feet to the Southeast corner of the land identified as Parcel 3 in Instrument No. 802529 of records of Bannock County; thence North 89°55' East for a distance of 290.26 feet; thence South 00°23' East for a distance of 272.76 feet; thence North 89°51'06" East for a distance of 50.00 feet to the Southwest corner of the afore described parcel; thence North 00°23' West along the West line of the afore described parcel and the Northerly extension thereof for a distance of 322.50 feet to the point of beginning.

EXHIBIT A (cont)

5822 Bannock Highway (2.02 acres)

PARCEL A:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, T 7 S, R 35 E, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, SAID CORNER BEING MARKED BY A FOUND BANNOCK COUNTY BRASS CAP MONUMENT, AS DESCRIBED IN INSTRUMENT NUMBER 612768; THENCE N 89°25'43" W ALONG THE NORTH LINE OF SAID SECTION 18, 1452.44 FEET (RECORDED AS WEST, 1454.2 FEET); THENCE SOUTH, 809.11 FEET (RECORDED AS SOUTH, 809.4 FEET) TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BANNOCK HIGHWAY, SAID POINT ALSO BEING THE NORTHWEST DEED CORNER DESCRIBED IN INSTRUMENT NUMBER 96003317, SAID POINT BEING MARKED BY A SET 5/8 INCH DIAMETER REBAR WITH AN ALUMINUM CAP STAMPED "PLS 8075", AND SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N 67°03'52" E ALONG THE NORTHERLY DEED LINE DESCRIBED IN INSTRUMENT NUMBER 96003317, 262.20 FEET; THENCE S 22°56'08" E, 197.11 FEET TO A POINT ON THE NORTHERLY DEED LINE DESCRIBED IN INSTRUMENT NUMBER 792189; THENCE S 67°03'52" W ALONG THE NORTHERLY DEED LINE DESCRIBED IN INSTRUMENT NUMBER 792189, 184.22 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BANNOCK HIGHWAY, SAID POINT BEING MARKED BY A SET 5/8 INCH DIAMETER REBAR WITH AN ALUMINUM CAP STAMPED "PLS 8075"; THENCE N 44°31'15" W ALONG SAID EASTERLY RIGHT OF WAY LINE OF BANNOCK HIGHWAY, 211.97 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, T 7 S, R 35 E, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, SAID CORNER BEING MARKED BY A FOUND BANNOCK COUNTY BRASS CAP MONUMENT, AS DESCRIBED IN INSTRUMENT NUMBER 612768; THENCE N 89°25'43" W ALONG THE NORTH LINE OF SAID SECTION 18, 1452.44 FEET (RECORDED AS WEST, 1454.2 FEET); THENCE SOUTH, 809.11 FEET (RECORDED AS SOUTH, 809.4 FEET) TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BANNOCK HIGHWAY, SAID POINT ALSO BEING THE NORTHWEST DEED CORNER DESCRIBED IN INSTRUMENT NUMBER 96003317, SAID POINT BEING MARKED BY A SET 5/8 INCH DIAMETER REBAR WITH AN ALUMINUM CAP STAMPED "PLS 8075"; THENCE N 67°03'52" E ALONG THE NORTHERLY DEED LINE DESCRIBED IN INSTRUMENT NUMBER 96003317, 262.20 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N 67°03'52" E ALONG SAID NORTHERLY DEED LINE, 266.58 FEET TO THE NORTHEAST DEED CORNER DESCRIBED IN INSTRUMENT NUMBER 96003317, SAID CORNER BEING MARKED BY A SET 5/8 INCH DIAMETER REBAR WITH AN ALUMINUM CAP STAMPED "PLS 8075"; THENCE S 0°30'46" E ALONG THE EAST DEED LINE DESCRIBED IN INSTRUMENT NUMBER 96003317, 214.85 FEET TO THE NORTHEAST DEED CORNER DESCRIBED IN INSTRUMENT NUMBER 792189, SAID CORNER BEING MARKED BY A SET 5/8 INCH DIAMETER REBAR WITH AN ALUMINUM CAP STAMPED "PLS 8075"; THENCE S 67°03'52" W ALONG SAID NORTHERLY DEED LINE DESCRIBED IN INSTRUMENT NUMBER 792189, 181.08 FEET; THENCE N 22°56'08" W, 197.11 FEET TO THE TRUE POINT OF BEGINNING.

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WARRANTY DEED

THIS INDENTURE, made this 11th day of September, 2004,
between Mary Francis Okelberry, Individually and as Personal Representative of the Estate of Jay
Peterson Merkley, a/k/a Jay P. Merkley, a/k/a J.P. Merkley, deceased, under Letters
Testamentary, duly certified and attached hereto as Schedule "A", as Grantors and James E.
Rogers and Beverly Rogers, husband and wife, as Grantees, whose address is 1500 Foremaster
Lane, Las Vegas, Nevada 89101.

WITNESSETH: That the Grantors for value received, does, hereby grant, bargain, sell
and convey unto Grantees, their heirs and assigns, all that parcel of real property commonly
known as 5520 Bannock Highway, Pocatello, Idaho and particularly described on Schedule "B"
attached hereto and by reference incorporated herein.

Together with all and singular the tenements, hereditaments,
fixtures and appurtenances thereunto belonging or in anywise
appertaining including the rents, issues and profits thereof and
including the water well situate thereon and Idaho Department of
Water Resources Water License No. 29-12181.

SUBJECT TO: All of the taxes levied and assessed in 2004 and all
such taxes and assessments levied or assessed in subsequent years;

SUBJECT TO: all City, County, State and Federal building and
zoning laws, ordinances and regulations and;

SUBJECT TO: all reservations, rights of way, easements and
restrictions recorded against the property.

To have and to hold all and singular the foregoing Property, together with the
appurtenances and privileges thereunto incident unto the Grantees and their heirs and assigns
forever, and the Grantors warrant the property in the quiet and peaceable possession of the

3-2

20419692

Grantees against all and every person or persons whomsoever.

Mary Francis Okelberry
Mary Francis Okelberry, Individually

Mary Francis Okelberry
Mary Francis Okelberry, Personal Representative of
the Estate of Jay Peterson Merkley, Deceased

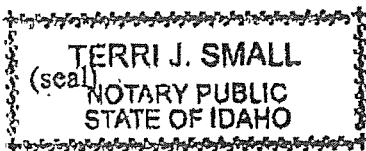
STATE OF IDAHO)

:ss

County of Bannock)

On this 1st day of September, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Mary Francis Okelberry, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

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



T. J. Small
NOTARY PUBLIC FOR IDAHO

Residing at: Boonville, ID

My Commission Expires: 4/28/2005

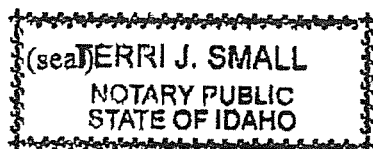
STATE OF IDAHO)

:ss

County of Bannock)

On this 1st day of September, 2004, before me, the undersigned, Notary Public, personally appeared Mary Francis Okelberry, known or identified to me to be the Personal Representative of the Estate of Jay Peterson Merkley, deceased, and acknowledged to me that she executed the same as such Personal Representative.

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



T. J. Small
NOTARY PUBLIC FOR IDAHO

Residing at: Boonville, ID

My Commission Expires: 4/28/2005

SCHEDULE "B"

3-3

20419692

A PARCEL OF LAND LOCATED IN THE NE¼ OF SECTION 18 TOWNSHIP 7 SOUTH, RANGE 35 EAST, B.M., BANNOCK COUNTY, IDAHO. IT IS PORTION OF INSTRUMENT NO. 349148 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NE CORNER OF SECTION 18, A FOUND BANNOCK COUNTY MONUMENT-INSTRUMENT NO. 607517. THENCE N 89°25'29"W (REC. WEST) ALONG THE NORTH LINE OF SECTION 18 A DISTANCE OF 1326.55 FEET TO THE TRUE POINT OF BEGINNING, FROM WHICH THE N¼ OF SECTION 18-INSTRUMENT NO. 768900 BEARS N 89°25'29"W. AND IS 1316.42 DISTANT THENCE S. 12°27'55" E. A DISTANCE OF 133.57 FEET; THENCE S. 0°30'31" W. A DISTANCE OF 42.74 FEET; THENCE N. 89°29'29" W. A DISTANCE OF 370.70 FEET; THENCE S. 44°19'06" W. A DISTANCE OF 58.31; THENCE S. 44°45'29" E. A DISTANCE OF 19.32 FEET; THENCE S. 45°46'31" W. A DISTANCE OF 234.77 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF BANNOCK HIGHWAY; THENCE N. 44°30'56" W. ALONG SAID RIGHT OF WAY LINE 108.99 FEET AND CONTINUING N. 44°54'06" W. 452.79 FEET TO THE NORTH LINE OF SECTION 18; THENCE S. 89°25'29" E. ALONG THE NORTH LINE OF SECTION 18 A DISTANCE OF 933.69 FEET TO THE TRUE POINT OF BEGINNING.

20419692
FIRST AMERICAN TITLE
RECORDED AT REQUEST OF
FEE 9.00 DEPUTY Jo

2004 SEP 10 AM 11:14
OFFICIAL RECORD BK# 855
LIPPIE CHAN RECORDER
BANNOCK COUNTY IDAHO

4-1
WARRANTY DEED

20202588

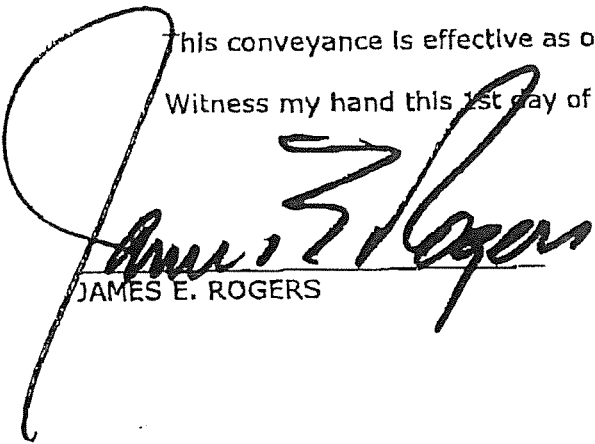
FOR VALUE RECEIVED, James E. Rogers and Beverly Rogers, the Grantors, do hereby grant, bargain, sell and convey unto OREGON TRAIL BROADCASTING, a Nevada Corporation, the Grantees, whose current address is 1500 Foremaster Lane, Las Vegas, Nevada 89101, the following described real property situated in the County of Bannock, State of Idaho, bounded and described as follows:

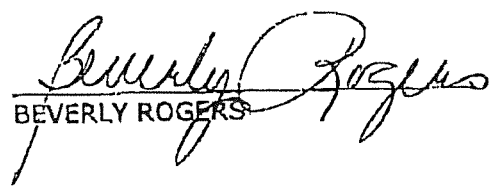
See Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the same premises, with their appurtenances unto the said Grantee and Grantee's successors and assigns forever. The Grantors do hereby covenant and warrant to and with the Grantee that the Grantors are the owners in fee simple of such premises; that such premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject; those set forth in Pioneer Title Company Title of Bannock County, Commitment No. 50505TZ, dated August 28, 1997; those made, suffered, assumed, or created by the Grantee; reservations, restrictions, dedications, covenants, easements of record or use; rights of parties in possession, encroachments, overlaps, boundary-line disputes, or other matters that would be disclosed by an accurate survey or inspection of the property; rights-of-way and agreements, if any, of record; general taxes and assessments (including irrigation and utility assessment's, if any, for the current year) that are not yet due and payable; and that the Grantors will warrant and defend the same from all lawful claims whatsoever.

This conveyance is effective as of February 1, 2002.

Witness my hand this 1st day of February, 2002


JAMES E. ROGERS


BEVERLY ROGERS

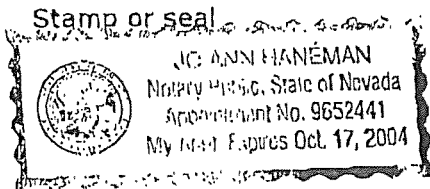
ORIGINAL

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State of Nevada)
)
County of Clark) ss.

On this 1st day of February 2002, personally appeared before me, a Notary Public, in and for said County and State, James E. Rogers and Beverly Rogers who executed the foregoing Instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.



Signature

EXHIBIT "A"

20202588

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A tract of land in the SE1/4 of Section 7, Township 7 South, Range 35 East, Boise Meridian, Bannock County, Idaho, a portion of the land described in instrument no. 542515 of the records of Bannock County, Idaho, described as follows:

Commencing at the South quarter corner of Section 7, Township 7 South, Range 35 East, Boise Meridian; thence South $89^{\circ}21'33''$ East along the South line of Section 7 for a distance of 387.32 feet to an intersection with the Northeasterly right of way line Bannock Highway, the true point of beginning;

thence continuing South $89^{\circ}21'33''$ East along the said South line for a distance of 2255.99 feet to the Southeast corner of said Section 7; thence North $00^{\circ}17'55''$ East along the East line of said Section 7 for a distance of 24.93 feet, more or less, to an intersection with the center of the Portneuf River;

thence Northwesterly following the center of the Portneuf River for a distance of 1897.0 feet, more or less, to an intersection with the East boundary of the Portneuf River flood control levee, described in instrument no. 425621 of the records of Bannock County, from said intersection the South quarter corner of Section 7 bears South $60^{\circ}06'00''$ West a distance of 1376.03 feet;

thence Southeasterly along the Easterly boundary of the flood control levee, following 218.24 foot radius, non-tangent curve, through a central angle of $10^{\circ}30'36''$ for an arc distance of 40.03 feet to a point of tangency (the chord of the afore described curve bears South $45^{\circ}56'45''$ East 39.98 feet);

thence continuing along the said Easterly boundary of the flood levee, South $03^{\circ}14'00''$ East for a distance of 380.90 feet to an angle point; thence South $67^{\circ}15'00''$ West along the said Easterly boundary for a distance of 153.28 feet to an angle point; thence North $22^{\circ}49'53''$ West along the said Easterly boundary for a distance of 68.34 feet to an intersection with the Southeasterly boundary of the land of School District 25;

thence South $60^{\circ}15'27''$ West along the Southeasterly boundary of the said school land for a distance of 481.55 feet; thence North $89^{\circ}21'33''$ West along the South boundary of the said school land for a distance of 325.01 feet to an intersection with the Northeast right of way line of the Bannock Highway; thence South $47^{\circ}28'01''$ East for a distance of 74.88 feet to the point of beginning.



AMERITITLE - POCATELLO OFFICE

20905959 2009 MAR 20 PM 04:46:12
Electronically Recorded by Simplifile

IDWD
Order No. 13463 AT

WARRANTY DEED

For Value Received,

Joseph B. Richmond and Melvida D. Richmond, husband and wife

GRANTOR(s), do(es) hereby GRANT, BARGAIN, SELL and CONVEY unto

James E Rogers and Beverly Rogers, husband and wife

GRANTEE(s), whose address is: c/o Tim Yock 1500 Foremaster Lane, Las Vegas, NV 89101

the following described real property, to-wit:

****Exhibit A Attached**

TO HAVE AND TO HOLD the premises with its appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises that said premises are free from all encumbrances except the current year's taxes and assessments, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record and that they will warrant and defend the same from all lawful claims whatsoever.

DATED this 20th day of March, 2009.

Joseph B. Richmond
Joseph B. Richmond

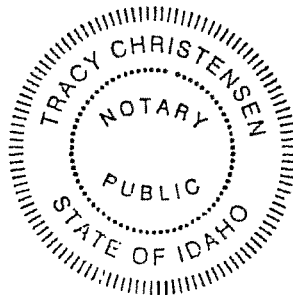
Melvida D. Richmond
Melvida D. Richmond

State of Idaho)

County of Bannock)

On this 20 day of March, 2009 before me Tracy Christensen a notary public in and for said State, personally appeared Joseph B. Richmond and Melvida D. Richmond known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

[Signature]
Notary Public
Residing at: Pocatello, ID
Commission Expires: 11-3-9



SCANNED

SEP 22 2010

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"EXHIBIT A"

PARCEL A:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, T 7 S, R 35 E, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, SAID CORNER BEING MARKED BY A FOUND BANNOCK COUNTY BRASS CAP MONUMENT, AS DESCRIBED IN INSTRUMENT NUMBER 612768; THENCE N 89°25'43" W ALONG THE NORTH LINE OF SAID SECTION 18, 1452.44 FEET (RECORDED AS WEST, 1454.2 FEET); THENCE SOUTH, 809.11 FEET (RECORDED AS SOUTH, 809.4 FEET) TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BANNOCK HIGHWAY, SAID POINT ALSO BEING THE NORTHWEST DEED CORNER DESCRIBED IN INSTRUMENT NUMBER 96003317, SAID POINT BEING MARKED BY A SET 5/8 INCH DIAMETER REBAR WITH AN ALUMINUM CAP STAMPED "PLS 8075", AND SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N 67°03'52" E ALONG THE NORTHERLY DEED LINE DESCRIBED IN INSTRUMENT NUMBER 96003317, 262.20 FEET; THENCE S 22°56'08" E, 197.11 FEET TO A POINT ON THE NORTHERLY DEED LINE DESCRIBED IN INSTRUMENT NUMBER 792189; THENCE S 67°03'52" W ALONG THE NORTHERLY DEED LINE DESCRIBED IN INSTRUMENT NUMBER 792189, 184.22 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BANNOCK HIGHWAY, SAID POINT BEING MARKED BY A SET 5/8 INCH DIAMETER REBAR WITH AN ALUMINUM CAP STAMPED "PLS 8075"; THENCE N 44°31'15" W ALONG SAID EASTERLY RIGHT OF WAY LINE OF BANNOCK HIGHWAY, 211.97 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, T 7 S, R 35 E, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, SAID CORNER BEING MARKED BY A FOUND BANNOCK COUNTY BRASS CAP MONUMENT, AS DESCRIBED IN INSTRUMENT NUMBER 612768; THENCE N 89°25'43" W ALONG THE NORTH LINE OF SAID SECTION 18, 1452.44 FEET (RECORDED AS WEST, 1454.2 FEET); THENCE SOUTH, 809.11 FEET (RECORDED AS SOUTH, 809.4 FEET) TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BANNOCK HIGHWAY, SAID POINT ALSO BEING THE NORTHWEST DEED CORNER DESCRIBED IN INSTRUMENT NUMBER 96003317, SAID POINT BEING MARKED BY A SET 5/8 INCH DIAMETER REBAR WITH AN ALUMINUM CAP STAMPED "PLS 8075"; THENCE N 67°03'52" E ALONG THE NORTHERLY DEED LINE DESCRIBED IN INSTRUMENT NUMBER 96003317, 262.20 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N 67°03'52" E ALONG SAID NORTHERLY DEED LINE, 266.58 FEET TO THE NORTHEAST DEED CORNER DESCRIBED IN INSTRUMENT NUMBER 96003317, SAID CORNER BEING MARKED BY A SET 5/8 INCH DIAMETER REBAR WITH AN ALUMINUM CAP STAMPED "PLS 8075"; THENCE S 0°30'46" E ALONG THE EAST DEED LINE DESCRIBED IN INSTRUMENT NUMBER 96003317, 214.85 FEET TO THE NORTHEAST DEED CORNER DESCRIBED IN INSTRUMENT NUMBER 792189, SAID CORNER BEING MARKED BY A SET 5/8 INCH DIAMETER REBAR WITH AN ALUMINUM CAP STAMPED "PLS 8075"; THENCE S 67°03'52" W ALONG SAID NORTHERLY DEED LINE DESCRIBED IN INSTRUMENT NUMBER 792189, 181.08 FEET; THENCE N 22°56'08" W, 197.11 FEET TO THE TRUE POINT OF BEGINNING.

SCANNED

SEP 22 2010

THIS INSTRUMENT FILED FOR RECORD BY PIONEER TITLE CO. AS
AN ACCORDATION CHECK IT HAS NOT BEEN EXAMINED AS TO ITS
EFFECT ON AS TO ITS EFFECT UPON THE TITLE

JUNE 11

03

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PIONEER TITLE
RECORDED AT REQUEST OF

FEE 12 DEPUTY *PP*

QUITCLAIM DEED

For Value Received

Oregon Trail Broadcasting Company, a Nevada Corporation

2003 JUN 11 PM 3 45

does hereby convey, release, remise and forever quit claim unto

OFFICIAL RECORD BK# 831

James E. Rogers and Beverly Rogers, Husband and Wife

LARRY W CHAN RECORDER
BANNOCK COUNTY IDAHO

whose address is:

the following described premises, in Bannock County, Idaho, to-wit:

See Attached Exhibit A

Date: June 10, 2003

Oregon Trail Broadcasting Company, a Nevada Corporation

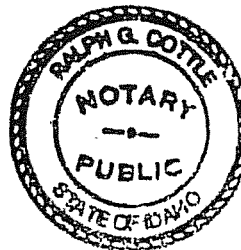
James E. Rogers *Chairman & Chief*
by: *Executive Officer*

STATE OF IDAHO
COUNTY OF BANNOCK

On this 11th day of JUNE, 2003, before me the undersigned, a Notary Public in and for said state, personally appeared JAMES E. ROGERS AND, known to me to be the President and Secretary of the Corporation that executed this instrument or the persons who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation 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.

Ralph G. Cottle
Notary Public
Residing at: POCATELLO, IDAHO
Commission Expires: 25th OCTOBER 2005



SCANNED

SEP 22 2010

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20315315

Exhibit A**Parcel 1**

A parcel of land in the NE1/4 NE1/4 of Section 18, Township 7 South, Range 35 East, Boise Meridian, Bannock County, Idaho, described as follows:

Commencing at the Northeast corner of Section 18, Township 7 South, Range 35 East, Boise Meridian; thence South 00°23' East along the East line of Section 18 for a distance of 542.96 feet to the Southeast corner of the land identified as Parcel 1 in Instrument No. 802529 of the records of Bannock County, Idaho, the true point of beginning;

thence continuing South 00°23' East along the East line for a distance of 122.33 feet; thence South 89°51'06" West for a distance of 150.0 feet; thence South 00°23' East for a distance of 200.00 feet; thence North 89°51'06" East for a distance of 150.00 feet; thence South 00°23' East for a distance of 122.32 feet to the Southeast corner of the land described in Instrument No. 640624;

thence South 89°46' West along the South line of the land described in Instrument No. 640624 for a distance of 490.0 feet to the Southeast corner of the land identified as Parcel 2 in Instrument No. 802529; thence North 00°23' West along the East line of said Parcel 2 for a distance of 446.32 feet; thence North 89°55' East along the South line of the land identified as Parcel 1 in Instrument No. 802529 for a distance of 490.00 feet to the point of beginning.

TOGETHER WITH the right of ingress and egress over and upon the following described real property:

Commencing at the Northeast corner of Section 18, Township 7 South, Range 35 East, Boise Meridian, Bannock County, Idaho; thence South 00°23' East along the East line of Section 18 for a distance of 542.96 feet to the Southeast corner of the land identified as Parcel 1 in Instrument No. 802529 of the records of Bannock County, Idaho; thence South 89°55' West along the South line of the said parcel described in Instrument No. 802529 for a distance of 490.00 feet to the Northeast corner of the land identified as Parcel 3 in Instrument No. 802529 of the records of Bannock County, the true point of beginning;

thence continuing South 89°55' West along the said South line for a distance of 475.48 feet; thence continuing along the said South line South 66°27' West for a distance of 568.04 feet to a point in the Northeasterly right of way line of the Bannock Highway; thence South 45°18' East along the said right of way line for a distance of 53.83 feet; thence North 66°27' East for a distance of 528.50 feet; thence North 89°28'24" East for a distance of 473.82 feet; thence North 00°23' West for a distance of 50.00 feet to the point of beginning.

Subject to the following described access easement:

Commencing at the Northeast corner of Section 18, Township 7 South, Range 35 East, Boise Meridian; thence South 00°23' East along the East line of Section 18 for a distance of 542.96 feet to the Southeast corner of the land identified as Parcel 1 in Instrument No. 802529 of the records of Bannock County, Idaho; thence South 89°55' West along the South line of the said parcel described in Instrument No. 802529 for a distance of 150.00 feet to the true point of beginning; thence continuing South 89°55' West along the said South line for a distance of 340.00 feet to the Northeast corner of the land identified as Parcel 3 in Instrument No. 802529 of the records of Bannock County, Idaho; thence South 00°23' East for a distance of 50.00 feet; thence North 89°55' East for a distance of 290.26 feet; thence South 00°23' East for a distance of 272.76 feet; thence North 89°51'06" East for a distance of 50.00 feet; thence North 00°23' West for a distance of 322.50 feet to the point of beginning.

Parcel 2

A parcel of land in the NE1/4 NE1/4 of Section 18, Township 7 South, Range 35 East, Boise Meridian, Bannock County, Idaho, described as follows:

Commencing at the Northeast corner of Section 18, Township 7 South, Range 35 East, Boise Meridian; thence South 00°23' East along the East line of Section 18 for a distance of 542.96 feet to the Southeast corner of the land identified as Parcel 1 in Instrument No. 802529 of the records of Bannock County, Idaho; thence continuing South 00°23' East along the east line for a distance of 122.33 feet to the true point of beginning;

thence continuing South 00°23' East along the said East line for a distance of 200.00 feet; thence South 89°51'06" West for a distance of 150.00 feet; thence North 00°23' West for a distance of 200.00 feet; thence North 89°51'06" East for a distance of 150.00 feet to the point of beginning.

TOGETHER WITH the right of ingress and egress over and upon the following described real property:

Commencing at the Northeast corner of Section 18, Township 7 South, Range 35 East, Boise Meridian, Bannock County, Idaho; thence South 00°23' East along the East line of Section 18 for a distance of 542.96 feet to the Southeast corner of the land identified as Parcel 1 in Instrument No. 802529 of the records of Bannock County, Idaho; thence South 89°55' West along the South line of the said parcel described in Instrument No. 802529 for a distance of 150.00 feet to the true point of beginning;

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thence continuing South 89°55' West along the said South line for a distance of 815.48 feet; thence continuing along the said South line South 66°27' West for a distance of 568.04 feet to a point in the Northeasterly right of way line of the Bannock Highway; thence South 45°18' East along the said right of way line for a distance of 53.83 feet; thence North 66°27' East for a distance of 528.50 feet; thence North 89°28'24" East for a distance of 473.82 feet to the Southeast corner of the land identified as Parcel 3 in Instrument No. 802529 of records of Bannock County; thence North 89°55' East for a distance of 290.26 feet; thence South 00°23' East for a distance of 272.76 feet; thence North 89°51'06" East for a distance of 50.00 feet to the Southwest corner of the afore described parcel; thence North 00°23' West along the West line of the afore described parcel and the Northerly extension thereof for a distance of 322.50 feet to the point of beginning.

76804

SCANNED
SEP 22 2010

01361

Escrow #: 48147TA

Approved by: *JSB*

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360 547

Now Intermountain West

***RE-RECORDED TO ADD WATER RIGHTS LANGUAGE TO DEED
WARRANTY DEED

96015931

FOR VALUE RECEIVED, C. MICHAEL REECE AND BARBARA REECE, HUSBAND AND WIFE

the Grantor(s), do(es) hereby grant, bargain, sell, and convey unto OREGON TRAIL BROADCASTING CO., A
NEVADA CORPORATION
the Grantee(s), whose address is 1500 FOREMASTER LANE, LAS VEGAS, NV 89101
(Mailing Address), VACANT LAND ON BANNOCK HIGHWAY, POCA TELLO, ID 83204 (Property Address),
the following described premises, situated in BANNOCK County, Idaho:

EXHIBIT A ATTACHED

"TOGETHER WITH 0.12 CFS OF WATER EVIDENCED BY IDAHO DEPARTMENT
OF WATER RESOURCES WATER RIGHT NOS. 29-02959 AND A29-02459."

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s) and Grantee(s)
heirs, successors, and assigns forever. The Grantor(s) do(es) hereby covenant and warrant to and with the Grantee(s) that
the Grantor(s) is/are the owner(s) in fee simple of such premises; that such premises are free from all encumbrances,
EXCEPT those to which this conveyance is expressly made subject; those set forth in Pioneer Title Company Title of Bannock
County, Commitment No. 48147TA, dated 9/9, 1996; those made, suffered, assumed,
or created by the Grantee(s); reservations, restrictions, dedications, covenants, easements of record or use; rights of parties
in possession, encroachments, overlaps, boundary-line disputes, or other matters that would be disclosed by an accurate
survey or inspection of the property; rights-of-way and agreements, if any, of record; general taxes and assessments (including
irrigation and utility assessments, if any, for the current year) that are not yet due and payable; and that the Grantor(s) will
warrant and defend the same from all lawful claims whatsoever.

DATED this 11 day of September, 1996.

C. Michael Reece
C. MICHAEL REECE

Barbara Reece
BARBARA REECE

STATE OF IDAHO

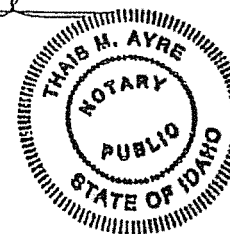
County of BANNOCK

On this 13 day of September, 1996, before me, the undersigned, personally appeared
C. MICHAEL REECE AND BARBARA REECE
known or identified to me to be the person(s) whose names are subscribed to the within instrument, and acknowledged to
me that they executed the same.

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

NO 96015931 NO 96015547
REQUEST OF RECORD AT REQUEST OF
PIONEER TITLE
SEP 19 PM 4 18 SEP 13 PM 4 42
BOOK NO 674
COUNTY IDAHO
RECORDED
COUNTY IDAHO
RECORDED
COUNTY IDAHO
RECORDED

Thais M. Ayre
Notary Public
Residing at: CHUBBUCK, IDAHO
Commission Expires: 2-27-2001



76804

Exhibit A

96015931

A tract of land in the NE1/4 of Section 18, Township 7 South, Range 35 East, Boise Meridian, Bannock County, Idaho, described as follows:

Commencing at the Northeast corner of Section 18, Township 7 South, Range 35 East, Boise Meridian; thence South 00°23'00" East along the East line of Section 18 for a distance of 340.0 feet to the Northeast corner of the land described in instrument no. 802529, the true point of beginning;

thence South 89°55'00" West along the North boundary of the land described in instrument 802529 for a distance of 621.15 feet; thence South 00°23'00" East for a distance of 253.98 feet to a point in the South boundary line of the land described in instrument no. 802529;

thence South 89°28'24" West along the said South boundary line for a distance of 342.40 feet to the Northeast corner of the land described in instrument no. 96003317; thence South 00°03'00" East along the East boundary line of the lands described in instruments no. 96003317 and 792189 for a distance of 394.17 feet; thence North 89°42'54" East along the North boundary line of the land described in instrument no. 778733 for a distance of 475.84 feet to the Southwest corner of the land described in instrument no. 96000187;

thence North 00°23'00" West along the West boundary line of the land described in instrument no. 96000187 for a distance of 446.16 feet; thence North 89°55'00" East along the South boundary line of the land described in instrument no. 802529 for a distance of 490.0 feet to a point on the East line of Section 18; thence North 00°23'00" West for a distance of 202.96 feet to the point of beginning.

TOGETHER WITH an easement for ingress and egress, described as follows:

Commencing at the Northeast corner of Section 18, Township 7 South, Range 35 East, Boise Meridian; thence South 00°23'00" East along the East line of Section 18 for a distance of 340.0 feet to the Northeast corner of the land described in instrument no. 802529; thence South 89°55'00" West along the North boundary of the land described in instrument no. 802529 for a distance of 621.15 feet; thence South 00°23'00" East for a distance of 202.97 feet to the true point of beginning.

thence South 89°55'00" West for a distance of 344.33 feet; thence South 66°27'00" West for a distance of 567.80 feet to a point in the Northeasterly right of way line of the Bannock Highway; thence South 45°05'29" East along the said right of way line for a distance of 53.36 feet to the Northwest corner of the land described in instrument no. 96003317;

thence North 66°30'06" East for a distance of 528.84 feet to the Northeast corner of the land described in instrument no. 96003317; thence North 89°28'24" East along the South boundary line of the land described in instrument no. 802529 for a distance of 342.40 feet; thence North 00°23'00" West for a distance of 51.01 feet to the point of beginning.

SCANNED

SEP 22 2010

2-1

Now Inter mountain
West
20214325

WARRANTY DEED

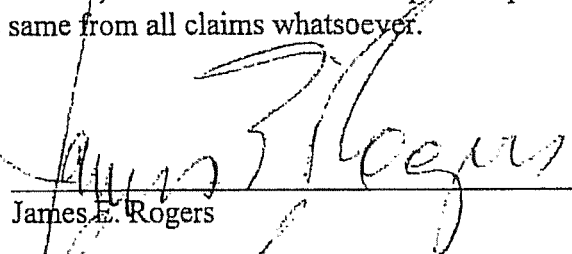
FOR VALUE RECEIVED, James E. Rogers and Beverly Rogers (a/k/a Beverly A. Rogers), husband and wife, hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto Oregon Trail Broadcasting Co., a Nevada Corporation hereinafter referred to as Grantee, whose current address is 1500 Foremaster Lane, Las Vegas, Nevada 89101 the following described premises, to-wit:

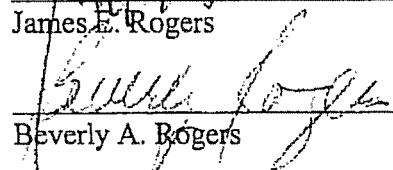
LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

Together with all appurtenant irrigation water and ground water rights, including ground water rights license no. A29-07386 issued by the Idaho Department of Water Resources

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

DATED: July 11, 2002


James E. Rogers

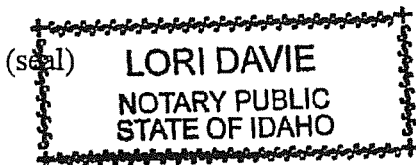

Beverly A. Rogers

STATE OF IDAHO)

:ss

County of Bannock)

On this 11th day of July, in the year 2002, before me, the undersigned, notary public personally appeared James E. Rogers and Beverly A. Rogers, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.




NOTARY PUBLIC OF IDAHO

Residing at: Pocatello, Idaho

Commission Expires: 11-21-2007

2-2

20214325

EXHIBIT A

A parcel of land located in the Northeast Quarter of Section 18, Township 7 South, Range 35 East, Boise Meridian, Bannock County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of Section 18, a found Bannock County Monument-Instr# 607517, the True Point of Beginning;

Thence North $89^{\circ}25'29''$ West (Rec. West) along the North line of Section 18 a distance of 1,326.55 feet to a point from which the North Quarter of Section 18-Instr# 768900 bears North $89^{\circ}25'29''$ West and is 1,316.42 distant; thence South $12^{\circ}27'55''$ East a distance of 133.57 feet; thence South $0^{\circ}30'31''$ West a distance of 209.93 feet to the South line of Instr# 349148;

Thence South $89^{\circ}25'34''$ East (Rec. East) along the South line of Instr# 349148 a distance of 1,298.49 feet to the East line of Section 18; thence North $0^{\circ}11'04''$ East along the East line of Section 18 a distance of 340.03 feet (Rec. North $0^{\circ}27'$ West 340.0 feet) to the True Point of Beginning.

NO 20214325
RECORDED AT REQUEST OF

2002 JUL 12 AM 9 12

OFFICIAL RECORD BOOK NO 814
BANNOCK COUNTY IDAHO
LARRY W GHAN RECORDER
FEE 6.00 DEPUTY nmw

SCANNED

SEP 22 2010

76804

3-1

20419632

WARRANTY DEED

THIS INDENTURE, made this 7th day of September, 2004,
between Mary Francis Okelberry, Individually and as Personal Representative of the Estate of Jay
Peterson Merkley, a/k/a Jay P. Merkley, a/k/a J.P. Merkley, deceased, under Letters
Testamentary, duly certified and attached hereto as Schedule "A", as Grantors and James E.
Rogers and Beverly Rogers, husband and wife, as Grantees, whose address is 1500 Foremaster
Lane, Las Vegas, Nevada 89101.

WITNESSETH: That the Grantors for value received, does, hereby grant, bargain, sell
and convey unto Grantees, their heirs and assigns, all that parcel of real property commonly
known as 5520 Bannock Highway, Pocatello, Idaho and particularly described on Schedule "B"
attached hereto and by reference incorporated herein.

Together with all and singular the tenements, hereditaments,
fixtures and appurtenances thereunto belonging or in anywise
appertaining including the rents, issues and profits thereof and
including the water well situate thereon and Idaho Department of
Water Resources Water License No. 29-12181.

SUBJECT TO: All of the taxes levied and assessed in 2004 and all
such taxes and assessments levied or assessed in subsequent years;

SUBJECT TO: all City, County, State and Federal building and
zoning laws, ordinances and regulations and;

SUBJECT TO: all reservations, rights of way, easements and
restrictions recorded against the property.

To have and to hold all and singular the foregoing Property, together with the
appurtenances and privileges thereunto incident unto the Grantees and their heirs and assigns
forever, and the Grantors warrant the property in the quiet and peaceable possession of the

3-2

20419692

Grantees against all and every person or persons whomsoever.

Mary Francis Okelberry
Mary Francis Okelberry, Individually

Mary Francis Okelberry
Mary Francis Okelberry, Personal Representative of
the Estate of Jay Peterson Merkley, Deceased

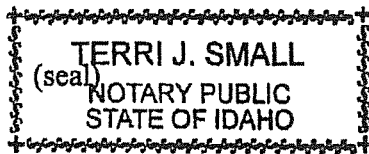
STATE OF IDAHO)

:ss

County of Bannock)

On this 7th day of September, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Mary Francis Okelberry, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

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



[Signature]
NOTARY PUBLIC FOR IDAHO

Residing at: Boise, ID

My Commission Expires: 4/21/2005

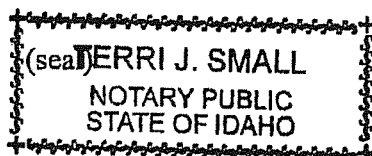
STATE OF IDAHO)

:ss

County of Bannock)

On this 7th day of September, 2004, before me, the undersigned, Notary Public, personally appeared Mary Francis Okelberry, known or identified to me to be the Personal Representative of the Estate of Jay Peterson Merkley, deceased, and acknowledged to me that she executed the same as such Personal Representative.

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



[Signature]
NOTARY PUBLIC FOR IDAHO

Residing at: Boise, ID

My Commission Expires: 4/21/2005

SCHEDULE "B"

3-3

20419692

A PARCEL OF LAND LOCATED IN THE NE¼ OF SECTION 18 TOWNSHIP 7 SOUTH, RANGE 35 EAST, B.M., BANNOCK COUNTY, IDAHO. IT IS PORTION OF INSTRUMENT NO. 349148 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SECTION 18, A FOUND BANNOCK COUNTY MONUMENT-INSTRUMENT NO. 607517. THENCE N.89°25'29"W (REC. WEST) ALONG THE NORTH LINE OF SECTION 18 A DISTANCE OF 1326.55 FEET TO THE TRUE POINT OF BEGINNING, FROM WHICH THE N¼ OF SECTION 18-INSTRUMENT NO. 768900 BEARS N.89°25'29"W. AND IS 1316.42 DISTANT. THENCE S. 12°27'55" E. A DISTANCE OF 133.57 FEET; THENCE S.0°30'31" W. A DISTANCE OF 42.74 FEET; THENCE N. 89°29'29" W. A DISTANCE OF 370.70 FEET; THENCE S. 44°19'06"W: A DISTANCE OF 58.31; THENCE S. 44°45'29" E. A DISTANCE OF 19.32 FEET; THENCE S. 45°46'31" W. A DISTANCE OF 234.77 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF BANNOCK HIGHWAY; THENCE N. 44°30'56" W. ALONG SAID RIGHT OF WAY LINE 108.99 FEET AND CONTINUING N. 44°54'06" W. 452.79 FEET TO THE NORTH LINE OF SECTION 18; THENCE S. 89°25'29" E. ALONG THE NORTH LINE OF SECTION 18 A DISTANCE OF 933.69 FEET TO THE TRUE POINT OF BEGINNING.

20419692
FIRST AMERICAN TITLE
RECORDED AT REQUEST OF
FEE 9.00 DEPUTY *JA*

2009 SEP 10 AM 11 14
OFFICIAL RECORD BK# 855
LARRY W CHAN RECORDER
BANNOCK COUNTY IDAHO

SCANNED

SEP 22 2010

76804

4-1

WARRANTY DEED

Now Intermountain West
20202555

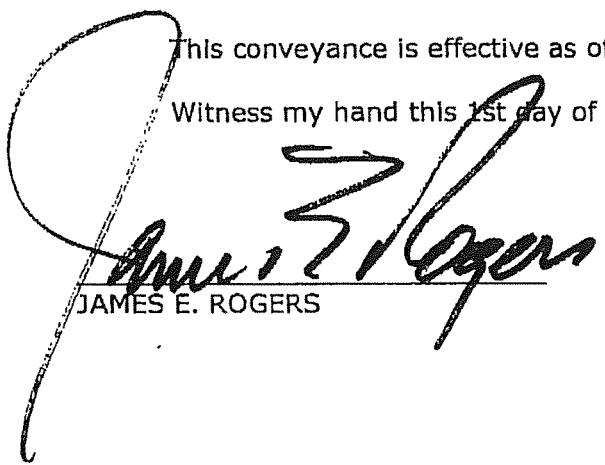
FOR VALUE RECEIVED, James E. Rogers and Beverly Rogers, the Grantors, do hereby grant, bargain, sell and convey unto OREGON TRAIL BROADCASTING, a Nevada Corporation, the Grantees, whose current address is 1500 Foremaster Lane, Las Vegas, Nevada 89101, the following described real property situated in the County of Bannock, State of Idaho, bounded and described as follows:

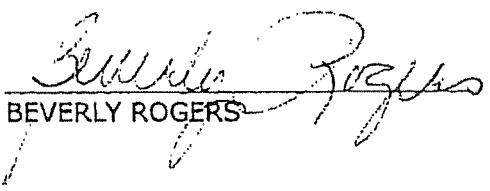
See Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the same premises, with their appurtenances unto the said Grantee and Grantee's successors and assigns forever. The Grantors do hereby covenant and warrant to and with the Grantee that the Grantors are the owners in fee simple of such premises; that such premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject; those set forth in Pioneer Title Company Title of Bannock County, Commitment No. 50505TZ, dated August 28, 1997; those made, suffered, assumed, or created by the Grantee; reservations, restrictions, dedications, covenants, easements of record or use; rights of parties in possession, encroachments, overlaps, boundary-line disputes, or other matters that would be disclosed by an accurate survey or inspection of the property; rights-of-way and agreements, if any, of record; general taxes and assessments (including Irrigation and utility assessment's, if any, for the current year) that are not yet due and payable; and that the Grantors will warrant and defend the same from all lawful claims whatsoever.

This conveyance is effective as of February 1, 2002.

Witness my hand this 1st day of February, 2002


JAMES E. ROGERS


BEVERLY ROGERS

ORIGINAL

76804

SCANNED

SEP 22 2010

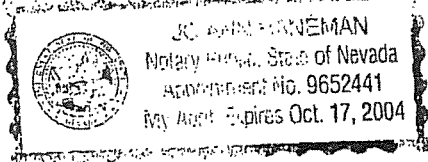
4.2

20202553

State of Nevada)
)
County of Clark) ss.

On this 1st day of February 2002, personally appeared before me, a Notary Public, in and for said County and State, James E. Rogers and Beverly Rogers who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Stamp or seal



Signature

A handwritten signature in cursive script, appearing to read "J. Anne McVeyman".

EXHIBIT "A"

40202880

A tract of land in the SE1/4 of Section 7, Township 7 South, Range 35 East, Boise Meridian, Bannock County, Idaho, a portion of the land described in instrument no. 542515 of the records of Bannock County, Idaho, described as follows:

Commencing at the South quarter corner of Section 7, Township 7 South, Range 35 East, Boise Meridian; thence South $89^{\circ}21'33''$ East along the South line of Section 7 for a distance of 387.32 feet to an intersection with the Northeasterly right of way line Bannock Highway, the true point of beginning;

thence continuing South $89^{\circ}21'33''$ East along the said South line for a distance of 2255.99 feet to the Southeast corner of said Section 7; thence North $00^{\circ}17'55''$ East along the East line of said Section 7 for a distance of 24.93 feet, more or less, to an intersection with the center of the Portneuf River;

thence Northwesterly following the center of the Portneuf River for a distance of 1897.0 feet, more or less, to an intersection with the East boundary of the Portneuf River flood control levee, described in instrument no. 425621 of the records of Bannock County, from said intersection the South quarter corner of Section 7 bears South $60^{\circ}06'00''$ West a distance of 1376.03 feet;

thence Southeasterly along the Easterly boundary of the flood control levee, following 218.24 foot radius, non-tangent curve, through a central angle of $10^{\circ}30'36''$ for an arc distance of 40.03 feet to a point of tangency (the chord of the afore described curve bears South $45^{\circ}56'45''$ East 39.98 feet);

thence continuing along the said Easterly boundary of the flood levee, South $03^{\circ}14'00''$ East for a distance of 380.90 feet to an angle point; thence South $67^{\circ}15'00''$ West along the said Easterly boundary for a distance of 153.28 feet to an angle point; thence North $22^{\circ}49'53''$ West along the said Easterly boundary for a distance of 68.34 feet to an intersection with the Southeasterly boundary of the land of School District 25;

thence South $60^{\circ}15'27''$ West along the Southeasterly boundary of the said school land for a distance of 481.55 feet; thence North $89^{\circ}21'33''$ West along the South boundary of the said school land for a distance of 325.01 feet to an intersection with the Northeast right of way line of the Bannock Highway; thence South $47^{\circ}28'01''$ East for a distance of 74.88 feet to the point of beginning.

SCANNED

SEP 22 2010

4-15
EXHIBIT "A"

20202588

EXCEPTING THEREFROM:

A parcel of land in the SW1/4 SE1/4 of Section 7, Township 7 South, Range 35 East, Boise Meridian, Bannock County, Idaho, a portion of the land described in instrument no. 542515 of the records of Bannock County, Idaho, described as follows:

Commencing at the South 1/4 corner of Section 7, Township 7 South, Range 35 East, Boise Meridian; thence North 00°24'00" West a distance of 50.0 feet along the meridional centerline of Section 7; thence South 89°59'27" East a distance of 654.95 feet, more or less, to a 1/2-inch iron rod tagged "LS 4430" being 50 feet North of the South line of Section 7 and is the Southeast corner of School District 25 property in deed no. 383657, said point being the true point of beginning;

thence North 59°46'00" East a distance of 594.70 feet along the southeast boundary of deed no. 383657 to a 5/8-inch iron pin; thence South 42°50'27" West a distance of 415.10 feet; thence North 88°45'48" West a distance of 231.55 feet to the true point of beginning.

NO 20202588
RECORDED AT REQUEST OF
James Rogers
2002 FEB 6 PM 2:57
OFFICIAL BOOK NO. 807
BANNOCK COUNTY IDAHO
LARRY W. GAN RECORDS
FEE 12- DEPUTY *RD*

SCA IF ED
TOTAL P. 07
SEP 27 2010

56493SMK - BKN



A Pioneer Company
PIONEER TITLE COMPANY
OF BANNOCK COUNTY

135 North Arthur Avenue / P.O. Box 1057 / Pocatello, Idaho 83204 / Telephone (208) 233-9595

20110272

NO 20110272
RECORDED AT REQUEST
PIONEER TITLE
MAY 31 AM 11 24
OFFICIAL RECORD BOOK 78
BANNOCK COUNTY IDAHO
LARRY W. GHAN RECORDER
FEE \$60 DEPUTY *gh*

WARRANTY DEED

For Value Received

C. MICHAEL REECE and BARBARA REECE, husband and wife

hereinafter referred to as Grantor, does hereby grant, bargain, sell, and convey unto

JAMES E. ROGERS and BEVERLY H. ROGERS, husband and wife

hereinafter referred to as Grantee, whose current address is

1500 FOREMASTER LANE, LAS VEGAS, NV 89101

the following described premises, to-wit:

LEGAL DESCRIPTION "EXHIBIT A" ATTACHED

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: May 23, 2001.

C. Michael Reece
C. MICHAEL REECE

Barbara Reece
BARBARA REECE



STATE OF IDAHO)
COUNTY OF BANNOCK)

On This 25th day of May, in the year 2001, before me, a Notary Public in and for said State, personally appeared C. MICHAEL REECE and BARBARA REECE, known or identified 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.

[Signature]
Notary Public of Idaho
Residing at POCA TELLO, ID
Commission expires: 02/27/03

SCANNED

SEP 22 2010

76804

EXHIBIT A

A tract of land in the NE $\frac{1}{4}$ of Section 18, Township 7 South, Range 35 East, Boise Meridian, Bannock County, Idaho, described as follows:

Commencing at the Northeast corner of Section 18, Township 7 South, Range 35 East, Boise Meridian; thence South 00°23'00" East along the East line of Section 18 for a distance of 340.0 feet to the Northeast corner of the land described in instrument no. 802529;

thence South 89°55'00" West along the North boundary of the land described in instrument 802529 for a distance of 621.15 feet, to the point of beginning; thence South 00°23'00" East for a distance of 253.98 feet to a point in the South boundary line of the land described in instrument no. 802529;

thence South 89°28'24" West along the said South boundary line for a distance of 342.40 feet to the Northeast corner of the land described in instrument no. 96003317; thence South 66°30'06" West for a distance of 528.84 feet to a point in the Northeasterly right of way line of the Bannock Highway;

thence North 45°05'29" West along the said right of way line for a distance of 215.36 feet; thence North 61°47'00" East a distance of 245.23 feet; thence North 51°44'00" East a distance of 35.00 feet; thence North 11°08'00" West a distance of 180.60 feet; thence North 89°55'00" East a distance of 769.50 feet to the point of beginning.

SCANNED

SEP 22 2010

Page _____ of _____

**IDAHO DEPARTMENT OF WATER RESOURCES
APPLICATION FOR TRANSFER OF WATER RIGHT
PART 2A**

Current Water Right No.: 29-11209

Current Owner: OREGON TRAIL BROADCASTING CO INC

Priority Date: 9/1/1976

Origin: Water Right

Status: Active

Basis: Decreed

Source

Tributary

GROUND WATER

<u>Beneficial Use</u>	<u>From To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
STOCKWATER	1/01 to 12/31	0.02 CFS	
DOMESTIC	1/01 to 12/31	0.04 CFS	
	<u>Total Diversion</u>	0.06 CFS	

Location of Point(s) of Diversion

GROUND WATER

SW1/4SE1/4

Sec. 7, Twp 07S, Rge 35E B.M.

BANNOCK County

Place of Use

STOCKWATER Within BANNOCK County

T07S R35E S7 SWSE

DOMESTIC Within BANNOCK County

T07S R35E S7 SWSE

Conditions of Approval:

1. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
2. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
3. PARCEL NO. R4013000901 STOCKWATER, 18 CATTLE.

Decreed Date: 6/15/1998

IDAHO DEPARTMENT OF WATER RESOURCES
APPLICATION FOR TRANSFER OF WATER RIGHT
PART 2A

Current Water Right No.: 29-12181

Current Owner: JAMES E ROGERS
BEVERLY A ROGERS

Priority Date: 10/10/1958

Origin: Water Right

Status: Active

Basis: Decreed

Source

GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
DOMESTIC	1/01 to 12/31	0.04 CFS	
STOCKWATER	1/01 to 12/31	0.02 CFS	
	<u>Total Diversion</u>	0.04 CFS	

Location of Point(s) of Diversion

GROUND WATER

BANNOCK County

NW1/4NE1/4

Sec. 18, Twp 07S, Rge 35E B.M.

Place of Use

DOMESTIC Within BANNOCK County

T07S R35E S18 NWNE

STOCKWATER Within BANNOCK County

T07S R35E S18 NWNE

Conditions of Approval:

- | | | |
|----|-----|---|
| 1. | | PARCEL NO. RPCPP144900 STOCKWATER, 4 CATTLE |
| 2. | N13 | THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY. |
| 3. | N11 | THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE. |

Decreed Date: 6/24/1998

Page _____ of _____

**IDAHO DEPARTMENT OF WATER RESOURCES
APPLICATION FOR TRANSFER OF WATER RIGHT
PART 2A**

Current Water Right No.: 29-13759

Current Owner: OREGON TRAIL BROADCASTING CO INC

Priority Date: 10/1/1980

Origin: Water Right

Status: Active

Basis: Decreed

Source

Tributary

GROUND WATER

<u>Beneficial Use</u>	<u>From To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
DOMESTIC	01/01 to 12/31	0.04 CFS	
	<u>Total Diversion</u>	0.04 CFS	

Location of Point(s) of Diversion

GROUND WATER

NE1/4NE1/4NE1/4

Sec. 18, Twp 07S, Rge 35E B.M.

BANNOCK County

Place of Use

DOMESTIC Within BANNOCK County

T07S R35E S18

NENE

Conditions of Approval:

1. N11 The quantity of water decreed for this water right is not a determination of historical beneficial use.
2. N13 The quantity of water under this right shall not exceed 13,000 gallons per day.
3. X01 Domestic use is for 1 home and up to one-half acre of lawn and garden irrigation.
4. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

Decreed Date: 9/28/2007

Page _____ of _____

**IDAHO DEPARTMENT OF WATER RESOURCES
APPLICATION FOR TRANSFER OF WATER RIGHT
PART 2A**

Current Water Right No.: 29-13760

Current Owner: OREGON TRAIL BROADCASTING CO INC

Priority Date: 7/3/2006

Origin: Water Right

Status: Active

Basis: License

Source

Tributary

GROUND WATER

<u>Beneficial Use</u>	<u>From To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
DOMESTIC	01/01 to 12/31	0.04 CFS	1.2 AF
	<u>Total Diversion</u>	0.04 CFS	1.2 AF

Location of Point(s) of Diversion

GROUND WATER

SE 1/4 NE 1/4 NE 1/4

Sec. 18, Twp 07S, Rge 35E B.M.

BANNOCK County

Place of Use

DOMESTIC Within BANNOCK County

T07S R35E S18

NENE

Conditions of Approval:

1. X01 Domestic use is for one home.
2. 187 The irrigation occurring under this domestic use shall not exceed 1/2 acre.
3. 071 The domestic use authorized under this right shall not exceed 13,000 gallons per day.

Licensed Date: 1/8/2009

**IDAHO DEPARTMENT OF WATER RESOURCES
APPLICATION FOR TRANSFER OF WATER RIGHT
PART 2A**

Current Water Right No.: 29-13973

Current Owner: JAMES E ROGERS
BEVERLY A ROGERS
Priority Date: 1/25/1962
Origin: Water Right
Status: Active
Basis: Decreed

Source

Tributary

GROUND WATER

<u>Beneficial Use</u>	<u>From To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
DOMESTIC	01/01 to 12/31	0.04 CFS	
	<u>Total Diversion</u>	0.04 CFS	

Location of Point(s) of Diversion

GROUND WATER	NW1/4NE1/4NE1/4	Sec. 18,	Twp 07S,	Rge 35E B.M.
BANNOCK County				
GROUND WATER	NE1/4NW1/4NE1/4	Sec. 18,	Twp 07S,	Rge 35E B.M.
BANNOCK County				

Place of Use

DOMESTIC Within BANNOCK County

T07S R35E S18	NENE	T07S R35E S18	NWNE
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Conditions of Approval:

1. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.
2. C03 RIGHT INCLUDES ACCOMPLISHED CHANGE IN POINT OF DIVERSION PURSUANT TO SECTION 42-1425, IDAHO CODE.
3. N12 THE QUANTITY OF WATER UNDER THIS RIGHT FOR DOMESTIC USE SHALL NOT EXCEED 13,000 GALLONS PER DAY.
4. N10 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT FOR DOMESTIC USE IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.

Decreed Date: 3/22/2004