

RECEIVED

FEB 17 2012

DEPT. OF WATER RESOURCES
SOUTHERN REGIONSTATE 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?
47-12060	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: James Clark

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Brackett Ranches Limited Partnership

Name of each new owner as listed on the conveyance document

New owner continued

Name connector ☐ and ☐ or ☐ and/or

261 Devil Creek Road

Mailing address

Castleford

City

(208) 537-9928

Telephone

Idaho

State

83321

ZIP

threecreeker@yahoo.com

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: 02/15/2005

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):
 - o \$25 per *undivided* water right.
 - o \$100 per *split* water right.
 - o No fee is required for pending adjudication claims.

7. Signature: Tim Brackett
Signature of new owner/claimant

managing partner
Title, if applicable

Feb 17 2012
Date

Signature: _____
Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by [Signature]

Date

2-17-2012

Receipt No.

SC32358

Receipt Amt.

100-

Approved by _____

Processed by _____

Date _____

12S 13E

21

Well is actually in the SENE.
See transfer.

29

Chain of Title - Clark to Brackett

Property located in Sec 21, 22, & 28

Date	Parties	Page
~~December 26, 1962~~	~~Chester Brackett to Truman Clark~~	~~1~~
~~August 19, 1968~~	~~Clark to Clark~~	~~2,3~~
~~March 1, 1969~~	~~Truman Clark to James Clark~~	~~4~~
~~March 29, 1977~~	~~Carolyn Clark to James Clark~~	~~5~~
March 10, 1989	Truman F. Clark, PR to James Clark Estate to Floyd E. Wheeler	6
September 9, 1993	Floyd E. Wheeler to William Brown	7, 8
November 15, 1993	Quick Claim Deed – William Brown to Leonard Olmstead	9
May 14, 1996	Sheriff Deed – Foreclosure back to Olmstead	10,11,12
July 4, 1996	Leonard Olmstead to Lawrence Reuble, Louise Reuble & Leandra Reuble	13,14
September, 13 2000	Lawrence Reuble, Leandra Reuble, Louise Reuble to Jay E. Fleming	15,16,17,18 19,20
February 15, 2005	Jay E. Fleming to Brackett Ranches Limited Partnership	21,22

37508

PERSONAL REPRESENTATIVE DEED

THIS DEED, made this 10 day of March, 1989, by and between Truman F. Clark as Personal Representative of the Estate of James F. Clark, deceased, Grantor, to Floyd E. Wheeler and Anna L. Wheeler, husband and wife, Grantee, whose address is Star Route, Roseworth, Castleford, ID 83321.

WHEREAS, Grantor is the qualified Personal Representative of said estate, filed as Probate Number 4217, in Twin Falls County, Idaho;

THEREFORE, for valuable consideration received, Grantor sells and conveys to Grantee, the following described real property in Twin Falls County, Idaho, to wit:

Township 12 South, Range 13, E., B.M., Twin Falls County, Idaho
Section 21: NE 1/4 NE 1/4; S 1/2 NE 1/4; SE 1/4;
S 1/2 SW 1/4;
Section 22: W 1/2 NW 1/4; NW 1/4 SW 1/4;
Section 28: NE 1/4; N 1/2 SE 1/4; E 1/2 NW 1/4;

with all appurtenances.

EXECUTED this 10th day of March, 1989.


Truman F. Clark
Personal Representative for
Estate of James F. Clark, Dec.

STATE OF ARIZONA)
County of Maricopa) ss.

On this 10th day of March, 1989, before me, the undersigned a Notary Public in and for said County and State, personally appeared Truman F. Clark, known to me to be the person whose name is subscribed to the foregoing instrument as Personal

33878. Fc

WARRANTY DEED

FOR VALUE RECEIVED FLOYD E. WHEELER and ANNA L. WHEELER, hereinafter called the Grantors, hereby grant, bargain, sell, and convey unto WILLIAM A. BROWN and BARBARA J. BROWN, hereinafter called the Grantees, the following described premises, in Twin Falls County, Idaho, to-wit: Star Route, Roseworth

Castleford, ID 83321
Township 12 South, Range 13 East, Boise
Meridian, Twin Falls County, Idaho

Section 21: NE $\frac{1}{4}$ NE $\frac{1}{4}$; S $\frac{1}{4}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$; S $\frac{1}{4}$ SW $\frac{1}{4}$

Section 22: W $\frac{1}{4}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 28: NE $\frac{1}{4}$; N $\frac{1}{4}$ SE $\frac{1}{4}$; E $\frac{1}{4}$ NW $\frac{1}{4}$.

TOGETHER WITH:

all tenements, hereditaments, and appurtenances thereunto belonging or any wise appertaining to the property, including mineral rights, all existing fixtures, and together with all water and water rights of every kind and description, however evidenced, including 184 shares of Cedar Canal Company Water, subject to any and all easements, rights of way, or restrictions of record, and the exceptions, provisions, and reservations contained in patents or deeds from the United States of America, or the State of Idaho, or in other deeds of record.

TOGETHER WITH a 28' x 70' mobile home on foundation.

SUBJECT TO any and all easements, rights of way, or restrictions of record, and building and use restrictions, zoning and building laws and ordinances, if any, as the same may appear of record, and mortgages from Cedar Mesa Reservoir and Canal Company to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, recorded as Instrument Nos. 519298 and 569353, and the exceptions, provisions, and reservations contained in patents or deeds from the United States of America, or the State of Idaho, or in other deeds of record.

TO HAVE AND TO HOLD the said premises 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

TWIN FALLS COUNTY, IDAHO

TITLEFACT, Inc.

1993 SEP 10 P 1:17

1993013264

RECEIVED

FILED 90

28

owners in fee simple of said premises; that the premises are free from all encumbrances, except as mentioned above, and that they will warrant and defend the same from all lawful claims whatsoever.

DATED This 9 day of ~~August~~ ^{September FEW}, 1993. AW

Floyd E. Wheeler
FLOYD E. WHEELER

Anna L. Wheeler
ANNA L. WHEELER

STATE OF IDAHO)
County of Twin Falls) ss.

On this 9th day of September, 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared FLOYD E. WHEELER, known to me to be the person whose name is subscribed to the foregoing 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.



Lance E. Coit
NOTARY PUBLIC FOR IDAHO
Residence: Twin Falls
My Commission Expires: 1-20-98

STATE OF IDAHO)
County of Twin Falls) ss.

On this 9th day of September, 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared ANNA L. WHEELER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

P. 9

QUITCLAIM DEED

For Value Received WILLIAM A. BROWN and BARBARA J. BROWN, husband and wife, hereby convey, release, remise and forever quitclaim unto LEONARD W. OLMSTEAD and ANDRA S. OLMSTEAD, husband and wife, whose address is 4330 E. Olmstead Road, Clinton, Washington 98326 the following described premises situated in Twin Falls County, State of Idaho, to-wit:

Township 12 South, Range 13 East, Boise Meridian, Twin Falls County, Idaho

Section 21: NE $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$; S $\frac{1}{2}$ SW $\frac{1}{4}$

Section 22: W $\frac{1}{2}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ SW $\frac{1}{4}$

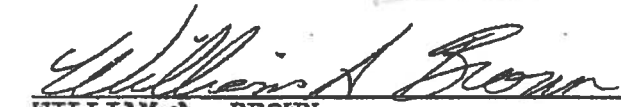
Section 28: NE $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$; E $\frac{1}{2}$ NW $\frac{1}{4}$

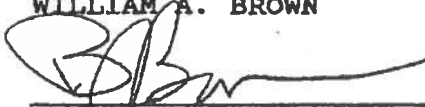
TOGETHER WITH:

all tenements, hereditaments, and appurtenances thereunto belonging or any wise appertaining to the property, including all existing fixtures, and together with all water and water rights of every kind and description, however evidenced, including 184 shares of Cedar Canal Company Water, subject to any and all easements, rights of way, or restrictions of record, and the exceptions, provisions, and reservations contained in patents or deeds from the United States of America, or the State of Idaho, or in other deeds of record.

are included in this sale.

DATED this 15th day of November, 1993.


WILLIAM A. BROWN


BARBARA J. BROWN

QUITCLAIM DEED - 1
(O-301 Quitclaim Jra/lka)

TWIN FALLS COUNTY, IDAHO

RECORDED FOR: Olmstead
1994 DEC -2 A 10:34

19940206601

TE: 600
CF

P. 10

SHERIFF'S DEED

THIS INDENTURE, made May 14, 1996, between WAYNE TOUSLEY, Sheriff of TWIN FALLS County, Idaho, Grantor, and LEONARD W. OLMSTEAD and ANDRA S. OLMSTEAD, Grantee, whose address is 2475 Devil Creek Road, Castleford, Idaho, 83321.

By virtue of a Writ of Execution dated April 11, 1995, directed and delivered to the undersigned Sheriff and issued by the District Court of the Fifth Judicial District of the State of Idaho, in and for the County of TWIN FALLS, on a judgement rendered on April 7, 1995, in an action entitled LEONARD W. OLMSTEAD and ANDRA S. OLMSTEAD, Husband and Wife, Plaintiffs/Counterdefendants, vs WILLIAM A. BROWN and BARBARA J. BROWN, and DOES 1 thru 50; Defendants/Counterclaimants therein, for the sum of \$400,264.20, the undersigned Sheriff was commanded to satisfy such judgement, with interest and costs, out of the real property described on Exhibit A.

The undersigned Sheriff, in furtherance of the Writ of Execution, levied on all of the right, title, and interest in the described real property and on May 11, 1995, sold such property at public auction at the Southeast door of the TWIN FALLS County Court House in Twin Falls, Idaho, after having first given notice of the time and place of such sale by advertising it according to law. At the sale, the property was sold to the Grantee for \$350,000.00. The Grantee was the highest bidder and \$350,000.00 was the highest bid and the whole price paid for the property.

The undersigned Sheriff after receiving \$350,000.00 from the Grantee and crediting it for \$350,000.00 against its Judgement gave to it a Certificate of Sale as required by law and filed a duplicate of such Certificate in the Office of the Recorder of TWIN FALLS County, Idaho.

One year has expired after such sale without any redemption of the property having been made. The Grantee is now the legal owner and the holder of the Certificate of Sale executed by the undersigned Sheriff to LEONARD W. OLMSTEAD and ANDRA S. OLMSTEAD, Husband and Wife.

The undersigned Sheriff by virtue of the Writ of Execution and in pursuance of the applicable statutes and in consideration of \$350,000.00 paid to him as aforementioned

SHERIFF'S DEED - 1

TWIN FALLS COUNTY, IDAHO
RECORDED FOR: *Olmostead*

1996 MAY 14 P 4:10

1996008325

W. S. FORT
CLERK OF RECORDS

FF: 900 DEPUTY *CF*

P11

by the Grantee, the receipt of which is acknowledged, does grant, bargain, sell and convey to LEONARD W. OLMSTEAD and ANDRA S. OLMSTEAD, Husband and Wife, and its assigns, all the estate, right, title, and interest which WILLIAM A. BROWN and BARBARA J. BROWN, Husband and Wife, had on April 7, 1995, or at any time afterward in the real property described on Exhibit A together with all its hereditaments and appurtenances.

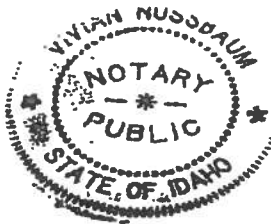
IN WITNESS WHEREOF, The undersigned has executed this DEED.

TWIN FALLS COUNTY SHERIFF

By: Wayne Lusley.....
Sheriff

STATE OF IDAHO)
County of TWIN FALLS)

On May 14, 1996 before me, a Notary Public in and for said State, personally appeared William A. Brown known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed it.



Vivian Huddabaum.....
Notary Public for Idaho
Commission Expires: 6-25-97

SHERIFF'S DEED - 2

P. 12

Township 12 South, Range 13 East, Boise Meridian, Twin Falls County, Idaho; Section 21: NE $\frac{1}{4}$ NE $\frac{1}{4}$; S $\frac{1}{4}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$; S $\frac{1}{4}$ SW $\frac{1}{4}$; Section 22: W $\frac{1}{4}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ SW $\frac{1}{4}$; Section 28: NE $\frac{1}{4}$; N $\frac{1}{4}$ SE $\frac{1}{4}$; E $\frac{1}{4}$ NW $\frac{1}{4}$, together with all tenements, hereditaments, and the appurtenances thereto belonging or anyway appertaining to the property, including mineral rights, all existing fixtures, together with all water and water rights of every kind and description, however evidenced, including 184 shares of Cedar Canal Company water, subject to any and all easements, rights of way, or restrictions of record, and the exceptions, provisions, and reservations contained in patents or deeds from the United States of America, or the State of Idaho, or in other deeds of record.

EXHIBIT "A"

Order No. 1960156

WARRANTY DEED

For Value Received

Leonard W. Olmstead and Andra S. Olmstead, husband and wife

the grantor(s), do(es) hereby Grant, Bargain Sell, and Convey unto

Lawrence H. Reuble, Louise S. Reuble and Leandra L. Reuble

the grantee(s), whose current address is: **2475 Devil Creek Road - Castleford, ID 83321**

the following described real estate, situated in **TWIN FALLS** County, Idaho, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: A Mortgage and Security Agreement in favor of Floyd E. Wheeler and Anna L. Wheeler, husband and wife, Mortgagee in the original amount of \$270,000.00, recorded September 10, 1993, as Instrument No. 1993013265, records of Twin Falls County, Idaho, which the Grantee(s) herein agree to assume and pay according to it's terms and conditions.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) do(es) hereby covenant to and with the said Grantee(s), that he/she/they are the owner(s) 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 he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: 07/04/96


Leonard W. Olmstead


Andra S. Olmstead

State of IDAHO }
 } ss.
County of TWIN FALLS }

On this 4th day of July, in the year 1996, before me, Jeannette S. Warth, personally appeared Leonard W. Olmstead and Andra S. Olmstead, known or identified to me 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.

WITNESS my hand and official seal.

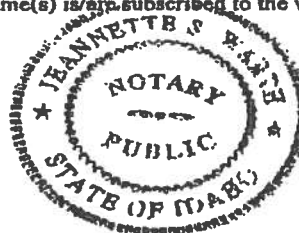

Notary Public
Residing At: Gooding, ID
Commission Expires: 07-29-99
TWIN FALLS COUNTY, IDAHO
CERTIFIED FOR:

Twin Falls Title

1996 JUL -8 A 9:43

19960116801

ROBERT S. FORT
EX-OFFICIO RECORDER
FEE: 600 DEPUTY CF



P. 12

EXHIBIT A

Township 12 South, Range 13, East of the Boise Meridian, Twin Falls County, Idaho

Section 21: The Northeast Quarter of the Northeast Quarter; the South one-half of the Northeast Quarter; the Southeast Quarter; and the South one-half of the Southwest Quarter.

Section 22: The West one-half of the Northwest Quarter; and the Northwest Quarter of the Southwest Quarter.

Section 28: The Northeast Quarter; the North one-half of the Southeast Quarter; and the East one-half of the Northwest Quarter.

Order No. T000760

WARRANTY DEED

Twin Falls County, Idaho

Recorded for:
TWIN FALLS TITLE

03:08pm Sep 21, 2000
2000 - 014743

No. of Pages: 2 Fee: \$8.00
Robert S. Fort
De-Office Recorder
Depository CD

For Value Received

Leandra
Leander L. Reuble,
A Single Person.

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

Jay E. Fleming And Dubose F. Fleming,
Husband And Wife.

the grantee(s), whose current address is

20052 JAMES MONROE HIGHWAY, LEESBURG, VA 20175

the following described premises, to-wit:

See Attached Exhibit "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) do(es) hereby covenant to and with the said Grantee(s), that he/she/they are the owner(s) 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 he/she/they will warrant and defend the same from all claims whatsoever.

Dated: September 13, 2000

Leander L. Reuble
LEANDER L. REUBLE
Leandra

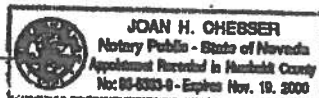
STATE OF ~~Idaho~~ Nevada

COUNTY OF ~~Blaine~~ Humboldt

On This 15th day of SEPTEMBER, in the year 2000, before me, a Notary Public in and for said State, personally appeared Leander L. Reuble, known or identified to me 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.

WITNESS my hand and official seal.

Joan H. Chesser
Notary Public of Nevada
Residing at 2000 1st St. N.
Commission Expires: 02/28/02



TITLE & ESCROW
COMPANIES

A.K.

EXHIBIT A
T000760

Township 12 South, Range 13, East of the Boise Meridian, Twin Falls County, Idaho

Section 21: The Northeast Quarter of the Northeast Quarter; the South one-half of the Northeast Quarter; the Southeast Quarter; and the South one-half of the Southwest Quarter.

Section 22: The West one-half of the Northwest Quarter; and the Northwest Quarter of the Southwest Quarter.

Section 28: The Northeast Quarter; the North one-half of the Southeast Quarter; and the East one-half of the Northwest Quarter.

Order No. T000760

WARRANTY DEED

For Value Received

Lawrence H. Reuble,
A Single Person.

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

Jay E. Fleming And Dubose F. Fleming,
Husband And Wife.

the grantee(s), whose current address is

20052 JAMES MONROE HIGHWAY, LEESBURG, VA 20175

the following described premises, to-wit:

See Attached Exhibit "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) do(es) hereby covenant to and with the said Grantee(s), that he/she/they are the owner(s) 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 he/she/they will warrant and defend the same from all claims whatsoever.

Dated: September 13, 2000

Lawrence H. Reuble
LAWRENCE H. REUBLE

STATE OF ~~IDAHO~~ Idaho
COUNTY OF ~~IDAHO~~ Twin Falls

On This 13th day of SEPTEMBER, in the year 2000, before me, a Notary Public in and for said State, personally appeared Lawrence H. Reuble, known or identified to me 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.

WITNESS my hand and official seal.

Paul Johnson
Notary Public in and for the State of Idaho
Residing at Twin Falls, Idaho
Commission Expires: 9-2-05



TITLE & ESCROW
COMPANIES

Twin Falls County, Idaho
Recorded for:
TWIN FALLS TITLE
03:08pm Sep. 21, 2000
2000 - 014744
No. of Pages: 2 Fee: \$8.00
ROBERT B. FORT
Ex-Officio Recorder
Deputy: CO.

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EXHIBIT A
T000760

Township 12 South, Range 13, East of the Boise Meridian, Twin Falls County, Idaho

Section 21: The Northeast Quarter of the Northeast Quarter; the South one-half of the Northeast Quarter; the Southeast Quarter; and the South one-half of the Southwest Quarter.

Section 22: The West one-half of the Northwest Quarter; and the Northwest Quarter of the Southwest Quarter.

Section 28: The Northeast Quarter; the North one-half of the Southeast Quarter; and the East one-half of the Northwest Quarter.

Order No. T000760

WARRANTY DEED

For Value Received

Louise S. Reuble,
A Single Person.

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

Jay E. Fleming And Dubose F. Fleming,
Husband And Wife.

the grantee(s), whose current address is

20052 JAMES MONROE HIGHWAY, LEESBURG, VA 20175

the following described premises, to-wit:

See Attached Exhibit "A"

219
Twin Falls County, Idaho
Recorded for:
TWIN FALLS TITLE
83:18pm Sep. 21, 2000
2000-014745
No. of Pages: 2 Fee: \$6.00
ROBERT S. FORT
Ex-Officio Recorder
Deputy CO

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) do(es) hereby covenant to and with the said Grantee(s), that he/she/they are the owner(s) 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 he/she/they will warrant and defend the same from all claims whatsoever.

Dated: September 13, 2000

Louise S. Reuble
LOUISE S. REUBLE

STATE OF ~~IDAHO~~ Washington
: ss
COUNTY OF ~~IDAHO~~ Folsom

On This 16th day of SEPTEMBER, in the year 2000, before me, a Notary Public in and for said State, personally appeared Louise S. Reuble, known or identified to me 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.

WITNESS my hand and official seal.

Carmen M. Ladner
Notary Public of ~~IDAHO~~ Washington
Residing at ~~IDAHO~~ Chesapeake
Commission Expires: ~~IDAHO~~ 11-05-2005



TITLE & ESCROW
COMPANIES

P20

EXHIBIT A
T000760

Township 12 South, Range 13, East of the Boise Meridian, Twin Falls County, Idaho

Section 21: The Northeast Quarter of the Northeast Quarter; the South one-half of the Northeast Quarter; the Southeast Quarter; and the South one-half of the Southwest Quarter.

Section 22: The West one-half of the Northwest Quarter; and the Northwest Quarter of the Southwest Quarter.

Section 28: The Northeast Quarter; the North one-half of the Southeast Quarter; and the East one-half of the Northwest Quarter.

TWIN FALLS COUNTY

Recorded for:

TWIN FALLS TITLE

11:25:18 am 02-28-2005

2005-004155

No. Pages: 2

Fee: \$ 6.00

KRISTINA GLASCOCK

County Clerk

Deputy: KMCCLURG

T050092.

WARRANTY DEED

FOR VALUE RECEIVED, JAY E. FLEMING and DUBOSE F. FLEMING, husband and wife, the Grantors, do hereby grant, bargain, sell and convey unto BRACKETT RANCHES LIMITED PARTNERSHIP, an Idaho Limited Partnership, the Grantee, whose address is Flat Creek Ranch, Rogerson, Idaho 83302, the following described premises, to-wit:

Township 12 South, Range 13, East of the Boise Meridian, Twin Falls County, Idaho

Section 21: The Northwest ^{east} Quarter of the Northeast Quarter; the South one-half of the Northeast Quarter; the Southeast Quarter; and the South one-half of the Southwest Quarter

Section 22: The West one-half of the Northwest Quarter; and the Northwest Quarter of the Southwest Quarter

Section 28: The Northeast Quarter; the North one-half of the Southeast Quarter; and the East one-half of the Northwest Quarter

(The records of the Twin Falls County Tax Rolls disclose the above property address as: 2475 A Devil Creek Road, Castleford, Idaho 83321)

Together with all water rights appurtenant to the described property, including, but not limited to, 184 shares of stock in the Cedar Canal Company, Ltd. and Idaho Department of Water Resources Water Right Number 47-12060.

Together with (i) any and all appurtenances belonging or appertaining thereto; (ii) any and all improvements located thereon; (iii) any and all appurtenant easements or rights of way affecting such real property and any of Grantors' rights to use the same; (iv) any and all rights of ingress and egress to and from such real property and any of Grantors' rights to use same; (v) any and all mineral rights and interests of Grantors' relating to such real property (present or revisionary); (vi) any and all rights to the present or future use of waste water, waste water capacity, drainage, water or other utility facilities to the extent such rights pertain to or benefit such real property or the improvements located thereon, including without limitation, all reservations of or commitments or

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letters covering any such use in the future, whether now owned or hereafter acquired; (vii) any and all rights and interests of Grantors, if any, to any leases covering all or any portion of such real property; and (viii) all right, title and interest of Grantors, if any, in and to (a) any and all roads, streets, alleys and ways (open or proposed) affecting, crossing, fronting or bounding such real property, including any awards made or to be made relating thereto including, without limitation, any unpaid awards or damages payable by reason of damages thereto or by reason of a widening of or changing of the grade with respect to same, (b) any and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to such real property (whether owned or claimed by deed, limitations or otherwise), (c) any and all air rights relating to such real property and (d) any and all reversionary interests in and to such real property (such real property together with any and all of the related improvements, appurtenances, rights and interests referenced in items (I) through (viii) above are herein collectively referred to as the "Property").

TO HAVE AND TO HOLD the said Property together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever, subject to the matters herein stated; and Grantors do hereby bind themselves and their successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, to the full extent such matters are valid and subsisting and affect the Property.

DATED this 15 day of February, 2005.

Jay E. Fleming
JAY E. FLEMING

Dubose F. Fleming
DUBOSE F. FLEMING

STATE OF VIRGINIA)
LOUDOUN) ss.
COUNTY OF TWENTY FALLS)

On this 15 day of February, 2005, before me, the undersigned, a Notary Public for Idaho, personally appeared JAY E. FLEMING and DUBOSE F. FLEMING, husband and wife, personally known or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.



Arselia Solorio
Notary Public for Idaho
My Commission Expires on _____

ARSELIA SOLORIO
Notary Public
Commonwealth of Virginia
My Comm Exps May 31, 2008

ALL T. FALLS CO.

T12S. R13E

7-10-1960
T12S. R13E
T12S. R13E
T12S. R13E



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TWIN FALLS COUNTY,
IDAHO

LEGEND

Unimproved land
Improved land
Cultivated land
Forest land
Water
Marsh
Barren land
Other

Section 1
Section 2
Section 3
Section 4
Section 5
Section 6
Section 7
Section 8
Section 9
Section 10
Section 11
Section 12

