



State of Idaho

DEPARTMENT OF WATER RESOURCES

Eastern Region, 900 North Skyline Drive, Suite A • Idaho Falls, Idaho 83402-1718

Phone: (208) 525-7161 • Fax: (208) 525-7177 • Web Site: www.idwr.idaho.gov

January 31, 2012

C. L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Interim Director

Eagle Valley Ranch LLC
446 Bohannon Creek Rd
Salmon ID 83467

SUPPORT DATA

IN FILE # 74-748

RE: Notice of Change in Water Right Ownership
Water Rights: 74-748, 74-749, 74-1812, 74-1813, 74-1814, 74-1815 & 74-10204

Dear Sir/Madam:

On August 25, 2011, you filed a Notice of Change in Water Right Ownership (ownership change) with the Idaho Department of Water Resources (IDWR), seeking to update the ownership records for the water rights listed above. After an initial review, we determined that you needed to provide additional evidence of ownership, specifically deed covering the place of use of the water right mentioned above. The department does acknowledge receiving a deed with your application however it does not cover the place of use of the water rights. On September 20, 2011 and December 7, 2011, we sent a letter requesting the additional information. The additional information was to be provided within 30 days.

IDWR has never received a response to the request for additional information. Without the requested documents, we cannot verify ownership of the water right and cannot complete the ownership change. We are therefore returning your original ownership change and have initiated a refund of your money (\$275.00). The refund from the state of Idaho will arrive at the address listed above within a couple of weeks.

Please feel free to re-file your ownership change any time in the future when you have collected the requested documentation of ownership. Because your filing fee is being refunded, you will need to determine and provide the proper filing fee at the time you re-file the ownership change.

If you have any questions, feel free to contact me at (208) 525-7161.

Respectfully submitted,

Jonie Barg
Technical Records Specialist

Enclosure(s)

RECEIVED

AUG 25 2011

Department of Water Resources
Eastern Region

August 24, 2011

Ms Jonie Barg
Technical Records Specialist
Idaho Dept. of Water Resources
900 North Skyline Drive
Suite A
Idaho Falls, ID, 83402-1718

Dear Ms Barb,

Enclosed please find a Change of Ownership Form for water rights that were not properly transferred to Eagle Valley Ranch LLC when we purchased property in Lemhi County Township 21 North Section 33 Range 23 East in May 2006.

Also please find the warranty deed and property description for the purchase of the above property by Eagle Valley Ranch LLC from Robert and Richard Bonucelli as well as the warranty deeds and property descriptions for the sale of property by Coral M. Stephenson to Robert Bonucelli and Bosanko Investments in June 2003 and then from Bosanko Investments to Richard Bonucelli in March 2004.

Please note that water right # 74-10202 does not appear to be located on land purchased by Eagle Valley Ranch LLC but was on land retained by Stephensons.

Also enclosed please find a check for \$275 for the change fee for the other seven water rights as well as a \$100 for a late filing fee.

Thank you very much,



Nikolaos D. Monoyios
Manager
Eagle Valley Ranch LLC
446 Bohannon Creek Road
Salmon, ID, 83467
208-756-1510

Cc: Mark Norem
Scott Eskelson

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

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

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
74-748	Yes ☐	74-1815	Yes ☐		Yes ☐
74-749	Yes ☐	74-10204	Yes ☐		Yes ☐
74-1812	Yes ☐		Yes ☐		Yes ☐
74-1813	Yes ☐		Yes ☐		Yes ☐
74-1814	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name:

Gordon & Mary Stephenson
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

Eagle Valley Ranch LLC
Name of each new owner as listed on the conveyance document

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

446 Bohannon Creek Road

Mailing address

Salmon

City

208-756-1510

Telephone

10

State

83467

ZIP

brackettmonoyios@gmail.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: May 10, 2006

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:

[Signature]
Signature of new owner/claimant

NIKOLAOS D. MONOYIOS
MANAGER
EAGLE VALLEY RANCH LLC
Title, if applicable

8/11/11
Date

Signature:

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only

Received by [Signature]

Date

8/25/2011

Receipt No.

E036916

Receipt Amt.

\$275.-

Approved by _____

Processed by _____

Date _____



State of Idaho

DEPARTMENT OF WATER RESOURCES

Eastern Region, 900 North Skyline Drive, Suite A • Idaho Falls, Idaho 83402-1718
Phone: (208) 525-7161 • Fax: (208) 525-7177 • Web Site: www.idwr.idaho.gov

C. L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Interim Director

July 29, 2011

Eagle Valley Ranch LLC
446 Bohannon Creek Rd
Salmon ID 83467

*done in all
to 11/14/11 white
house*

RE: CHANGE IN OWNERSHIP FOR: 74-748, 74-749, 74-1812, 74-1813,
74-1814, 74-1815, 74-10202 & 74-10204

Dear Claimant:

It has come to our attention that you may have recently purchased a tract of land in Lemhi County. The property to which I am referring was most recently owned by Gordan and Mary Stephenson. The legal description includes but not limited to land within the following:

Township 21 North Section 33 Range 23 East

Enclosed is a Change in Ownership form. Please fill out the form completely, sign and date it and return it to our office along with the proper fees, a "copy" of your Warranty Deed and legal description of the property you have purchased.

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

If you questions regarding this matter, please call 525-7161.

Respectfully submitted,

Jonie Barg
Jonie Barg
Technical Records Specialist

Enclosure(s)

267389

AT3629

WARRANTY DEED
(Tract II, Parcels C, D and E)

THIS INDENTURE is made this 10th day of MAY, 2006, (i) **ROBERT BONUCCELLI**, a married man dealing with his sole and separate property and (ii) **RICHARD BONUCCELLI**, a single man dealing with his sole and separate property, collectively the "Grantor", and **EAGLE VALLEY RANCH, LLC**, an Idaho limited liability company, whose mailing address is 6 Stewart Road, Short Hills, NJ 07078, the "Grantee".

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, and to the Grantee's successors and assigns forever, all of the following described property in the County of Lemhi, State of Idaho, to-wit:

See Exhibit "A" attached hereto and by this reference incorporated herein.

SUBJECT TO:

(i) real property taxes and assessments for the year 2006 and all periods thereafter;

(ii) any taxes impositions or assessments resulting from a change in the use or tax status of the Property effectuated by the grantee relating to periods after the Closing or thereafter;

(iii) all covenants, conditions, easements and rights of way of record;

(iv) any mechanics or materialman's liens or other similar liens or claims and other matters arising through the acts or omissions of the grantee;

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, any remainders, rents, issues

and profits therefrom; and all estate, right, title and interest in and to the property, as well in law as in equity, of the Grantor.

TO HAVE AND TO HOLD the premises and the appurtenances unto the Grantee, and to the Grantee's successors and assigns forever. The Grantor shall warrant and defend the premises in the quiet and peaceable possession of the Grantee and the Grantee's successors and assigns, against the Grantor.

In construing this Warranty Deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

GRANTORS:

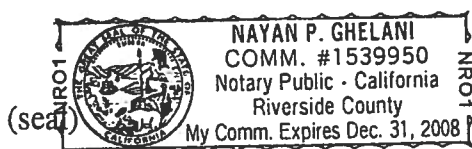
Robert Bonucelli
ROBERT BONUCCELLI, individually

RICHARD BONUCELLI, individually

STATE OF CALIFORNIA)
) ss.
County of RIVERSIDE)

On the this 10th day of MAY, 2006, before me, the undersigned, a notary public, in and for said State, personally appeared **ROBERT BONUCCELLI**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



Notary Public for CALIFORNIA
Residing at LA QUINTA
My Commission Expires: 12-31-2008

and profits therefrom; and all estate, right, title and interest in and to the property, as well in law as in equity, of the Grantor.

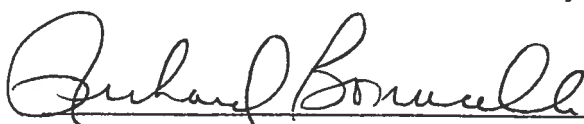
TO HAVE AND TO HOLD the premises and the appurtenances unto the Grantee, and to the Grantee's successors and assigns forever. The Grantor shall warrant and defend the premises in the quiet and peaceable possession of the Grantee and the Grantee's successors and assigns, against the Grantor.

In construing this Warranty Deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

GRANTORS:

ROBERT BONUCCELLI, individually



RICHARD BONUCCELLI, individually

STATE OF _____)
County of _____) ss.
_____)

On the this ____ day of _____, 2006, before me, the undersigned, a notary public, in and for said State, personally appeared **ROBERT BONUCCELLI**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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

(seal)

Notary Public for _____
Residing at _____
My Commission Expires: _____

STATE OF Arizona

)

) ss.

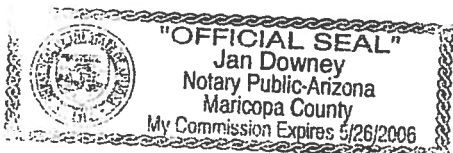
County of Maricopa

)

On the this 11 day of May, 2006, before me, the undersigned, a notary public, in and for said State, personally appeared **RICHARD BONUCCELLI**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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

(seal)



Jan Downey
Notary Public for Arizona
Residing at Cave Creek, AZ
My Commission Expires: 5/26/06

S:\Wendy'sMyFiles\SEM-Clients\4635\Bonuccelli\Deed-Warranty(Tract II).wpd

TRACT II:**PARCEL "C"**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER NORTHEAST QUARTER, SECTION 33, T. 21 N., R. 23 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33, FROM WHICH THE EAST QUARTER CORNER OF SECTION 33 BEARS S. 00° 20' 10" E., 2622.93 FT., THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE S. 00° 20' 10" E. ALONG THE EASTERLY BOUNDARY OF SAID SECTION 33 A DISTANCE OF 1311.56 FT. TO THE NORTH 1/16 CORNER OF SECTIONS 33 AND 34 SAID POINT BEING THE POINT OF BEGINNING;

CONTINUE THENCE S. 00° 20' 10" E. A DISTANCE OF 986.15 FT. TO A POINT IN THE CENTER OF THE OLD LEMHI ROAD;

THENCE ALONG SAID ROAD CENTERLINE THE FOLLOWING COURSES:

N. 48° 53' 48" W., 105.47 FT.; N. 51° 00' 23" W., 267.88 FT.;

N. 40° 07' 48" W., 235.65 FT.; N. 39° 02' 19" W., 231.11 FT.;

N. 47° 24' 09" W., 88.95 FT.; 190.35 FT. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 367.73 FT., A CENTRAL ANGLE OF 29° 39' 30" AND A CHORD BEARING N. 62° 13' 54" W. FOR 188.23 FT.;

N. 74° 11' 17" W., 274.88 FT.; N. 76° 48' 03" W., 471.79 FT.;

N. 79° 48' 53" W., 309.81 FT. TO A POINT ON THE NORTHERLY BOUNDARY OF SAID SOUTHEAST QUARTER NORTHEAST QUARTER;

THENCE N. 89° 53' 58" E. ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 1840.14 FT. TO THE POINT OF BEGINNING.

PARCEL "D"

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER SOUTHWEST QUARTER SECTION 34, T. 21 N., R. 23 R., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34, FROM WHICH THE NORTHWEST CORNER OF SECTION 34 BEARS N. 00° 20' 10" W., 2622.93 FT., THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE S. 86° 16' 29" E. ALONG THE NORTHERLY BOUNDARY OF SAID SOUTHWEST QUARTER OF SECTION 34 A DISTANCE OF 401.61 FT. TO A POINT IN THE CENTER OF THE OLD LEMHI ROAD SAID POINT BEING THE POINT OF BEGINNING;

CONTINUE THENCE S. 86° 16' 29" E. A DISTANCE OF 917.90 FT. TO THE C-W 1/16 CORNER OF SAID SECTION 34;

THENCE S. 00° 21' 09" E. ALONG THE EASTERLY BOUNDARY OF SAID NORTHWEST QUARTER SOUTHWEST QUARTER A DISTANCE OF 616.49 FT. TO A POINT IN THE CENTER OF SAID OLD LEMHI ROAD;

THENCE ALONG SAID ROAD CENTERLINE THE FOLLOWING COURSES:

N. 43° 21' 27" W., 261.29 FT.; N. 47° 24' 01" W., 287.51 FT.;

249.83 FT. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 600.98 FT., A CENTRAL ANGLE OF 23° 49' 06" AND A CHORD BEARING N. 59° 18' 34" W. FOR 248.04 FT.; N. 71° 13' 07" W., 79.69 FT.;

274.65 FT. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 704.97 FT., A CENTRAL ANGLE OF 22° 19' 19" AND A CHORD BEARING N. 60° 03' 28" W., FOR 272.92 FT.; N. 48° 53' 48" W., 4.65 FT. TO THE POINT OF BEGINNING.

PARCEL "E"

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER SOUTHWEST QUARTER SECTION 34, T. 21 N., R. 23 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34, FROM WHICH THE NORTHWEST CORNER OF SECTION 34 BEARS N. 00° 20' 10" W., 2622.93 FT., THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE S. 86° 16' 29" E. ALONG THE NORTHERLY BOUNDARY OF SAID SOUTHWEST QUARTER OF SECTION 34 A DISTANCE OF 1319.51 FT. TO THE C-W 1/16 OF SAID SECTION 34;

THENCE S. 00° 21' 09" E. A DISTANCE OF 633.46 FT. TO THE C-N-SW 1/64 OF SAID SECTION 34;

THENCE S. 87° 14' 00" E. A DISTANCE OF 329.63 FT. TO THE C-W-NE-SW 1/256 OF SAID SECTION 34 SAID BEING THE POINT OF BEGINNING;

THENCE S. 00° 19' 07" E. A DISTANCE OF 387.14 FT. TO A POINT IN THE CENTER OF THE OLD LEMHI ROAD;

THENCE ALONG SAID ROAD CENTERLINE THE FOLLOWING COURSES:
343.89 FT. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3008.94 FT., A CENTRAL ANGLE OF 06° 32' 54" AND A CHORD BEARING N. 36° 02' 27" W. FOR 343.70 FT.;

N. 39° 18' 54" W., 50.46 FT.; N. 43° 21' 27" W., 117.30 FT.;

THENCE S. 87° 14' 00" E. LEAVING SAID ROAD CENTERLINE A DISTANCE OF 312.93 FT. TO THE POINT OF BEGINNING.

State of Idaho)
County of Lemhi) SS No. 267389

This instrument was filed for record at the request

of Alliance Title

at 2:39 o'clock p.m. 5-12 2006

and duly filed and indexed in the records of Lemhi County

Terri J. Morton
Ex-Officio Recorder

By Eynice Cardin Deputy

Fee 18.00

Return to Alliance Title

Filed for Record at Request of and
copy returned to:

REAL HOLDINGS, INC.
717 W. Sprague Ave., Ste. 1600
Spokane, WA 99201-0466
Attention: James S. Black

State of Idaho) 257921
County of Lemhi) SS No. _____
This instrument was filed for record at the request
of Steve Nafus
at 2:18 o'clock p.m. 3-16 2004
and duly filed and indexed in the records of Lemhi
County Terri J. Norton
Ex-Officio Recorder
By Brenda C. [Signature] Deputy
Fee 15.00
Return to _____

STATUTORY WARRANTY DEED

The Grantor, BOSANKO INVESTMENTS, a Washington general partnership, in consideration the terms of an I.R.C. 1031 exchange transaction and for other valuable consideration, in hand paid, conveys and warrants to RICHARD A. BONUCELLI, dealing in his separate property, as Grantee, whose address is Post Office Box 141449, Spokane, Washington 99214, all of Grantor's undivided sixty percent (60%) co-tenancy interest in the real estate which is situated in the County of Lemhi, State of Idaho, and legally described on the attached Exhibit "A", together with all water and water rights, ditches and ditch rights appurtenant thereto and used in connection therewith.

SUBJECT TO all encumbrances, liens, and easements of record.

DATED this 11th day of March, 2004.

BOSANKO INVESTMENTS, a Washington
general partnership

By: [Signature]
ROBERT A. BONUCELLI,
Authorized Partner

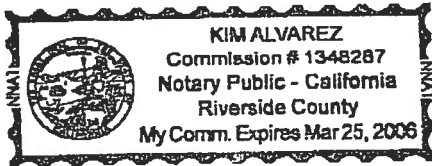
Acknowledge Attached

257921

STATE OF California)
County of Riverside) ss

On this 12 day of March, 2004, before me personally appeared ROBERT A. BONUCCELLI, to me known to be an authorized partner of Bosanko Investments, the partnership that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act of said partnership, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument on behalf of said partnership.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year in this certificate first above written.



(Seal or Stamp)

Kim Alvarez
Notary Public (Signature)
Kim Alvarez
(Print Name)

My commission expires: Mar. 25, 2006

257921

254746

LEGAL DESCRIPTION
EXHIBIT 'A'

PARCEL "A"

A PARCEL OF LAND LOCATED IN THE NW1/4, SECTION 3 AND THE NE1/4, SECTION 4, T. 20 N., R. 23 E., ALSO THE NE1/4, SECTION 32, SECTION 33 AND THE SW1/4, SECTION 34, T. 21 N., R. 23 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 34, FROM WHICH THE NW CORNER OF SECTION 34 BEARS N. 00° 20' 10" W., 2622.93 FT., THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE S. 86° 16' 29" E. ALONG THE NORTHERLY BOUNDARY OF SAID SW1/4 OF SECTION 34 A DISTANCE OF 1319.51 FT. TO THE C-W 1/16 CORNER OF SECTION 34;

THENCE S. 00° 21' 09" E. ALONG THE CENTER OF SAID SW1/4 OF SECTION 34 A DISTANCE OF 633.46 FT. TO THE C-N-SW 1/64 OF SECTION 34;

THENCE S. 87° 14' 00" E. A DISTANCE OF 329.63 FT. TO THE C-W-NE-SW 1/256 CORNER OF SAID SECTION 34;

THENCE S. 00° 19' 07" E. A DISTANCE OF 627.84 FT. TO THE C-W-E-SW 1/256 CORNER OF SAID SECTION 34;

THENCE N. 88° 12' 33" W. A DISTANCE OF 329.00 FT. TO THE SW1/16 CORNER OF SAID SECTION 34;

THENCE S. 00° 21' 09" E. ALONG THE CENTER OF SAID SW1/4 OF SECTION 34 A DISTANCE OF 1237.83 FT. TO A POINT IN THE CENTER OF THE LEMHI RIVER;

THENCE ALONG SAID CENTER OF THE LEMHI RIVER THE FOLLOWING COURSES:

N. 29° 44' 22" W., 501.92 FT.; N. 52° 46' 03" W., 368.35 FT.;

N. 71° 40' 49" W., 124.58 FT.;

THENCE LEAVING SAID RIVER S. 40° 34' 50" W. A DISTANCE OF 267.30 FT.;

THENCE S. 39° 56' 27" W. A DISTANCE OF 328.96 FT.;

THENCE S. 79° 45' 31" W. A DISTANCE OF 150.03 FT.;

THENCE S. 50° 15' 38" W. A DISTANCE OF 53.54 FT.;

THENCE S. 00° 52' 25" W. A DISTANCE OF 824.81 FT. TO A POINT IN AN EXISTING FENCE LINE;

THENCE ALONG SAID FENCE LINE THE FOLLOWING COURSES:

S. 85° 46' 47" W., 87.98 FT.; S. 50° 45' 31" W., 187.76 FT.;

S. 60° 45' 41" W., 217.69 FT.; S. 75° 07' 07" W., 162.01 FT. TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 28;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES:

N. 54° 10' 37" W., 3777.01 FT.; N. 54° 10' 49" W., 1575.74 FT.;

257921

254746

THENCE LEAVING SAID RIGHT-OF-WAY N. 37° 54' 27" E. A
DISTANCE OF 603.15 FT.;

THENCE N. 53° 28' 52" W. A DISTANCE OF 726.31 FT.;

THENCE S. 36° 12' 15" W. A DISTANCE OF 611.62 FT. TO A POINT ON
SAID RIGHT-OF-WAY OF STATE HIGHWAY 28;

THENCE N. 54° 10' 49" W. ALONG SAID RIGHT-OF-WAY A DISTANCE
OF 1541.00 FT. TO A POINT IN AN EXISTING FENCE LINE;

THENCE ALONG SAID FENCE LINE THE FOLLOWING COURSES:

N. 20° 35' 35" E., 609.35 FT.; N. 82° 00' 14" W., 341.53 FT.;

N. 49° 43' 56" W., 625.40 FT.; N. 30° 56' 05" E., 585.58 FT.;

N. 00° 16' 16" W., 62.18 FT. TO A POINT ON THE SOUTHERLY BANK
OF SAID LEMHI RIVER;

THENCE ALONG SAID SOUTHERLY BANK THE FOLLOWING
COURSES:

N. 88° 21' 05" W., 168.02 FT.; N. 79° 37' 52" W., 109.29 FT.;

N. 67° 22' 32" W., 113.81 FT.; N. 62° 52' 36" W., 94.81 FT. TO A POINT ON
THE NORTHERLY BOUNDARY OF SAID SECTION 32;

THENCE N. 89° 58' 13" E. ALONG SAID NORTHERLY BOUNDARY A
DISTANCE OF 2147.38 FT. TO THE NW CORNER OF SAID SECTION 33;

THENCE S. 89° 27' 27" E. ALONG THE NORTHERLY BOUNDARY OF
SAID SECTION 33 A DISTANCE OF 805.81 FT.;

THENCE S. 35° 34' 00" W. A DISTANCE OF 275.63 FT.;

THENCE S. 47° 17' 59" E. A DISTANCE OF 1139.74 FT. TO A POINT IN
AN EXISTING FENCE LINE;

THENCE ALONG SAID FENCE LINE THE FOLLOWING COURSES:

N. 83° 21' 38" E., 392.98 FT.; S. 57° 37' 57" E., 264.33 FT.;

S. 13° 29' 59" E., 226.03 FT.; S. 11° 29' 34" W., 74.74 FT.;

S. 18° 48' 28" E., 231.96 FT.; S. 34° 21' 46" E., 100.97 FT.;

N. 39° 50' 00" E., 578.39 FT. TO A POINT ON THE CENTERLINE OF
SAID SECTION 33;

THENCE LEAVING SAID FENCE LINE S. 00° 18' 48" E. ALONG SAID
CENTERLINE OF SECTION 33 A DISTANCE OF 82.48 FT. TO THE C-N 1/16
CORNER OF SECTION 33;

THENCE N. 89° 53' 58" E. ALONG THE CENTERLINE OF THE NE1/4
OF SAID SECTION 33 A DISTANCE OF 2631.64 FT. TO THE N1/16 OF SAID
SECTION 33 AND 34;

THENCE S. 00° 20' 10" E. ALONG THE BOUNDARY BETWEEN SAID
SECTION 33 AND 34 A DISTANCE OF 1311.37 FT. TO THE POINT OF
BEGINNING.

PARCEL "E"

A PARCEL OF LAND LOCATED IN THE NE1/4, SECTION 4, T. 20 N., R.
23 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

257921 254746

COMMENCING AT THE EAST $\frac{1}{4}$ CORNER OF SAID SECTION 4,
FROM WHICH THE SE CORNER OF SECTION 4 BEARS S. $00^{\circ} 20' 25''$ W.,
2610.22 FT., THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE
N. $14^{\circ} 09' 39''$ W. A DISTANCE OF 1551.80 FT. TO A POINT AT THE
INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF BAKER LANE
WITH THE SOUTHWESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 28;

THENCE N. $54^{\circ} 10' 37''$ W. ALONG SAID HIGHWAY RIGHT-OF-WAY A
DISTANCE OF 365.00 FT. TO A POINT IN THE CENTER OF AN EXISTING
DITCH SAID POINT BEING THE POINT OF BEGINNING.

THENCE ALONG THE CENTER OF SAID DITCH S. $46^{\circ} 35' 06''$ W. A
DISTANCE OF 165.00 FT.;

THENCE LEAVING SAID DITCH N. $47^{\circ} 29' 53''$ W. A DISTANCE OF
7.91 FT.;

THENCE S. $38^{\circ} 53' 26''$ W. A DISTANCE OF 864.87 FT. TO A POINT ON
THE NORTHERLY EDGE OF RED ROCK STAGE ROAD;

THENCE N. $69^{\circ} 22' 08''$ W. ALONG SAID ROAD A DISTANCE OF 800.00
FT.;

THENCE LEAVING SAID ROAD N. $19^{\circ} 29' 27''$ W. A DISTANCE OF
454.94 FT. TO A POINT IN AN EXISTING FENCE;

THENCE N. $36^{\circ} 23' 08''$ E. ALONG SAID FENCE A DISTANCE OF 975.60
FT. TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY OF STATE
HIGHWAY 28;

THENCE S. $54^{\circ} 10' 37''$ E. ALONG SAID RIGHT-OF-WAY A DISTANCE
OF 1221.50 FT. TO THE POINT OF BEGINNING.

254746

State of Idaho)
County of Lemhi) SS No _____

This instrument was filed for record at the request

of Alanna Telleat 1:22 o'clock P m. 6-4 2003

and duly filmed and indexed in the records of Lemhi

County Terri J. Morton

Ex-Officio Recorder

By Jana Eagle DeputyFee 18.Return to A. T.**WARRANTY DEED**

THIS INDENTURE is made this 4th day of JUNE, 2003, between CORAL M. STEPHENSON, individually and CORAL M. STEPHENSON, as Personal Representative of the Estate of John J. Stephenson, collectively the "Grantor", and, (i) ROBERT A. BONUCCELLI, as his sole and separate property as to income, principal and appreciation, as to an undivided 40% interest and (ii) BOSANKO INVESTMENTS, a Washington general partnership, as to an undivided 60% interest, whose mailing address is P O BOX 141449, collectively, the "Grantee".
SPOKANE WA 99214

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's heirs and assigns forever, all of the following described property in the County of LEMHI, State of Idaho, to-wit:

See Exhibit "A" attached hereto and incorporated herein by this reference (consisting of approximately 600 acres).

SUBJECT TO all existing easements or claims of easements, patent reservations, rights of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, encroachments, overlaps, boundary line disputes and other matters which would be disclosed by an accurate survey or inspection of the premises.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, any remainders, and rents, issues and profits therefrom; and all estate, right, title and interest in and to said property, as well in law as in equity, of the Grantor.

TO HAVE AND TO HOLD the premises and the appurtenances unto the Grantee, and to the Grantee's heirs and assigns forever. The Grantor and the Grantor's heirs shall warrant and defend the premises in the quiet and peaceable possession of the Grantee and the Grantee's heirs and assigns, against the Grantor and the Grantor's heirs, and against

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every person whomsoever who lawfully holds (or who later lawfully claims to have held) rights in the premises as of the date hereof.

In construing this Warranty Deed and where the context so requires, the singular includes the plural.

*

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

GRANTOR:

THE ESTATE OF JOHN J. STEPHENSON

By: Coral M. Stephenson
CORAL M. STEPHENSON,
Personal Representative

Coral M. Stephenson
CORAL M. STEPHENSON,
Individually

CMS * TOGETHER WITH ALL WATER AND WATER RIGHTS, DITCHES AND DITCH RIGHTS APPURTENANT THERETO AND USED IN CONNECTION THEREWITH.

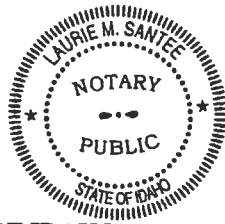
254746

STATE OF IDAHO)
) ss.
 County of Lemhi)

On the 4th day of June, 2003, before me, the undersigned notary public in and for said State, personally appeared **CORAL M. STEPHENSON**, known or identified to me to be the person whose name is subscribed to the within Grant Deed, and acknowledged to me that she executed the same.

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

(seal)



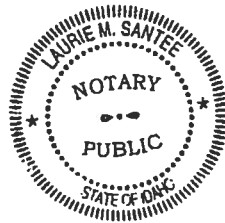
Laurie M. Santee
 Notary Public for Idaho
 Residing at Salmon, ID
 My Commission Expires: 6-19-2007

STATE OF IDAHO)
) ss.
 County of Lemhi)

On the 4th day of June, 2003, before me, the undersigned notary public in and for said State, personally appeared **CORAL M. STEPHENSON**, as Personal Representative of the Estate of John J. Stephenson, known or identified to me to be the person whose name is subscribed to the within Grant Deed, and acknowledged to me that she executed the same.

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

(seal)



Laurie M. Santee
 Notary Public for Idaho
 Residing at Salmon, ID
 My Commission Expires: 6-19-2007

LEGAL DESCRIPTION
EXHIBIT 'A'

PARCEL "A"

A PARCEL OF LAND LOCATED IN THE NW1/4, SECTION 3 AND THE NE1/4, SECTION 4, T. 20 N., R. 23 E., ALSO THE NE1/4, SECTION 32, SECTION 33 AND THE SW1/4, SECTION 34, T. 21 N., R. 23 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST ¼ CORNER OF SAID SECTION 34, FROM WHICH THE NW CORNER OF SECTION 34 BEARS N. 00° 20' 10" W., 2622.93 FT., THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE S. 86° 16' 29" E. ALONG THE NORTHERLY BOUNDARY OF SAID SW1/4 OF SECTION 34 A DISTANCE OF 1319.51 FT. TO THE C-W 1/16 CORNER OF SECTION 34;

THENCE S. 00° 21' 09" E. ALONG THE CENTER OF SAID SW1/4 OF SECTION 34 A DISTANCE OF 633.46 FT. TO THE C-N-SW 1/64 OF SECTION 34;

THENCE S. 87° 14' 00" E. A DISTANCE OF 329.63 FT. TO THE C-W-NE-SW 1/256 CORNER OF SAID SECTION 34;

THENCE S. 00° 19' 07" E. A DISTANCE OF 627.84 FT. TO THE C-W-E-SW 1/256 CORNER OF SAID SECTION 34;

THENCE N. 88° 12' 33" W. A DISTANCE OF 329.00 FT. TO THE SW1/16 CORNER OF SAID SECTION 34;

THENCE S. 00° 21' 09" E. ALONG THE CENTER OF SAID SW1/4 OF SECTION 34 A DISTANCE OF 1237.83 FT. TO A POINT IN THE CENTER OF THE LEMHI RIVER;

THENCE ALONG SAID CENTER OF THE LEMHI RIVER THE FOLLOWING COURSES:

N. 29° 44' 22" W., 501.92 FT.; N. 52° 46' 03" W., 368.35 FT.;

N. 71° 40' 49" W., 124.58 FT.;

THENCE LEAVING SAID RIVER S. 40° 34' 50" W. A DISTANCE OF 267.30 FT.;

THENCE S. 39° 56' 27" W. A DISTANCE OF 328.96 FT.;

THENCE S. 79° 45' 31" W. A DISTANCE OF 150.03 FT.;

THENCE S. 50° 15' 38" W. A DISTANCE OF 53.54 FT.;

THENCE S. 00° 52' 25" W. A DISTANCE OF 824.81 FT. TO A POINT IN AN EXISTING FENCE LINE;

THENCE ALONG SAID FENCE LINE THE FOLLOWING COURSES:

S. 85° 46' 47" W., 87.98 FT.; S. 50° 45' 31" W., 187.76 FT.;

S. 60° 45' 41" W., 217.69 FT.; S. 75° 07' 07" W., 162.01 FT. TO A POINT

ON THE NORTHEASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 28;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES:

N. 54° 10' 37" W., 3777.01 FT.; N. 54° 10' 49" W., 1575.74 FT.;

THENCE LEAVING SAID RIGHT-OF-WAY N. 37° 54' 27" E. A
DISTANCE OF 603.15 FT.;

THENCE N. 53° 28' 52" W. A DISTANCE OF 726.31 FT.;

THENCE S. 36° 12' 15" W. A DISTANCE OF 611.62 FT. TO A POINT ON
SAID RIGHT-OF-WAY OF STATE HIGHWAY 28;

THENCE N. 54° 10' 49" W. ALONG SAID RIGHT-OF-WAY A DISTANCE
OF 1541.00 FT. TO A POINT IN AN EXISTING FENCE LINE;

THENCE ALONG SAID FENCE LINE THE FOLLOWING COURSES:
N. 20° 35' 35" E., 609.35 FT.; N. 82° 00' 14" W., 341.53 FT.;

N. 49° 43' 56" W., 625.40 FT.; N. 30° 56' 05" E., 585.58 FT.;

N. 00° 16' 16" W., 62.18 FT. TO A POINT ON THE SOUTHERLY BANK
OF SAID LEMHI RIVER;

THENCE ALONG SAID SOUTHERLY BANK THE FOLLOWING
COURSES:

N. 88° 21' 05" W., 168.02 FT.; N. 79° 37' 52" W., 109.29 FT.;

N. 67° 22' 32" W., 113.81 FT.; N. 62° 52' 36" W., 94.81 FT. TO A POINT ON
THE NORTHERLY BOUNDARY OF SAID SECTION 32;

THENCE N. 89° 58' 13" E. ALONG SAID NORTHERLY BOUNDARY A
DISTANCE OF 2147.38 FT. TO THE NW CORNER OF SAID SECTION 33;

THENCE S. 89° 27' 27" E. ALONG THE NORTHERLY BOUNDARY OF
SAID SECTION 33 A DISTANCE OF 805.81 FT.;

THENCE S. 35° 34' 00" W. A DISTANCE OF 275.63 FT.;

THENCE S. 47° 17' 59" E. A DISTANCE OF 1139.74 FT. TO A POINT IN
AN EXISTING FENCE LINE;

THENCE ALONG SAID FENCE LINE THE FOLLOWING COURSES:

N. 83° 21' 38" E., 392.98 FT.; S. 57° 37' 57" E., 264.33 FT.;

S. 13° 29' 59" E., 226.03 FT.; S. 11° 29' 34" W., 74.74 FT.;

S. 18° 48' 28" E., 231.96 FT.; S. 34° 21' 46" E., 100.97 FT.;

N. 39° 50' 00" E., 578.39 FT. TO A POINT ON THE CENTERLINE OF
SAID SECTION 33;

THENCE LEAVING SAID FENCE LINE S. 00° 18' 48" E. ALONG SAID
CENTERLINE OF SECTION 33 A DISTANCE OF 82.48 FT. TO THE C-N 1/16
CORNER OF SECTION 33;

THENCE N. 89° 53' 58" E. ALONG THE CENTERLINE OF THE NE1/4
OF SAID SECTION 33 A DISTANCE OF 2631.64 FT. TO THE N1/16 OF SAID
SECTION 33 AND 34;

THENCE S. 00° 20' 10" E. ALONG THE BOUNDARY BETWEEN SAID
SECTION 33 AND 34 A DISTANCE OF 1311.37 FT. TO THE POINT OF
BEGINNING.

PARCEL "E"

A PARCEL OF LAND LOCATED IN THE NE1/4, SECTION 4, T. 20 N., R.
23 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 4,
FROM WHICH THE SE CORNER OF SECTION 4 BEARS S. 00° 20' 25" W.,
2610.22 FT., THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE
N. 14° 09' 39" W. A DISTANCE OF 1551.80 FT. TO A POINT AT THE
INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF BAKER LANE
WITH THE SOUTHWESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 28;

THENCE N. 54° 10' 37" W. ALONG SAID HIGHWAY RIGHT-OF-WAY A
DISTANCE OF 365.00 FT. TO A POINT IN THE CENTER OF AN EXISTING
DITCH SAID POINT BEING THE POINT OF BEGINNING.

THENCE ALONG THE CENTER OF SAID DITCH S. 46° 35' 06" W. A
DISTANCE OF 165.00 FT.;

THENCE LEAVING SAID DITCH N. 47° 29' 53" W. A DISTANCE OF
7.91 FT.;

THENCE S. 38° 53' 26" W. A DISTANCE OF 864.87 FT. TO A POINT ON
THE NORTHERLY EDGE OF RED ROCK STAGE ROAD;

THENCE N. 69° 22' 08" W. ALONG SAID ROAD A DISTANCE OF 800.00
FT.;

THENCE LEAVING SAID ROAD N. 19° 29' 27" W. A DISTANCE OF
454.94 FT. TO A POINT IN AN EXISTING FENCE;

THENCE N. 36° 23' 08" E. ALONG SAID FENCE A DISTANCE OF 975.60
FT. TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY OF STATE
HIGHWAY 28;

THENCE S. 54° 10' 37" E. ALONG SAID RIGHT-OF-WAY A DISTANCE
OF 1221.50 FT. TO THE POINT OF BEGINNING.