

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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WATER RESOURCES
WESTERN 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?
PD 77-02035	Yes ☐		Yes ☐		Yes ☐
PD 77-02205	Yes ☒	(0.50 cfs)	Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Eiguren Ranch, Inc.
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Thomas M. Eiguren
Name of each new owner as listed on the conveyance document

New owner continued Name connector ☐ and ☐ or ☐ and/or
3327 261st Ave. SE
Mailing address
Samamish WA 98075-9112
City State ZIP
(206) 793-4077
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: June 29, 2010

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] 9-29-10
Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only:

Received by [Signature] Date 10-25-10 Receipt No. W038815 Receipt Amt. 225
Approved by _____ Processed by [Signature] Date 7-13-11

COPY

Instrument # 352913

VALLEY COUNTY, CASCADE, IDAHO

6-29-2010 09:13:24 No. of Pages: 14

Recorded for : TERRY J EIGUREN

ARCHIE N. BANBURY

Fee: 42.00

Ex-Officio Recorder Deputy

Index to: DEEDS

GRANT DEED

THIS GRANT DEED is made and entered into the 29th day of June, 2010, by and between EIGUREN RANCH, INC., an Idaho corporation, (Grantor) and THOMAS M. EIGUREN, a married man as his sole and separate property, whose current address is 3327 261st Ave. SE, Sammamish, WA 98075-9112 (Grantee).

The Grantor for good and valuable consideration, receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains, sells and conveys unto Grantee as his sole and separate property together with the income including the rents, issues and profits therefrom as Grantee's separate property and to Grantee's successors, heirs and assigns the following-described premises situated in Valley County, State of Idaho:

The real property more particularly described in Schedule I which is attached hereto and incorporated herein as if set out in full. That real property is hereinafter called the "Appurtenant Property" in this Deed and in the attached Exhibits.

TOGETHER with the following Road and Utility Easements:

- (a) Primary Road and Utility Easement. A permanent non-exclusive easement across the real property described in Exhibit A (Premises) for a road for ingress to and egress from the real property described above (Appurtenant Property) and for utility lines, all of which shall be appurtenant to and shall not be separated from the Appurtenant Property (Primary Road and Utility Easement). A road presently exists over the Premises. Grantor and Grantor's successors, heirs and assigns shall have no obligation to maintain any portion of the road except as provided herein or install any utility lines.

The Premises joins with a segment of an easement claimed by Valley County, Idaho, as a public road which commences on the East Fork of the South Fork of the Salmon River Road and proceeds across land owned by the United States of America and administered by the Department of Agriculture, Forest Service, at the POINT OF BEGINNING of the centerline described in Exhibit A. The easement across the lands of the United States of America for public road purposes is claimed by Valley County, Idaho, pursuant to Revised Statutes of the United States, §2477 (Act of July 26, 1866, 14 Stat. L., Ch. 262, p.253, Sec.8). Also, the United States of America acting by and through the Forest Service, Department of Agriculture, on December 19, 2005, granted to Valley County an easement for a public road for the road claimed by Valley County which was recorded as Instrument No. 305250, records of the Valley County Recorder, Valley County, Idaho. This Deed does not include a conveyance of any interest in the lands of the United States of America or a conveyance of any interest in the Premises in conflict with rights held by Valley

County, Idaho. The road across the lands of the United States of America and the property described in Exhibit A is herein called the "Primary Road".

- (b) Willie Trail Road and Utility Easement. A permanent non-exclusive easement across that portion of the real property described in Exhibit B for a road for ingress to and egress from the Appurtenant Property and for utility lines, all of which shall be appurtenant to and shall not be separated from the Appurtenant Property (Willie Road and Utility Easement). A road presently exists over the area described in Exhibit B. Grantor and Grantor's successors, heirs and assigns shall have no obligation to maintain any portion of that road except as provided herein or to construct any portion of the road or install any utility lines.
- (c) Whiskey Creek Road Extension and Utility Easement. A permanent non-exclusive easement across the real property described in Exhibit C for a road for ingress to and egress from the Appurtenant Property and for utility lines, all of which shall be appurtenant to and shall not be separated from the Appurtenant Property (Whiskey Creek Road Extension and Utility Easement). A road presently exists over the area described in Exhibit C. Grantor and Grantor's successors, heirs and assigns shall have no obligation to maintain any portion of that road except as provided herein or to construct any portion of the road or install any utility lines.
- (d) Eiguren Ranch and Whiskey Creek Road and Utility Easements. A permanent non-exclusive easement across the real property described as Eiguren Ranch Road and as Whiskey Creek Road on the plat of EIGUREN RANCH SUBDIVISION, according to the plat thereof recorded as Instrument No. 308194, records of the Valley County Recorder, Valley County, Idaho, for a road for ingress to and egress from the Appurtenant Property and for utility lines, all of which shall be appurtenant to and shall not be separated from the Appurtenant Property (Eiguren Ranch Road and Whiskey Creek Road and Utility Easement). A road presently exists over the Whiskey Creek Road and the Eiguren Ranch Road. Grantor and Grantor's successor, heirs and assigns shall have no obligation to maintain any portion of that road except as provided herein or to construct any portion of the road or install any utility lines.
- (e) Provisions, Terms, Conditions, Restrictions and Covenants Applicable to Subparagraphs (a), (b), (c) and (d). The Road and Utility Easements referred to in subparagraphs (a) through (d) shall all be subject to the following provisions, terms, conditions, restrictions and covenants.
 - (i) The Grantee and Grantee's successors, heirs and assigns and their respective employees, tenants, guests, invitees and licensees, at all times hereafter, with or without motor vehicles, or other modes of transportation or on foot shall have the right to cross over, pass, repass along and over the real property described in Exhibits A, B and C and the Eiguren Ranch Road and the Whiskey Creek Road as described in subparagraph (d) for the purpose of obtaining ingress to and egress from the Appurtenant Property for all

purposes connected with the use of the Appurtenant Property. Use of the easements for road purposes shall also include the right to construct, grade, level, fill, maintain and repair the roadways in common with all others having a similar right including the laying of a hard surface or gravel, except as may be restricted as provided above.

- (ii) The Grantee and Grantee's successors, heirs and assigns and their respective licensees, at all times hereafter, shall have the right to place utility and service lines, conduits, cables and pipelines above and below the real property described in Exhibits A, B and C and the Eiguren Ranch Road and the Whiskey Creek Road as described in subparagraph (d) of all nature and description including, without limitation, telecommunication lines, television cables, electricity lines, natural gas lines, sewer lines, drain lines, water lines and all lines, cables and conduits and pipelines for providing services to the Appurtenant Property and to thereafter maintain, repair and replace those utility and service lines, cables, conduits and pipelines and to remove obstructions which may injure or interfere with the use, occupation and enjoyment of those lines, cables, conduits and pipelines. Use of the real property described in Exhibits A, B and C and the Eiguren Ranch Road and the Whiskey Creek Road as described in subparagraph (d) shall also permit the placement on the surface of the ground within such descriptions of such equipment as is reasonably necessary for the operation of the utility and service lines, cables, conduits and pipelines such as transformers, above ground service centers, poles and other supports with guys, cross arms and other attachments or incidental equipment.
- (iii) The Grantor and the Grantee and their respective successors, heirs and assigns together with their respective employees, tenants, guests, invitees and licensees shall have the common use of the real property described in Exhibits A, B and C and the Eiguren Ranch Road and the Whiskey Creek Road as described in subparagraph (d) for the purposes herein provided. Each shall use the real property for the purposes herein provided so as not to unreasonably interfere with the use thereof by the other and their respective employees, tenants, guests, invitees and licensees. The Grantor reserves the right to place a gate across the easements at the TRUE POINT OF BEGINNING and at the POINT OF ENDING of the easements described in Exhibits A, B and C and the Eiguren Ranch Road and the Whiskey Creek Road as described in subparagraph (d).
- (iv) Grantor hereby agrees that should the Grantee subdivide, sell, transfer or dispose of all or any part of the Appurtenant Property, the Grantee's successors, heirs and assigns shall have the same right to the use of the easements set forth above subject to the conditions herein stated.
- (v) Maintenance of the permitted uses permitted under easements set forth above shall be the sole responsibility of the Grantee and Grantee's

successors, heirs and assigns so long as a similar use of the area within the easements is not made by the Grantor or Grantor's successors, heirs and assigns. In the event a similar use is jointly made by the parties or their respective successors, heirs or assigns, then the maintenance of the particular joint use shall be shared pro rata between them in accordance with the extent of the use being made.

- (vi) The easements shall inure to the benefit of and may be used by all persons who become the owners of the Appurtenant Property or any part thereof. Each and all of the provisions of this instrument are intended to be construed to be covenants running with the land.
- (vii) Grantor reserves the right to grant and convey similar easements over and across and under the real property described in Exhibits A, B and C and the Eiguren Ranch Road and the Whiskey Creek Road as described in subparagraph (d) or in those grants or conveyances to further restrict and limit the rights of others in the use of that real property, it being the intent that exclusive use of the easements has not been conveyed to the Grantee by this instrument.
- (viii) The provisions hereof shall apply to and bind the respective parties and their successors, heirs and assigns.

ALSO TOGETHER with a permanent easement (Water System Easement) 16 feet in width for the purpose of conveying water originating from Parks Creek in an open ditch and/or a pipeline laid on the surface and/or beneath the surface of the ground and for such secondary purposes as are reasonably associated with a water conveyance system including, without limitation, the installation, replacement, operation, maintenance and repair of headgates, control structures and those works and those facilities reasonably necessary or useful for the conveyance, control, measurement and discharge of water.

The Water System Easement shall be located so as to overlie the existing open ditch, control structure and pipeline as the same now lie within the real property described below:

- (i) The Eiguren Ranch Road as shown on the plat of Eiguren Ranch Subdivision, according to the plat thereof recorded as Instrument No. 301094, records of the Valley County Recorder, Valley County, Idaho, and
- (ii) A parcel of real property lying southerly of Eiguren Ranch Road and lying easterly of the terminus of Eiguren Ranch Road, which parcel is more particularly described below (J. Eiguren Parcel):

A parcel of land located in Section 25, T.19N., R.7E., B.M., Valley County, Idaho, being more particularly described as follows:

Commencing at the 1/4 corner common to said Section 25 and

Section 26, T.19N., R.7E., B.M., CPF Inst. 106846, corner records of said Valley County; thence a bearing of S.0°23'42" W, a distance of 464.54 feet on the west right-of-way boundary of the Eiguren Ranch Road to a set 5/8 inch rebar on the north right-of-way boundary of the East Fork Road; thence on a curve to the right, on said north right-of-way boundary of the East Fork Road, which curve has a radius of 1244.18 feet, a length of 71.38 feet, and a chord which bears S.78°20'40" E, a distance of 71.37 feet to a set 5/8 inch rebar; thence on a curve to the right, on said north right-of-way boundary of the East Fork Road, which curve has a radius of 1244.18 feet, a length of 69.32 feet, and a chord which bears S.75°06'17" E, a distance of 69.31 feet to a set 5/8 inch rebar; thence a bearing of S.73°30'30" E, a distance of 522.07 feet on said north right-of-way boundary of the East Fork Road to a set 5/8 inch rebar; thence a bearing of N.16°29'30" E, a distance of 879.00 feet to a set 5/8 inch rebar being the TRUE POINT OF BEGINNING;

Thence a bearing of N. 16°29'30" E, a distance of 62.58 feet to a point on the south right-of-way boundary of the Eiguren Ranch Road;

Thence the following bearings, distances, and curve data on said south right-of-way boundary of Eiguren Ranch Road;

A curve to the left, which curve has a radius of 460.00 feet, a length of 147.82 feet, and a chord which bears N.70°59'49" E, a distance of 147.18 feet to a set 5/8 inch rebar;

A curve to the right, which curve has a radius of 130.53 feet, a length of 88.98 feet, and a chord which bears N.81°19'02" E, a distance of 87.26 feet to a set 5/8 inch rebar;

A bearing of S.79°09'20" E, a distance of 81.27 feet to a set 5/8 inch rebar;

A curve to the left, which curve has a radius of 779.56 feet, a length of 170.31 feet, and a chord which bears S.85°24'51" E, a distance of 169.97 feet to a set 5/8 inch rebar;

A curve to the right, which curve has a radius of 1717.31 feet, a length of 241.24 feet, and a chord which bears S.88°00'13" E, a distance of 241.04 feet to a set 5/8 inch rebar;

A bearing of S.83°58'46" E, a distance of 523.02 feet to a set 5/8 inch rebar at the intersection of the right-of-way boundary of the Eiguren Ranch Road with the southerly right-of-way boundary of the Whiskey Creek Road;

Thence a bearing of N.38°52'41" E, a distance of 81.66 feet to a set 5/8 inch rebar on the north right-of-way boundary of said Whiskey Creek Road; thence a bearing of S.81°08'12" E, a distance of 454.07

feet on the south boundary of a 2.00 acre parcel of land and the extension of said boundary line to a point on the north-south center of section line; thence a bearing of S.0°21'10" W, a distance of 183.30 feet on said north-south center of section line to a point; thence the following bearings, distances, and curve data on said southerly right-of-way boundary of Whiskey Creek Road;

A bearing of N.44°25'59" W, a distance of 132.73 feet to a point;
A curve to the left, which curve has a radius of 110.73 feet, a length of 70.93 feet, and a chord which bears N.62°47'06" W, a distance of 69.73 feet to a point;
A bearing of N.81°08'12" W, a distance of 308.60 feet to a point;

Thence a bearing of S.89°24'06" W, a distance of 1292.47 feet to a set 5/8 inch rebar, the TRUE POINT OF BEGINNING. (The Eiguren Ranch Road, Whiskey Creek Road and the East Fork Road referred to in the above description are those roads shown on the plat of Eiguren Ranch Subdivision which was recorded as Instrument No. 308194, records of the Valley County Recorder, Valley County, Idaho.)

There is presently an open ditch which carries water from a diversion in Parks Creek to the easterly boundary of the J. Eiguren Parcel which is later referred to in this Grant Deed as the "Parks Creek Ditch." The Park Creek Ditch enters the J. Eiguren Parcel on its easterly boundary and continues for approximately 25 to 100 feet as an open ditch at which point water flows into a control structure and then into a pipeline which carries the water to the Appurtenant Property. The Water System Easement shall be centered eight feet on each side of the centerline of the open ditch, control structure and pipeline except where they are located on a hillside and it is more difficult to try to either operate, replace, maintain or repair those facilities, in which case the boundaries of the sidelines of the Water System Easement shall be located such that there is at least twelve feet of easement area on one side of the centerline of the facilities and the balance of the sixteen feet on the other side of the centerline.

The Water System Easement and the Parks Creek Ditch are to provide a means of delivering water under Water Right No. 77-02035 and a portion of Water Right No. 77-02205 to the Appurtenant Property. The Grantor has later in this Grant Deed conveyed to the Grantee and to Grantee's successors, heirs and assigns the entirety of Water Right No. 77-02035 which has as its source Parks Creek and a portion of Water Right No. 77-02205 which has two sources, Parks Creek and Whiskey Creek, expressly retaining and reserving the remainder of Water Right No. 77-02205. The amount of Water Right No. 77-02205 retained and reserved is 0.40 cfs originating from Parks Creek and 0.04 cfs originating from Whiskey Creek. The Grantor intends to convey those portions of Water Right No. 77-02205 to the owners of the property to which they are appurtenant by deeds being recorded after the recording of this Deed.

Grantee shall have exclusive use of the pipeline and shall be solely responsible for its

operation, replacement, maintenance and repair and shall be solely responsible for the control of the water conveyed in the pipeline.

The Grantor retains and reserves unto the Grantor and to the Grantor's successors, heirs and assigns the right to also take water from the control structure by placing a second pipe in the control structure so as to entitle the Grantor and Grantor's successors, heirs and assigns to also use the control structure and the second pipe to convey that part of Water Right No. 77-02205 reserved from this conveyance which originates from Parks Creek to the property to which it is appurtenant. Provided, however, Grantor's right to take water from the control structure by placing a second pipe in the control structure must not interfere with the Grantee's right to use the control structure for delivering water originating from Parks Creek to the appurtenant property. The Grantor and the Grantor's successors, heirs and assigns shall have the exclusive use of the second pipeline and shall be solely responsible for its operation, replacement, maintenance and repair and shall be solely responsible for the control of the water in that pipeline.

The Grantee and the Grantor as the owner of the J. Eiguren Parcel shall share the operation, maintenance, repair and replacement of the open ditch and the control structure such that the Grantee will be responsible for 90 percent of that cost and responsibility and the Grantor and Grantor's successors, heirs and assigns as the owner of the J. Eiguren Parcel will be responsible for 10 percent of that cost and responsibility. Provided, however, in the event the Grantor or Grantor's successors, heirs and assigns diverts water from the control structure to irrigate more than two acres of land or diverts in excess of 0.04 cfs from the control structure, then for each additional acre or portion of an additional acre attempted to irrigate or for each 0.02 cfs or portion thereof of water diverted from the control structure, then the Grantor and Grantor's successors, heirs and assigns shall be responsible for an additional ten percent of that cost and responsibility. For example, if the owner of the J. Eiguren parcel sought to irrigate 3.5 acres, the owner of the J. Eiguren Parcel would be responsible for 30 percent of the cost and repair or if the owner of the J. Eiguren Parcel diverted 0.09 cfs, the owner of the J. Eiguren Parcel would be responsible for 40 percent of the cost and responsibility. The owner of the J. Eiguren Parcel shall not be entitled to divert any water from the control structure when the amount of water entering the control structure is less than 0.25 cfs because Water Right No. 77-02035 being conveyed to the Grantee in this Grant Deed is prior in time to Water Right No. 77-02205.

The Water System Easement shall include the right to clean out, maintain and repair the ditch, control structure and pipeline, together with the full right of ingress and egress as necessary for the full and complete use, occupation and enjoyment of the Water System Easement including the right, from time to time, to clean out or remove obstructions therefrom which interfere with the use, occupation and enjoyment of the Water System Easement.

The Grantor and Grantor's successors, heirs and assigns as the owners of the J. Eiguren Parcel shall not cause any damage to the facilities or works within the Water System Easement including, without limitation, driving vehicles across it, without first fully protecting those facilities or works from damage.

The Grantee and Grantee's successors and assigns shall have and hold the Water System Easement for the purposes hereinafter provided forever.

Grantor hereby agrees that should the Grantee subdivide, sell, transfer or dispose of all or any part of the Appurtenant property, that the Grantee's successors, heirs and assigns shall have the same right to use the Water System Easement as herein granted to the Grantee.

The Water System Easement is appurtenant to and for the benefit of and shall never be severed from the Appurtenant Property.

The Water System Easement shall inure to the benefit of and may be used by all persons who become the owners of the Appurtenant Property or any part thereof.

Each and all of the provisions of this Water System Easement are intended to be and shall be construed to be covenants running with the land.

The provisions of this Water System Easement shall apply to and bind the respective parties and their successors, heirs and assigns.

ALSO TOGETHER with an undivided fractional interest of 0.9 or 9/10 in Grantor's right, title and interest in the Parks Creek Ditch. The Parks Creek Ditch diverts water from Parks Creek at a point which is approximately located at the intersection of latitude 44°57'47" with longitude 115°31'54" on land owned by the United States and administered by the Department of Agriculture, Forest Service (United States) and proceeds across land owned by the United States to the most easterly boundary of the J. Eiguren Parcel.

The Grantor's right, title and interest in the Parks Creek Ditch is presently claimed under R.S. § 2339. However, Grantor does not warrant that it has perfected a claim to the Parks Creek Ditch as an easement but is conveying to Grantee the fractional interest referred to above in whatever interest Grantor has in the Parks Creek Ditch as an easement across land of the United States. Grantee shall be solely responsible for perfecting Grantee's title in the easement. The Grantee shall hold the above undivided interest as a tenant-in-common with the Grantor and Grantor's successors, heirs and assigns holding the remaining 0.1 or 1/10 as a tenant-in-common with the Grantee.

The diversion structure in Parks Creek presently does not exist. A severe torrent of water destroyed the diversion structure along with a portion of the Parks Creek Ditch and severely eroded the Parks Creek basin making it difficult and costly to place a new structure in the creek and recreate a new segment of the Parks Creek Ditch. The Grantee by acceptance of this Grant Deed, which shall be evidenced by its recording, agrees to solely assume the obligation and cost of placing a new diversion structure in the creek, recreating a new segment of the Parks Creek Ditch and obtaining any required approvals to do that work. Neither the Grantor by retaining an undivided one-tenth interest in the Parks Creek Ditch nor the Grantor's successors, heirs and assigns shall have any obligation for performing that work, be responsible for its cost or be required to obtain any required approvals.

Once the new diversion structure is installed and the new segment of the Parks Creek Ditch is completed by the Grantee, the operation, maintenance and repair of the Parks Creek Ditch and diversion structure and any replacement thereafter required shall be shared between the Grantee and the Grantee's successors, heirs and assigns and the Grantor and Grantor's successors, heirs and assigns such that the cost thereof is borne by them in the same proportion as that of the open ditch and control structure which is part of the Water System Easement.

ALSO TOGETHER with Water Right No. 77-02035 which has a priority date of November 20, 1919, for 0.32 cu.ft. per second of water from Parks Creek, a tributary of the East Fork of the South Fork of the Salmon River for irrigation and domestic purposes as set forth therein.

ALSO TOGETHER with 0.50 cfs of Water Right No. 77-02205 which has a priority date of April 26, 1966, to be diverted solely from Parks Creek, a tributary of the East Fork of the South Fork of the Salmon River for irrigation, stock water and domestic uses (one home) as set forth therein. The remainder of Water Right No. 77-02205, 0.44 cfs, from Parks Creek and Whiskey Creek is retained and reserved by Grantor for the benefit of the owners of the property to which it is appurtenant.

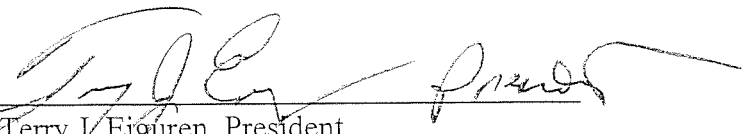
SUBJECT to real property taxes and assessments for the year 2010 and thereafter; all easements of record or apparent; and all covenants, reservations and restrictions of record or apparent.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining, and the reversions, remainder and remainders and the income, including the rents, issues and profits thereof as Grantee's separate property and also all of the estate, right, title, interest in and to the above property, possession, claim and demand whatsoever, as well in law as in equity, in or to the premises, and every part or parcel thereof with the appurtenances.

TO HAVE AND TO HOLD all and singular the premises and the appurtenances forever.

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

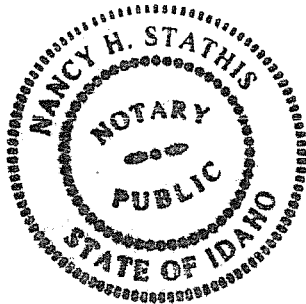
EIGUREN RANCH, INC.

By 
Terry J. Eiguren, President

STATE OF IDAHO)
 : SS.
County of)

On this 29th day of June, 2010, before me, the undersigned Notary Public in and for said State, personally appeared **TERRY J. EIGUREN**, known or identified to me to be the President of **EIGUREN RANCH, INC.**, the corporation that executed the within instrument and the person who executed the instrument on behalf of the 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.



Nancy H. Stathis
Notary Public for State of Idaho
Residing at McCall, Idaho
My Commission Expires: 6-5-2014

SCHEDULE I

(Grant Deed, Eiguren Ranch, Inc., to Thomas M. Eiguren)

A parcel of land located in Section 25, T. 19 N., R. 7 E., B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the 1/4 corner common to said Section 25 and Section 26, T. 19 N., R. 7 E., B.M., CPF Inst. 106846, corner records of said Valley County; Thence a bearing of S 0°23'42" W, a distance of 464.54 feet on the west right-of-way boundary of the Eiguren Ranch Road to a set 5/8 inch rebar on the north right-of-way boundary of the East Fork Road; Thence on a curve to the right, on said north right-of-way boundary of the East Fork Road, which curve has a radius of 1244.18 feet, a length of 71.38 feet, and a chord which bears S 78°20'40" E, a distance of 71.37 feet to a set 5/8 inch rebar being the **TRUE POINT OF BEGINNING**.

Thence the following bearings, distances, and curve data on the east and south right-of-way boundary of said Eiguren Ranch Road:

A bearing of N 0°23'42" E, a distance of 478.48 feet to a set 5/8 inch rebar;

A bearing of N 0°23'32" E, a distance of 140.56 feet to a set 5/8 inch rebar;

A curve to the right, which curve has a radius of 34.35 feet, a length of 40.37 feet, and a chord which bears N 34°03'32" E, a distance of 38.09 feet to a set 5/8 inch rebar;

A curve to the right, which curve has a radius of 300.38 feet, a length of 82.23 feet, and a chord which bears N 75°34'01" E, a distance of 81.97 feet to a set 5/8 inch rebar;

A bearing of N 83°24'32" E, a distance of 468.21 feet to a set 5/8 inch rebar;

A bearing of N 88°24'33" E, a distance of 199.35 feet to a 'X' marked on a rock;

A curve to the left, which curve has a radius of 460.00 feet, a length of 65.89 feet, and a chord which bears N 84°18'21" E, a distance of 65.83 feet to a point from which a set 5/8 inch rebar bears S 16°29'30" W, a distance of 62.58 feet;

Thence a bearing of S 16°29'30" W, a distance of 941.58 feet to a set 5/8 inch rebar on the north right-of-way boundary of said East Fork Road;

Thence the following bearings, distances, and curve data on said north right-of-way boundary of the East Fork Road:

A bearing of N 73°30'30" W, a distance of 522.07 feet to a set 5/8 inch rebar;

A curve to the left, which curve has a radius of 1244.18 feet, a length of 69.32 feet, and a chord which bears N 75°06'17" W, a distance of 69.31 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 12.75 acres, more-or-less.

EXHIBIT A

Primary Road and Utility Easement

An easement for a road right-of-way located in the S1/2 of the NW1/4 of Section 25, T.19N., R.7E., B.M., Valley County, Idaho, being more particularly described as follows:

Commencing at the C1/4 of said Section 25, C.P.F. Inst. 106819, corner records of said Valley County; thence a bearing of N.0°21'10" E, a distance of 85.36 feet to a set 5/8 inch rebar on the centerline of an existing 80 foot-wide road being the TRUE POINT OF BEGINNING.

Thence a strip of land 40 ft. wide located west of the following described line: N.0°21'32" E, a distance of 126.52 feet to a point; thence a bearing of N.0°21'32" E, a distance of 251.21 feet to a set 5/8 inch rebar on the centerline of said existing road the POINT OF ENDING of said easement.

SAVE AND EXCEPT any portion of said 40 foot-wide strip of land located within the boundary of that 2.00 acres of land described by Record of Survey Book 3, page 51, survey records of said Valley County.

EXHIBIT B

Willie Road and Utility Easement Section 25, T.19N., R.7E., B.M., Valley County, Idaho

The centerline of an 80 foot-wide road easement, being more particularly described as follows:

Commencing at the center 1/4 corner of said Section 25, C.P.F. Inst. 106819, corner records of said Valley County; thence a bearing of N.0°21'10" E, a distance of 85.36 feet on the easterly boundary of the NW1/4 of said Section 25 to a set 5/8 inch rebar on said centerline; thence a bearing of N.0°21'10" E, a distance of 59.43 feet on said centerline to a point; thence a bearing of N.4°21'32" E, a distance of 293.55 feet on said centerline to a point; thence on a curve to the left, on said centerline, which curve has a radius of 24.15 feet, a length of 36.03 feet, and a chord which bears N.38°23'16" W, a distance of 32.78 feet to a set 5/8 inch rebar being the TRUE POINT OF BEGINNING.

Thence a bearing of N.81°08'23" W, a distance of 433.36 feet on said centerline to a set 5/8 inch rebar; thence on a curve to the right, on said centerline, which curve has a radius of 1015.56 feet, a length of 285.80 feet, and a chord which bears N.73°04'39" W, a distance of 284.86 feet to a set 5/8 inch rebar; thence a bearing of N.65°00'56" W, a distance of 203.07 feet, on said centerline, to a set 5/8 inch rebar; thence on a curve to the right, on said centerline, which curve has a radius of 83.97 feet, a length of 132.85 feet, and a chord which bears N.19°41'24" W, a distance of 119.43 feet to a set 5/8 inch rebar; thence a bearing of N.25°38'07" E, a distance of 170.20 feet, on said centerline, to a set 5/8 inch rebar; thence on a curve to the right, on said centerline, which curve has a radius of 374.47 feet, a length of 162.55 feet, and a chord which bears N.38°04'15" E, a distance of 161.28 feet to a set 5/8 inch rebar; thence on a curve to the left, on said centerline, which curve has a radius of 398.18 feet, a length of 162.83 feet, and a chord which bears N.38°47'27" E, a distance of 161.70 feet to a set 5/8 inch rebar; thence a bearing of N.27°04'32" E, a distance of 112.65 feet, on said centerline, to a set 5/8 inch rebar on the north boundary of the S1/2 of the NW1/4 of said Section 25, being the POINT OF ENDING of said easement.

EXHIBIT C

Whiskey Creek Road Extension and Utility Easement

The centerline of an 80 foot-wide road easement being more particularly described as follows:

Commencing at the center 1/4 corner of said Section 25, C.P.F. Inst. 106819, corner records of said Valley County; thence a bearing of N.0°21'10" E, a distance of 85.36 feet on the easterly boundary of the S1/2 of the NW1/4 of said Section 25 to a set 5/8 inch rebar being the TRUE POINT OF BEGINNING.

Thence a bearing of N.44°25'59" W, a distance of 92.43 feet, on said centerline, to a set 5/8 inch rebar; thence on a curve to the left, on said centerline, which curve has a radius of 150.73 feet, a length of 96.56 feet, and a chord which bears N.62°47'06" W, a distance of 94.91 feet to a set 5/8 inch rebar; thence a bearing of N.81°08'12" W, a distance of 308.60 feet, on said centerline, to a set 5/8 inch rebar; thence on a curve to the right, on said centerline, which curve has a radius of 40.04 feet, a length of 20.97 feet, and a chord which bears N.66°08'07" W, a distance of 20.73 feet to a set 5/8 inch rebar, which point is on the easterly terminus of the centerlines of Whiskey Creek Road and Eiguren Ranch Road as shown on the Plat of EIGUREN RANCH SUBDIVISION according to the plat thereof recorded as Instrument No. 308194, records of Valley County, Idaho, and the TRUE POINT OF ENDING.

COPY

GRANT DEED

THIS GRANT DEED is made and entered into the 29th day of June, 2010, by and between EIGUREN RANCH, INC., an Idaho corporation, (Grantor) and JOHN B. EIGUREN, a single man as his sole and separate property, whose current address is P.O. Box 140664, Boise, Idaho 83714 (Grantee).

The Grantor for good and valuable consideration, receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains, sells and conveys unto Grantee as his sole and separate property together with the income including the rents, issues and profits therefrom as Grantee's separate property and to Grantee's successors, heirs and assigns the following-described premises situated in Valley County, State of Idaho:

The real property more particularly described in Schedule I which is attached hereto and incorporated herein as if set out in full. That real property is hereinafter called the "Appurtenant Property" in this Deed and in the attached Exhibits.

TOGETHER with the following Road and Utility Easements:

- (a) Primary Road and Utility Easement. A permanent non-exclusive easement across the real property described in Exhibit A (Premises) for a road for ingress to and egress from the real property described above (Appurtenant Property) and for utility lines, all of which shall be appurtenant to and shall not be separated from the Appurtenant Property (Primary Road and Utility Easement). A road presently exists over the Premises. Grantor and Grantor's successors, heirs and assigns shall have no obligation to maintain any portion of the road except as provided herein or install any utility lines.

The Premises joins with a segment of an easement claimed by Valley County, Idaho, as a public road which commences on the East Fork of the South Fork of the Salmon River Road and proceeds across land owned by the United States of America and administered by the Department of Agriculture, Forest Service, at the POINT OF BEGINNING of the centerline described in Exhibit A. The easement across the lands of the United States of America for public road purposes is claimed by Valley County, Idaho, pursuant to Revised Statutes of the United States, §2477 (Act of July 26, 1866, 14 Stat. L., Ch. 262, p.253, Sec.8). Also, the United States of America acting by and through the Forest Service, Department of Agriculture, on December 19, 2005, granted to Valley County an easement for a public road for the road claimed by Valley County which was recorded as Instrument No. 305250, records of the Valley County Recorder, Valley County, Idaho. This Deed does not include a conveyance of any interest in the lands of the United States of America or a conveyance of any interest in the Premises in conflict with rights held by Valley County, Idaho. The road across the lands of the United States of America and the property described in Exhibit A is herein called the "Primary Road".

- (b) Willie Trail Road and Utility Easement. A permanent non-exclusive easement across that portion of the real property described in Exhibit B that does not lie within the property first described above for a road for ingress to and egress from the Appurtenant Property and for utility lines, all of which shall be appurtenant to and shall not be separated from the Appurtenant Property (Willie Road and Utility Easement). A road presently exists over the area described in Exhibit B. Grantor and Grantor's successors, heirs and assigns shall have no obligation to maintain any portion of that road except as provided herein or to construct any portion of the road or install any utility lines.
- (c) Whiskey Creek Road Extension and Utility Easement. A permanent non-exclusive easement across the real property described in Exhibit C for a road for ingress to and egress from the Appurtenant Property and for utility lines, all of which shall be appurtenant to and shall not be separated from the Appurtenant Property (Whiskey Creek Road Extension and Utility Easement). A road presently exists over the area described in Exhibit C. Grantor and Grantor's successors, heirs and assigns shall have no obligation to maintain any portion of that road except as provided herein or to construct any portion of the road or install any utility lines.
- (d) Eiguren Ranch and Whiskey Creek Road and Utility Easements. A permanent non-exclusive easement across the real property described as Eiguren Ranch Road and as Whiskey Creek Road on the plat of EIGUREN RANCH SUBDIVISION, according to the plat thereof recorded as Instrument No. 308194, records of the Valley County Recorder, Valley County, Idaho, for a road for ingress to and egress from the Appurtenant Property and for utility lines, all of which shall be appurtenant to and shall not be separated from the Appurtenant Property (Eiguren Ranch Road and the Whiskey Creek Road and Utility Easement). A road presently exists over the Whiskey Creek Road and Eiguren Ranch Road. Grantor and Grantor's successor, heirs and assigns shall have no obligation to maintain any portion of that road except as provided herein or to construct any portion of the road or install any utility lines.
- (e) Provisions, Terms, Conditions, Restrictions and Covenants Applicable to Subparagraphs (a), (b), (c) and (d). The Road and Utility Easements referred to in subparagraphs (a) through (d) shall all be subject to the following provisions, terms, conditions, restrictions and covenants.
- (i) The Grantee and Grantee's successors, heirs and assigns and their respective employees, tenants, guests, invitees and licensees, at all times hereafter, with or without motor vehicles, or other modes of transportation or on foot shall have the right to cross over, pass, repass along and over the real property described in Exhibits A, B and C and the Eiguren Ranch Road and the Whiskey Creek Road as described in subparagraph (d) for the purpose of obtaining ingress to and egress from the Appurtenant Property for all purposes connected with the use of the Appurtenant Property. Use of the easements for road purposes shall also include the right to construct, grade, level, fill, maintain and repair the roadways in common with all others having a similar right including the laying of a hard surface or gravel, except as may

be restricted as provided above.

- (ii) The Grantee and Grantee's successors, heirs and assigns and their respective licensees, at all times hereafter, shall have the right to place utility and service lines, conduits, cables and pipelines above and below the real property described in Exhibits A, B and C and the Eiguren Ranch Road and the Whiskey Creek Road as described in subparagraph (d) of all nature and description including, without limitation, telecommunication lines, television cables, electricity lines, natural gas lines, sewer lines, drain lines, water lines and all lines, cables and conduits and pipelines for providing services to the Appurtenant Property and to thereafter maintain, repair and replace those utility and service lines, cables, conduits and pipelines and to remove obstructions which may injure or interfere with the use, occupation and enjoyment of those lines, cables, conduits and pipelines. Use of the real property described in Exhibits A, B and C and the Eiguren Ranch Road and the Whiskey Creek Road as described in subparagraph (d) shall also permit the placement on the surface of the ground within such descriptions of such equipment as is reasonably necessary for the operation of the utility and service lines, cables, conduits and pipelines such as transformers, above ground service centers, poles and other supports with guys, cross arms and other attachments or incidental equipment.
- (iii) The Grantor and the Grantee and their respective successors, heirs and assigns together with their respective employees, tenants, guests, invitees and licensees shall have the common use of the real property described in Exhibits A, B and C and the Eiguren Ranch Road and the Whiskey Creek Road as described in subparagraph (d) for the purposes herein provided. Each shall use the real property for the purposes herein provided so as not to unreasonably interfere with the use thereof by the other and their respective employees, tenants, guests, invitees and licensees. The Grantor reserves the right to place a gate across the easements at the TRUE POINT OF BEGINNING and at the POINT OF ENDING of the easements described in Exhibits A, B and C and the Eiguren Ranch Road and the Whiskey Creek Road as described in subparagraph (d).
- (iv) Grantor hereby agrees that should the Grantee subdivide, sell, transfer or dispose of all or any part of the Appurtenant Property, the Grantee's successors, heirs and assigns shall have the same right to the use of the easements set forth above subject to the conditions herein stated.
- (v) Maintenance of the permitted uses permitted under easements set forth above shall be the sole responsibility of the Grantee and Grantee's successors, heirs and assigns so long as a similar use of the area within the easements is not made by the Grantor or Grantor's successors, heirs and assigns. In the event a similar use is jointly made by the parties or their respective successors, heirs or assigns, then the maintenance of the particular joint use shall be shared pro rata between them in accordance with the extent of the use being made.

- (vi) The easements shall inure to the benefit of and may be used by all persons who become the owners of the Appurtenant Property or any part thereof. Each and all of the provisions of this instrument are intended to be construed to be covenants running with the land.
- (vii) Grantor reserves the right to grant and convey similar easements over and across and under the real property described in Exhibits A, B and C and the Eiguren Ranch Road and the Whiskey Creek Road as described in subparagraph (d) or in those grants or conveyances to further restrict and limit the rights of others in the use of that real property, it being the intent that exclusive use of the easements has not been conveyed to the Grantee by this instrument.
- (viii) The provisions hereof shall apply to and bind the respective parties and their successors, heirs and assigns.

ALSO TOGETHER with an undivided fractional interest of one-tenth (1/10) in Grantor's right, title and interest in the Parks Creek Ditch. The Parks Creek Ditch diverts water from Parks Creek at a point which is approximately located at the intersection of latitude 44°57'47" with longitude 115°31'54" on land owned by the United States and administered by the Department of Agriculture, Forest Service (United States) and proceeds across land owned by the United States to the most easterly boundary of the Appurtenant Property.

The Grantor's right, title and interest in the Parks Creek Ditch is presently claimed under R.S. § 2339. However, Grantor does not warrant that it has perfected a claim to the Parks Creek Ditch as an easement but is conveying to Grantee the fractional interest referred to above in whatever interest Grantor has in the Parks Creek Ditch as an easement across land of the United States. Grantee shall be solely responsible for perfecting Grantee's title in the easement. The Grantee shall hold the above undivided interest as a tenant-in-common with the grantee described in the Grant Deed recorded as Instrument No. 352913, records of the Valley County Recorder, Valley County, Idaho, and that grantee's successors, heirs and assigns holding the remaining nine-tenths (9/10) as a tenant-in-common with the Grantee.

The diversion structure in Parks Creek presently does not exist. A severe torrent of water destroyed the diversion structure along with a portion of the Parks Creek Ditch and severely eroded the Parks Creek basin making it difficult and costly to place a new structure in the creek and recreate a new segment of the Parks Creek Ditch. The grantee under Instrument No. 352913 by acceptance of that Grant Deed has agreed to solely assume the obligation and cost of placing a new diversion structure in the creek, recreating a new segment of the Parks Creek Ditch and obtaining any required approvals to do that work.

Once the new diversion structure is installed and the new segment of the Parks Creek Ditch is completed, the operation, maintenance and repair of the Parks Creek Ditch and diversion structure and any replacement thereafter required shall be shared between the Grantee and the Grantee's successors, heirs and assigns and those who hold the remaining undivided fractional interest in the Parks Creek Ditch such that the cost thereof is borne by them in the same proportion as that of the open ditch and control structure which is part of the Water

System Easement referred to below.

ALSO TOGETHER with the rights the Grantor retained and reserved and the obligations the Grantor assumed in creating the Water System Easement in the Grant Deed recorded as Instrument No. 352713, records of the Valley County Recorder, Valley County, Idaho, subject to the conditions stated therein. By Grantee's acceptance of this Grant Deed which shall be evidenced by its recording, Grantee and Grantee's successors, heirs and assigns agree to assume those obligations. The Grantee shall have the right to take water from the Control Structure which is within the Water System Easement by placing a second pipe in the Control Structure so as to entitle the Grantee and Grantee's successors, heirs and assigns to also use the Control Structure and the second pipe to convey that part of Water Right No. 77-02205 which is being conveyed to the Grantee by this Grant Deed to the Appurtenant Property. Provided, however, the Grantee's right to take water from the Control Structure by placing a second pipe in the Control Structure must not interfere with those holding the Water System Easement for delivering water originating from Parks Creek to the appurtenant property to which the Water System Easement is appurtenant. The Grantee shall also have the exclusive use of the second pipeline and shall be solely responsible for its operation, replacement, maintenance and repair and shall be solely responsible for the control of the water conveyed in that pipeline.

The Grantee as the owner of the J. Eiguren Parcel as described in the Water System Easement shall share the operation, maintenance, repair and replacement of the open ditch and the control structure such that the Grantee will be responsible for 10 percent of that cost and responsibility and the easement holders will be responsible for 90 percent of that cost and responsibility. Provided, however, in the event the Grantee or Grantee's successors, heirs and assigns diverts water from the control structure to irrigate more than two acres of land or diverts in excess of 0.04 cfs from the control structure, then for each additional acre or portion of an additional acre attempted to irrigate or for each 0.02 cfs or portion thereof of water diverted from the control structure, then the Grantee and Grantee's successors, heirs and assigns shall be responsible for an additional ten percent of that cost and responsibility. For example, if the owner of the J. Eiguren parcel sought to irrigate 3.5 acres, the owner of the J. Eiguren Parcel would be responsible for 30 percent of the cost and repair or if the owner of the J. Eiguren Parcel diverted 0.09 cfs, the owner of the J. Eiguren Parcel would be responsible for 40 percent of the cost and responsibility. The owner of the J. Eiguren Parcel shall not be entitled to divert any water from the control structure when the amount of water entering the control structure is less than 0.25 cfs.

The Grantee and Grantee's successors, heirs and assigns as the owners of the J. Eiguren Parcel shall not cause any damage to the facilities or works within the Water System Easement including, without limitation, driving vehicles across it, without first fully protecting those facilities or works from damage.

ALSO TOGETHER with 0.40 cfs of Water Right No. 77-02205 which has a priority date of April 26, 1966, to be diverted solely from Parks Creek, a tributary of the East Fork of the South Fork of the Salmon River for irrigation, stock water and domestic uses (no homes) as set forth therein. The remainder of Water Right No. 77-02205, 0.54 cfs, from Parks Creek and Whiskey Creek has been conveyed by Grantor to the owners of the real property to

which it is appurtenant by Instrument Nos. 352913 and 352914, records of the Valley County Recorder, Valley County, Idaho.

SUBJECT to the Water System Easement described in the Grant Deed from Eiguren Ranch, Inc., to Thomas M. Eiguren recorded as Instrument No. 352913, records of the Valley County Recorder, Valley County, Idaho.

ALSO SUBJECT to real property taxes and assessments for the year 2010 and thereafter; all other easements of record or apparent; and all covenants, reservations and restrictions of record or apparent.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining, and the reversions, remainder and remainders and the income, including the rents, issues and profits thereof as Grantee's separate property and also all of the estate, right, title, interest in and to the above property, possession, claim and demand whatsoever, as well in law as in equity, in or to the premises, and every part or parcel thereof with the appurtenances.

TO HAVE AND TO HOLD all and singular the premises and the appurtenances forever.

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

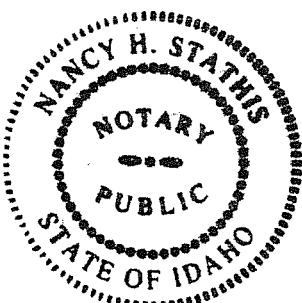
EIGUREN RANCH, INC.

By Terry J. Eiguren
Terry J. Eiguren, President

STATE OF IDAHO)
 : ss.
County of)

On this 29th day of June, 2010, before me, the undersigned Notary Public in and for said State, personally appeared **TERRY J. EIGUREN**, known or identified to me to be the President of **EIGUREN RANCH, INC.**, the corporation that executed the within instrument and the person who executed the instrument on behalf of the 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.



Nancy H. Stathis
Notary Public for State of Idaho
Residing at McCall, Idaho
My Commission Expires: 6-5-2014

SCHEDULE I

(Grant Deed, Eiguren Ranch, Inc., to John B. Eiguren)

A parcel of land located in Section 25, T. 19 N., R. 7 E., B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the 1/4 corner common to said Section 25 and Section 26, T. 19 N., R. 7 E., B.M., CPF Inst. 106846, corner records of said Valley County; Thence a bearing of S 0°23'42" W, a distance of 464.54 feet on the west right-of-way boundary of the Eiguren Ranch Road to a set 5/8 inch rebar on the north right-of-way boundary of the East Fork Road; Thence on a curve to the right, on said north right-of-way boundary of the East Fork Road, which curve has a radius of 1244.18 feet, a length of 71.38 feet, and a chord which bears S 78°20'40" E, a distance of 71.37 feet to a set 5/8 inch rebar; Thence on a curve to the right, on said north right-of-way boundary of the East Fork Road, which curve has a radius of 1244.18 feet, a length of 69.32 feet, and a chord which bears S 75°06'17" E, a distance of 69.31 feet to a set 5/8 inch rebar; Thence a bearing of S 73°30'30" E, a distance of 522.07 feet on said north right-of-way boundary of the East Fork Road to a set 5/8 inch rebar being the TRUE POINT OF BEGINNING.

Thence a bearing of N 16°29'30" E, a distance of 941.58 feet to a point on the south right-of-way boundary of the Eiguren Ranch Road from which a set 5/8 inch rebar bears S 16°29'30" W, a distance of 62.58 feet;

Thence the following bearings, distances, and curve data on said south right-of-way boundary of Eiguren Ranch Road;

A curve to the left, which curve has a radius of 460.00 feet, a length of 147.82 feet, and a chord which bears N 70°59'49" E, a distance of 147.18 feet to a set 5/8 inch rebar;

A curve to the right, which curve has a radius of 130.53 feet, a length of 88.98 feet, and a chord which bears N 81°19'02" E, a distance of 87.26 feet to a set 5/8 inch rebar;

A bearing of S 79°09'20" E, a distance of 81.27 feet to a set 5/8 inch rebar;

A curve to the left, which curve has a radius of 779.56 feet, a length of 170.31 feet, and a chord which bears S 85°24'51" E, a distance of 169.97 feet to a set 5/8 inch rebar;

A curve to the right, which curve has a radius of 1717.31 feet, a length of 241.24 feet, and a chord which bears S 88°00'13" E, a distance of 241.04 feet to a set 5/8 inch rebar;

A bearing of S 83°58'46" E, a distance of 523.02 feet to a point; Thence a bearing of N 38°52'41" E, a distance of 1.66 feet to a set 5/8 inch rebar at the intersection of said right-of-way boundary of the Eiguren Ranch Road with the southerly right-of-way boundary of the Whiskey Creek Road;

Thence a bearing of N 38°52'41" E, a distance of 80.00 feet to a set 5/8 inch rebar on the north right-of-way boundary of said Whiskey Creek Road; Thence a bearing of S 81°08'12" E, a distance of 454.07 feet on the south boundary of a 2.00 acre parcel of land and the extension of said boundary line to a point on the north-south center of section line; Thence a bearing of S 0°21'10" W, a distance of 211.88 feet on said north-south center of section line to a found aluminum monument, the center 1/4 corner of said Section 25, CPF Inst. 106819, corner records of said Valley County; Thence a bearing of S 89°47'43" W, a distance of 988.10 feet to a found aluminum monument, the C-W-E-W 1/256 corner of said Section 25, CPF Inst. 106818, corner records of said Valley County; Thence a bearing of S 0°20'00" W, a distance of 664.29 feet to a found aluminum monument, the C-W-NE-SW 1/256 corner of said Section 25, CPF Inst. 106854 corner records of said Valley County; Thence a bearing of S 89°54'10" W, a distance of 955.95 feet to a set 5/8 rebar on said north right-of-way boundary of said East Fork Road; Thence a bearing of N 73°30'30" W, a distance of 55.99 feet on said north right-of-way boundary of said East Fork Road to the POINT OF BEGINNING.

Said described parcel of land contains 24.77 acres, more-or-less.

EXHIBIT A

Primary Road and Utility Easement

An easement for a road right-of-way located in the S1/2 of the NW1/4 of Section 25, T.19N., R.7E., B.M., Valley County, Idaho, being more particularly described as follows:

Commencing at the C1/4 of said Section 25, C.P.F. Inst. 106819, corner records of said Valley County; thence a bearing of N.0°21'10" E, a distance of 85.36 feet to a set 5/8 inch rebar on the centerline of an existing 80 foot-wide road being the TRUE POINT OF BEGINNING.

Thence a strip of land 40 ft. wide located west of the following described line: N.0°21'32" E, a distance of 126.52 feet to a point; thence a bearing of N.0°21'32" E, a distance of 251.21 feet to a set 5/8 inch rebar on the centerline of said existing road the POINT OF ENDING of said easement.

SAVE AND EXCEPT any portion of said 40 foot-wide strip of land located within the boundary of that 2.00 acres of land described by Record of Survey Book 3, page 51, survey records of said Valley County.

EXHIBIT B

Willie Road and Utility Easement Section 25, T.19N., R.7E., B.M., Valley County, Idaho

The centerline of an 80 foot-wide road easement, being more particularly described as follows:

Commencing at the center 1/4 corner of said Section 25, C.P.F. Inst. 106819, corner records of said Valley County; thence a bearing of N.0°21'10" E, a distance of 85.36 feet on the easterly boundary of the NW1/4 of said Section 25 to a set 5/8 inch rebar on said centerline; thence a bearing of N.0°21'10" E, a distance of 59.43 feet on said centerline to a point; thence a bearing of N.4°21'32" E, a distance of 293.55 feet on said centerline to a point; thence on a curve to the left, on said centerline, which curve has a radius of 24.15 feet, a length of 36.03 feet, and a chord which bears N.38°23'16" W, a distance of 32.78 feet to a set 5/8 inch rebar being the TRUE POINT OF BEGINNING.

Thence a bearing of N.81°08'23" W, a distance of 433.36 feet on said centerline to a set 5/8 inch rebar; thence on a curve to the right, on said centerline, which curve has a radius of 1015.56 feet, a length of 285.80 feet, and a chord which bears N.73°04'39" W, a distance of 284.86 feet to a set 5/8 inch rebar; thence a bearing of N.65°00'56" W, a distance of 203.07 feet, on said centerline, to a set 5/8 inch rebar; thence on a curve to the right, on said centerline, which curve has a radius of 83.97 feet, a length of 132.85 feet, and a chord which bears N.19°41'24" W, a distance of 119.43 feet to a set 5/8 inch rebar; thence a bearing of N.25°38'07" E, a distance of 170.20 feet, on said centerline, to a set 5/8 inch rebar; thence on a curve to the right, on said centerline, which curve has a radius of 374.47 feet, a length of 162.55 feet, and a chord which bears N.38°04'15" E, a distance of 161.28 feet to a set 5/8 inch rebar; thence on a curve to the left, on said centerline, which curve has a radius of 398.18 feet, a length of 162.83 feet, and a chord which bears N.38°47'27" E, a distance of 161.70 feet to a set 5/8 inch rebar; thence a bearing of N.27°04'32" E, a distance of 112.65 feet, on said centerline, to a set 5/8 inch rebar on the north boundary of the S1/2 of the NW1/4 of said Section 25, being the POINT OF ENDING of said easement.

EXHIBIT C

Whiskey Creek Road Extension and Utility Easement

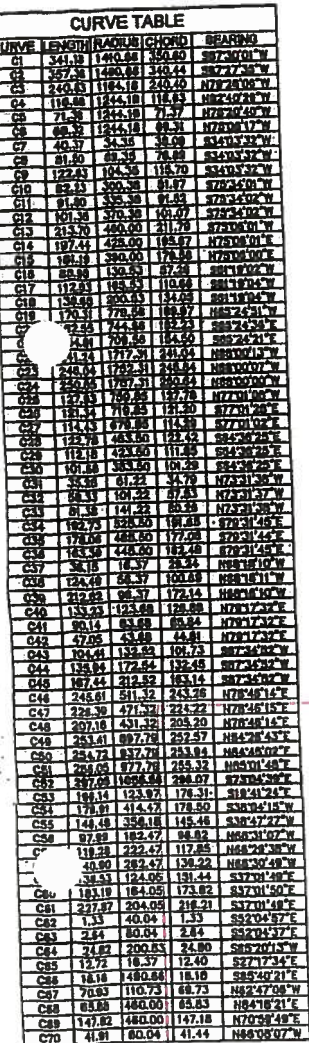
The centerline of an 80 foot-wide road easement being more particularly described as follows:

Commencing at the center 1/4 corner of said Section 25, C.P.F. Inst. 106819, corner records of said Valley County; thence a bearing of N.0°21'10" E, a distance of 85.36 feet on the easterly boundary of the S1/2 of the NW1/4 of said Section 25 to a set 5/8 inch rebar being the TRUE POINT OF BEGINNING.

Thence a bearing of N.44°25'59" W, a distance of 92.43 feet, on said centerline, to a set 5/8 inch rebar; thence on a curve to the left, on said centerline, which curve has a radius of 150.73 feet, a length of 96.56 feet, and a chord which bears N.62°47'06" W, a distance of 94.91 feet to a set 5/8 inch rebar; thence a bearing of N.81°08'12" W, a distance of 308.60 feet, on said centerline, to a set 5/8 inch rebar; thence on a curve to the right, on said centerline, which curve has a radius of 40.04 feet, a length of 20.97 feet, and a chord which bears N.66°08'07" W, a distance of 20.73 feet to a set 5/8 inch rebar, which point is on the easterly terminus of the centerlines of Whiskey Creek Road and Eiguren Ranch Road as shown on the Plat of EIGUREN RANCH SUBDIVISION according to the plat thereof recorded as Instrument No. 308194, records of Valley County, Idaho, and the TRUE POINT OF ENDING.

**A Parcel Line Adjustment Located in
Section 28
T. 19 N., R. 7 E., B.M.,
Valley County, Idaho**

**A Parcel Line Adjustment Located in
Section 28
T. 19 N., R. 7 E., B.M.,
Valley County, Idaho**



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	341.18	1400.48	350.60	S87°30'01"W
C2	257.38	1480.48	340.44	S87°27'38"W
C3	246.63	1165.18	320.20	N70°00'00"W
C4	118.68	1445.18	118.63	S82°50'21"W
C5	71.38	1242.51	71.38	N70°00'00"W
C6	85.25	1242.51	85.25	N70°00'00"W
C7	46.50	24.35	38.69	S34°51'33"W
C8	81.80	89.35	78.68	S43°33'37"W
C9	122.43	104.35	115.70	S70°00'00"W
C10	83.23	300.38	81.87	S74°52'30"W
C11	81.80	335.38	81.33	S75°24'52"W
C12	101.38	370.38	100.33	S75°57'14"W
C13	213.20	425.38	212.75	S76°29'36"W
C14	189.18	425.00	188.67	S76°00'01"W
C15	189.18	394.00	188.67	N70°00'00"W
C16	88.88	130.33	87.28	S81°10'02"W
C17	112.83	130.33	110.44	S81°10'04"W
C18	130.38	900.43	130.05	S81°10'04"W
C19	174.31	776.58	168.87	S85°24'31"W
C20	22.35	24.35	24.35	S85°24'31"W
C21	24.35	24.35	24.35	S85°24'31"W
C22	244.04	1717.31	244.04	N88°00'00"W
C23	244.04	1725.31	244.04	N88°00'00"W
C24	244.04	1781.31	244.04	N88°00'00"W
C25	120.43	160.65	117.78	N77°00'00"W
C26	120.43	716.25	120.20	N77°00'00"W
C27	114.43	148.65	112.82	N74°00'00"W
C28	222.78	148.65	222.42	N74°00'00"W
C29	112.18	425.60	111.85	S84°38'25"W
C30	101.84	383.50	100.39	S84°38'25"W
C31	35.38	61.22	34.73	N73°25'31"W
C32	58.31	104.22	57.83	N73°25'31"W
C33	81.38	144.22	80.59	N73°25'31"W
C34	162.73	325.30	161.41	S70°10'00"W
C35	170.06	325.30	170.06	S70°10'00"W
C36	162.48	148.60	162.48	S70°10'00"W
C37	28.15	18.37	28.34	N68°15'11"W
C38	124.48	58.37	100.63	N68°15'11"W
C39	212.63	95.37	172.14	N68°15'10"W
C40	133.23	123.68	126.88	N60°17'32"E
C41	90.14	83.68	85.84	N60°17'32"E
C42	47.05	83.68	46.84	N70°17'32"E
C43	104.41	135.84	105.72	N67°45'32"E
C44	135.84	172.52	135.84	N67°45'32"E
C45	167.44	212.52	163.14	S67°45'32"W
C46	245.61	511.32	243.36	S67°45'32"W
C47	226.39	471.29	224.22	N78°45'15"E
C48	207.18	431.32	205.20	N78°45'14"E
C49	283.41	897.78	252.57	N84°28'43"E
C50	284.72	837.78	253.84	N84°00'00"E
C51	284.05	147.10	253.32	N81°00'00"E
C52	337.69	147.10	337.69	N81°00'00"E
C53	164.14	123.97	176.31	S81°21'24"E
C54	176.91	91.47	178.50	S38°34'18"W
C55	148.18	358.18	145.46	S47°47'27"W
C56	87.89	182.47	86.82	N63°31'07"W
C57	118.28	232.67	115.85	N68°24'30"E
C58	40.30	242.47	40.22	N68°24'30"E
C59	38.53	242.06	38.44	S73°00'00"E
C60	183.19	184.05	176.82	S73°01'50"E
C61	237.87	204.05	213.21	S73°01'48"E
C62	1.33	4.04	1.33	S52°04'57"E
C63	2.64	80.04	2.64	S52°04'57"E
C64	21.82	200.83	24.80	S55°20'51"E
C65	12.72	18.16	12.72	S55°20'51"E
C66	18.16	1480.64	18.16	S85°24'21"E
C67	70.83	110.73	68.73	S85°24'20"W
C68	83.80	460.00	83.83	N8°41'21"E
C69	147.82	460.00	147.18	N70°58'49"E
C70	41.81	80.04	41.44	N68°08'49"E

Notes

Lots shall not be reduced in size without prior approval from the health authority.

No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.

Reference is made to public health letter on file regarding additional restrictions.

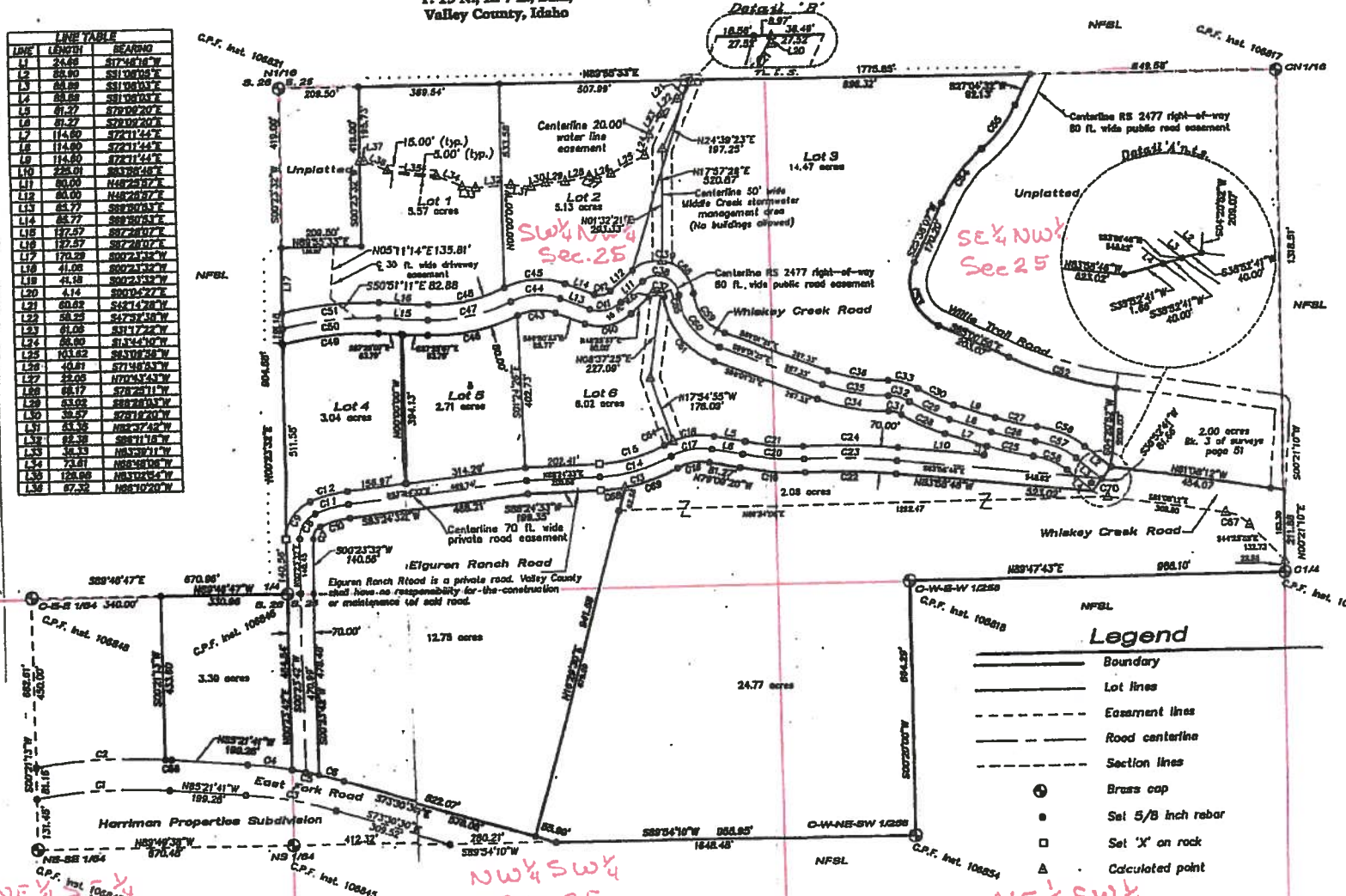
This plat is subject to Idaho Code Section 31-3805.
No irrigation water shall be supplied to any lot herein.

Exterior Lighting shall comply with the Valley County
Land Use and Development Ordinance.

Refer to R.O.S. Instrument No. 259634 Bk. 7, Pg. 80.

CERTIFICATE OF SURVEYOR

I, Robert W. Fodrea, do hereby certify that I am a registered Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground by me or under my supervision, and that this map is an accurate representation of said survey, and is in conformity with the current laws of the State of Idaho pertaining to plats and surveys, including Title 55, Chapter 16, Corner Perpetuation and Filing.



Rennison Fodrea, Inc.

Engineers • Surveyors • Planners

Cascade Office
105 N. Main Street, P.O. Box 188
Cascade, Idaho 83611
Office: 208.382.4902
Fax: 208.382.3410

Eagle Office
128 S. Eagle Rd., Suite B
Eagle, Idaho 83616
Office: 208.838.2440
Fax: 208.838.2441

JOB NO. 2314	DRAWN BY. RWF	DATE. July, 2008	SHEET 1
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RECORD OF SURVEY for **EIGUREN RANCH, INC.**

A Parcel Line Adjustment Located in
Section 25
T. 19 N., R. 7 E., B.M.,
Valley County, Idaho

100 0 200 400
HORIZONTAL SCALE IN FEET

CURVE TABLE

CHORD	ARC	ANGLE	CHORD	ARC	ANGLE
1.00	1.00	57.29	10.00	10.00	572.96
2.00	2.00	114.59	20.00	20.00	1145.92
3.00	3.00	171.88	30.00	30.00	1718.78
4.00	4.00	229.18	40.00	40.00	2291.65
5.00	5.00	286.48	50.00	50.00	2864.51
6.00	6.00	343.77	60.00	60.00	3437.38
7.00	7.00	401.07	70.00	70.00	4010.24
8.00	8.00	458.37	80.00	80.00	4583.11
9.00	9.00	515.66	90.00	90.00	5155.98
10.00	10.00	572.96	100.00	100.00	5728.84
11.00	11.00	630.26	110.00	110.00	6301.71
12.00	12.00	687.56	120.00	120.00	6874.57
13.00	13.00	744.86	130.00	130.00	7447.44
14.00	14.00	802.15	140.00	140.00	8020.31
15.00	15.00	859.45	150.00	150.00	8593.18
16.00	16.00	916.75	160.00	160.00	9166.04
17.00	17.00	974.05	170.00	170.00	9738.91
18.00	18.00	1031.35	180.00	180.00	10312.78
19.00	19.00	1088.64	190.00	190.00	10885.65
20.00	20.00	1145.94	200.00	200.00	11458.52
21.00	21.00	1203.24	210.00	210.00	12031.39
22.00	22.00	1260.54	220.00	220.00	12604.26
23.00	23.00	1317.84	230.00	230.00	13177.13
24.00	24.00	1375.14	240.00	240.00	13750.00
25.00	25.00	1432.44	250.00	250.00	14322.87
26.00	26.00	1489.74	260.00	260.00	14895.74
27.00	27.00	1547.04	270.00	270.00	15468.61
28.00	28.00	1604.34	280.00	280.00	16041.48
29.00	29.00	1661.64	290.00	290.00	16614.35
30.00	30.00	1718.94	300.00	300.00	17187.22
31.00	31.00	1776.24	310.00	310.00	17760.09
32.00	32.00	1833.54	320.00	320.00	18332.96
33.00	33.00	1890.84	330.00	330.00	18905.83
34.00	34.00	1948.14	340.00	340.00	19478.70
35.00	35.00	2005.44	350.00	350.00	20051.57
36.00	36.00	2062.74	360.00	360.00	20624.44
37.00	37.00	2120.04	370.00	370.00	21197.31
38.00	38.00	2177.34	380.00	380.00	21770.18
39.00	39.00	2234.64	390.00	390.00	22342.95
40.00	40.00	2291.94	400.00	400.00	22915.82
41.00	41.00	2349.24	410.00	410.00	23488.69
42.00	42.00	2406.54	420.00	420.00	24061.56
43.00	43.00	2463.84	430.00	430.00	24634.43
44.00	44.00	2521.14	440.00	440.00	25207.30
45.00	45.00	2578.44	450.00	450.00	25780.17
46.00	46.00	2635.74	460.00	460.00	26352.94
47.00	47.00	2693.04	470.00	470.00	26925.81
48.00	48.00	2750.34	480.00	480.00	27498.68
49.00	49.00	2807.64	490.00	490.00	28071.55
50.00	50.00	2864.94	500.00	500.00	28644.42
51.00	51.00	2922.24	510.00	510.00	29217.29
52.00	52.00	2979.54	520.00	520.00	29790.16
53.00	53.00	3036.84	530.00	530.00	30362.93
54.00	54.00	3094.14	540.00	540.00	30935.80
55.00	55.00	3151.44	550.00	550.00	31508.67
56.00	56.00	3208.74	560.00	560.00	32081.54
57.00	57.00	3266.04	570.00	570.00	32654.41
58.00	58.00	3323.34	580.00	580.00	33227.28
59.00	59.00	3380.64	590.00	590.00	33800.15
60.00	60.00	3437.94	600.00	600.00	34373.02
61.00	61.00	3495.24	610.00	610.00	34945.89
62.00	62.00	3552.54	620.00	620.00	35518.76
63.00	63.00	3609.84	630.00	630.00	36091.63
64.00	64.00	3667.14	640.00	640.00	36664.50
65.00	65.00	3724.44	650.00	650.00	37237.37
66.00	66.00	3781.74	660.00	660.00	37810.24
67.00	67.00	3839.04	670.00	670.00	38383.11
68.00	68.00	3896.34	680.00	680.00	38955.98
69.00	69.00	3953.64	690.00	690.00	39528.85
70.00	70.00	4010.94	700.00	700.00	40101.72
71.00	71.00	4068.24	710.00	710.00	40674.59
72.00	72.00	4125.54	720.00	720.00	41247.46
73.00	73.00	4182.84	730.00	730.00	41820.33
74.00	74.00	4240.14	740.00	740.00	42393.20
75.00	75.00	4297.44	750.00	750.00	42966.07
76.00	76.00	4354.74	760.00	760.00	43538.94
77.00	77.00	4412.04	770.00	770.00	44111.81
78.00	78.00	4469.34	780.00	780.00	44684.68
79.00	79.00	4526.64	790.00	790.00	45257.55
80.00	80.00	4583.94	800.00	800.00	45830.42
81.00	81.00	4641.24	810.00	810.00	46403.29
82.00	82.00	4698.54	820.00	820.00	46976.16
83.00	83.00	4755.84	830.00	830.00	47549.03
84.00	84.00	4813.14	840.00	840.00	48121.90
85.00	85.00	4870.44	850.00	850.00	48694.77
86.00	86.00	4927.74	860.00	860.00	49267.64
87.00	87.00	4985.04	870.00	870.00	49840.51
88.00	88.00	5042.34	880.00	880.00	50413.38
89.00	89.00	5099.64	890.00	890.00	50986.25
90.00	90.00	5156.94	900.00	900.00	51559.12
91.00	91.00	5214.24	910.00	910.00	52131.99
92.00	92.00	5271.54	920.00	920.00	52704.86
93.00	93.00	5328.84	930.00	930.00	53277.73
94.00	94.00	5386.14	940.00	940.00	53850.60
95.00	95.00	5443.44	950.00	950.00	54423.47
96.00	96.00	5500.74	960.00	960.00	54996.34
97.00	97.00	5558.04	970.00	970.00	55569.21
98.00	98.00	5615.34	980.00	980.00	56142.08
99.00	99.00	5672.64	990.00	990.00	56714.95
100.00	100.00	5729.94	1000.00	1000.00	57287.82

LINE TABLE		
LINE	ARC	BEARING
1	1.00	S87°41'00"W
2	1.00	S87°41'00"W
3	1.00	S87°41'00"W
4	1.00	S87°41'00"W
5	1.00	S87°41'00"W
6	1.00	S87°41'00"W
7	1.00	S87°41'00"W
8	1.00	S87°41'00"W
9	1.00	S87°41'00"W
10	1.00	S87°41'00"W
11	1.00	S87°41'00"W
12	1.00	S87°41'00"W
13	1.00	S87°41'00"W
14	1.00	S87°41'00"W
15	1.00	S87°41'00"W
16	1.00	S87°41'00"W
17	1.00	S87°41'00"W
18	1.00	S87°41'00"W
19	1.00	S87°41'00"W
20	1.00	S87°41'00"W
21	1.00	S87°41'00"W
22	1.00	S87°41'00"W
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28	1.00	S87°41'00"W
29	1.00	S87°41'00"W
30	1.00	S87°41'00"W
31	1.00	S87°41'00"W
32	1.00	S87°41'00"W
33	1.00	S87°41'00"W
34	1.00	S87°41'00"W
35	1.00	S87°41'00"W
36	1.00	S87°41'00"W
37	1.00	S87°41'00"W
38	1.00	S87°41'00"W
39	1.00	S87°41'00"W
40	1.00	S87°41'00"W
41	1.00	S87°41'00"W
42	1.00	S87°41'00"W
43	1.00	S87°41'00"W
44	1.00	S87°41'00"W
45	1.00	S87°41'00"W
46	1.00	S87°41'00"W
47	1.00	S87°41'00"W
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49	1.00	S87°41'00"W
50	1.00	S87°41'00"W
51	1.00	S87°41'00"W
52	1.00	S87°41'00"W
53	1.00	S87°41'00"W
54	1.00	S87°41'00"W
55	1.00	S87°41'00"W
56	1.00	S87°41'00"W
57	1.00	S87°41'00"W
58	1.00	S87°41'00"W
59	1.00	S87°41'00"W
60	1.00	S87°41'00"W
61	1.00	S87°41'00"W
62	1.00	S87°41'00"W
63	1.00	S87°41'00"W
64	1.00	S87°41'00"W
65	1.00	S87°41'00"W
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67	1.00	S87°41'00"W
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69	1.00	S87°41'00"W
70	1.00	S87°41'00"W
71	1.00	S87°41'00"W
72	1.00	S87°41'00"W
73	1.00	S87°41'00"W
74	1.00	S87°41'00"W
75	1.00	S87°41'00"W
76	1.00	S87°41'00"W
77	1.00	S87°41'00"W
78	1.00	S87°41'00"W
79	1.00	S87°41'00"W
80	1.00	S87°41'00"W
81	1.00	S87°41'00"W
82	1.00	S87°41'00"W
83	1.00	S87°41'00"W
84	1.00	S87°41'00"W
85	1.00	S87°41'00"W
86	1.00	S87°41'00"W
87	1.00	S87°41'00"W
88	1.00	S87°41'00"W
89	1.00	S87°41'00"W
90	1.00	S87°41'00"W
91	1.00	S87°41'00"W
92	1.00	S87°41'00"W
93	1.00	S87°41'00"W
94	1.00	S87°41'00"W
95	1.00	S87°41'00"W
96	1.00	S87°41'00"W
97	1.00	S87°41'00"W
98	1.00	S87°41'00"W
99	1.00	S87°41'00"W
100	1.00	S87°41'00"W