

DEU

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 12 2011

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?
57-181	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Hulet Farm Management

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Murphy Flats Water Company Inc. Murphy Land Co. LLC *as per Tim Tippet phone call 5-17-11*

Name of each new owner as listed on the conveyance document

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

PO Box 310

Mailing address

American Falls

Idaho

83211

City

State

ZIP

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: December 27, 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] Title, if applicable: Owner Date: 5-5-11

Signature of new owner/claimant

Title, if applicable

Date

Signature: [Signature] Title, if applicable: _____ Date: _____

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by [Signature] Date 5-12-11 Receipt No. W039221 Receipt Amt. 25.00

Approved by _____ Processed by [Signature] Date 5-17-11



100 10th Avenue South / Nampa, Idaho
83651 / (208) 466-6100

Instrument # 274183

MURPHY, OWYHEE, IDAHO
2011-04-21 02:57:37 PM No. of Pages: 4
Recorded for: PIONEER TITLE COMPANY/OWY
CHARLOTTE SHERBURN Fee: 19.00
Ex-Officio Recorder Deputy mpeterson
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

Electronically Recorded- DO NOT
Remove the County Stamped First
Page as it is now Incorporated as
Part of the original Document.

201102056

WARRANTY DEED

For Value Received Blaine Jay Hulet and Yvonne K. Hulet, husband and wife, and April Le Ann Tyson, a married woman, as separate property and Travis Blaine Hulet, a married man, as separate property and Randy Allen Hulet, a married man, as separate property

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

Murphy Land Company, LLC

, hereinafter referred to as Grantee, whose current address is PO Box 310 American Falls, Idaho 83211
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject including the standard printed exceptions 1-6 and special exceptions 8, 9, 10, 11, 15 and 16 and of the Title Commitment issued by Pioneer Title Company on April 4, 2011, Order #201102056, and those set forth in the Purchase and Sale Agreement between the parties and dated as of April 1, 2011 and those improvements, labor and material suffered or done by Grantee; and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes (if any) which are not yet due and payable, and other liens, assessments, or encumbrances of record or apparent upon inspection of the property, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: April 15, 2011

Blaine Jay Hulet
Blaine Jay Hulet

April Le Ann Tyson
April Le Ann Tyson
Randy Allen Hulet
Randy Allen Hulet

Yvonne K. Hulet
Yvonne K. Hulet

Travis Blaine Hulet
Travis Blaine Hulet

274183



ELECTRONICALLY RECORDED 2/50
By: Pioneer Title Company Fee: \$300
Instrument # 274183
Date: 4-21-11 Time: 2:57:37 AM
County: Cwyhee, Idaho

100 10th Avenue South / Nampa, Idaho
83651 / (208) 466-6100

201102056

WARRANTY DEED

For Value Received Blaine Jay Hulet and Yvonne K. Hulet, husband and wife, and April Le Ann Tyson, a married woman, as separate property and Travis Blaine Hulet, a married man, as separate property and Randy Allen Hulet, a married man, as separate property

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

Murphy Land Company, LLC

, hereinafter referred to as Grantee, whose current address is PO Box 310 American Falls, Idaho 83211 the following described premises, to-wit:

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To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject including the standard printed exceptions 1-6 and special exceptions 8, 9, 10, 11, 15 and 16 and of the Title Commitment issued by Pioneer Title Company on April 4, 2011, Order #201102056, and those set forth in the Purchase and Sale Agreement between the parties and dated as of April 1, 2011 and those improvements, labor and material suffered or done by Grantee; and subject to U.S. Patent reservations; restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes (if any) which are not yet due and payable, and other liens, assessments, or encumbrances of record or apparent upon inspection of the property, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: April 15, 2011

Blaine Jay Hulet
Blaine Jay Hulet
April Le Ann Tyson
April Le Ann Tyson
Randy Allen Hulet
Randy Allen Hulet

Yvonne K. Hulet
Yvonne K. Hulet
Travis Blaine Hulet
Travis Blaine Hulet

EXHIBIT A

Tract I:

In Township 3 South, Range 1 West, Boise Meridian, Owyhee County, Idaho:

Section 4: Southwest Quarter, South One Half of the Northwest Quarter, Northwest Quarter of the Southeast Quarter, South One Half of the Northeast Quarter

Section 5: East One Half of the Southeast Quarter, Southeast Quarter of the Northeast Quarter

Tract II:

In Township 3 South, Range 1 West, Boise Meridian, Owyhee County, Idaho:

Section 3: Southwest Quarter of the Northwest Quarter

Tract III:

In Township 3 South, Range 1 West, Boise Meridian, Owyhee County, Idaho:

Section 3: Northwest Quarter of the Southwest Quarter

Tract IV:

In Township 3 South, Range 1 West, Boise Meridian, Owyhee County, Idaho:

Section 3: Southwest Quarter of the Southwest Quarter

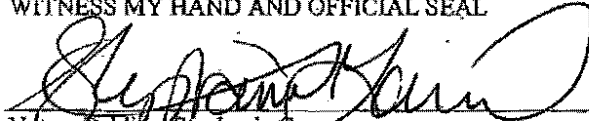
State of Idaho

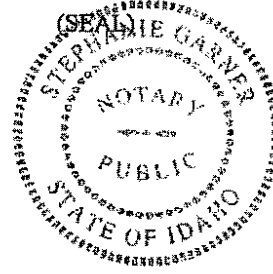
SS.

County of Canyon

On this 20th day of April, 2011, before me, the undersigned, a Notary Public, in and for said State, personally appeared Blaine Jay Hulet and Yvonne K. Hulet known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL


Notary Public Stephanie Garner
Residing at: Nampa, Idaho
Commission Expires: 7-31-12



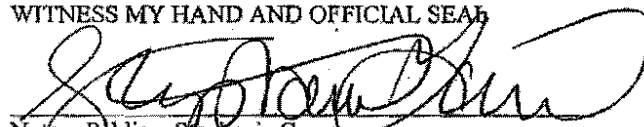
State of Idaho

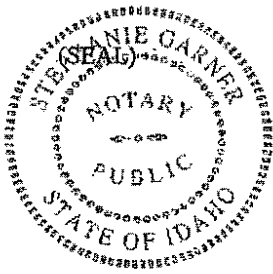
SS.

County of Canyon

On this 20th day of April, 2011, before me, the undersigned, a Notary Public, in and for said State, personally appeared April Le Ann Tyson known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL


Notary Public Stephanie Garner
Residing at: Nampa, Idaho
Commission Expires: 7-31-12



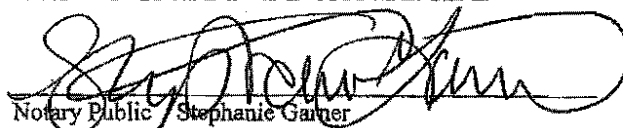
State of Idaho

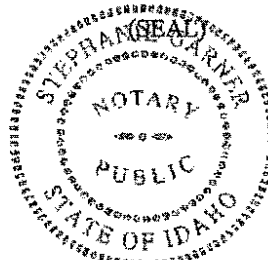
SS.

County of Canyon

On this 20th day of April, 2011, before me, the undersigned, a Notary Public, in and for said State, personally appeared Travis Blaine Hulet known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL


Notary Public Stephanie Garner
Residing at: Nampa, Idaho
Commission Expires: 7-31-12



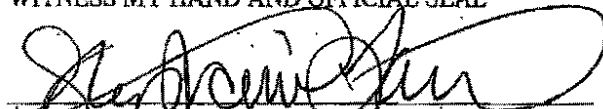
State of Idaho

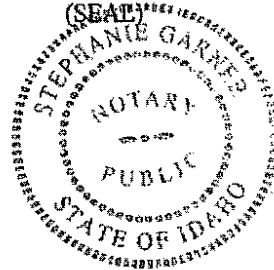
ss.

County of Canyon

On this 20th day of April, 2011, before me, the undersigned, a Notary Public, in and for said State, personally appeared Randy Allen Hulet known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL


Notary Public Stephanie Garner
Residing at: Nampa, Idaho
Commission Expires: 7-31-12





Pioneer Title Co.

GOING BEYOND

100 10th Avenue South / Nampa, Idaho
83651 / (208) 466-6100

Instrument # 273221

MURPHY, OWYHEE, IDAHO
2010-12-30 02:12:17 PM No. of Pages: 9
Recorded for: PIONEER TITLE COMPANY/OWY
CHARLOTTE SHERBURN
Ex-Officio Recorder Deputy mpsterson Fee:34.00
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

B.A.
M.H.
msd

201009942

WARRANTY DEED

For Value Received The Michael Bradley Ihli and Linda Marlene Ihli Joint Living Trust; Nathan Michael Ihli, a single man, at date of acquiring title; Robyn Chelise Ruden, a married woman; S & M Allen Family Murphy Flats, L.L.C., an Idaho Limited Liability Company; Alexis Ann Palmer, previously known as Alexis Ann Ihli, a married woman at date of acquiring title as separate property; Nicholas Jay Ihli, a married man, at date of acquiring title, as separate property; Janice Ruden, a single woman; Marcia Hulet, a single woman; HFM Murphy Flat, LLC an Idaho Limited Liability Company; The Jay and Gertrude Hulet-Living Trust

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

Murphy Land Company, LLC

, hereinafter referred to as Grantee, whose current address is P.O. Box 310, American Falls ID 83211

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

Dated: December 24, 2010

The Michael Bradley and Linda Mariene Ihli Joint Living Trust

HEM Murphy Flats, LLC

BY:

Michael Bradley Ihli, Trustee

Jay and Gertrude Hulet Living Trust

BY:

Gertrude Hulet, Trustee

BY:

Gertrude Hulet, Managing Member

S&M Allen Family Murphy Flats, LLC

BY:

Marilyn Allen, Manager

Nathan Michael Ihli

BY:

Michael B. Ihli, his attorney in fact

Nicholas Jay Ihli

BY:

Michael B. Ihli, his attorney in fact

Alexis Ann Palmer

BY:

Michael B. Ihli, his attorney in fact

Robyn Chelise Rudeen

By:

Janice Rudeen, her attorney in fact

Jonice Rudeen

Marcia Hulet

Date: December 24, 2010

The Michael Bradley and Linda Mulcare III Joint Living Trust

HEM Murphy Flets, LLC

BY: Michael Bradley III
Michael Bradley III, Trustee

BY: Gertrude Hulet
Gertrude Hulet, Managing Member

Jay and Gertrude Hulet Living Trust
BY: Gertrude Hulet
Gertrude Hulet, Trustee

S&M Allen Family Murphy Flets, LLC
BY: Marilyn Allen
Marilyn Allen, Manager

Nathan Michael III
Nathan Michael III

BY: Michael B. III
Michael B. III, his attorney in fact

Nicholas Jay III
Nicholas Jay III

BY: Michael B. III
Michael B. III, his attorney in fact

Alexis Ann Palmer
Alexis Ann Palmer

BY: Michael B. III
Michael B. III, his attorney in fact

Robyn Chelsie Rudeen
Robyn Chelsie Rudeen

BY: Janice Rudeen
Janice Rudeen, her attorney in fact

Janice Rudeen
Janice Rudeen

Marcia Hulet
Marcia Hulet

State of Idaho

ss.

County of Canyon

On this 30th day of December, 2010, before me, the undersigned, a Notary Public, in and for said State, personally appeared Marcia Hulet known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

(SEAL)

Blanca E. Acosta
Notary Public

Residing at: Blanca E. Acosta.
Commission Expires: Residing in Nampa, Idaho
My Commission Expires 9/16/2011



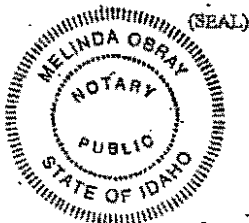
State of Idaho
County of Bannock

ss.

On this 28th day of December, 2010, before me, the undersigned, a Notary Public, in and for said State, personally appeared Marilyn Allen known to me, and/or identified to me on the basis of satisfactory evidence, to be the member of the Limited Liability Company to the within instrument and acknowledged to me that such Limited Liability Company executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

Melinda O'Bray
Notary Public
Residing at Pocatello, ID
Commission Expires: 2-15-2013



State of Missouri

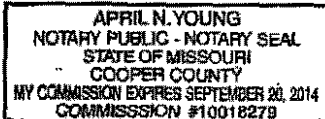
ss.

County of Boone

On this 28 day of December, 2010, before me, April N. Young, a Notary Public in and for said State, personally appeared, Janice Budeen, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

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

April N. Young
Notary
Residing at: Landmark Bank
Commission Expires: September 20, 2014



State of Missouri

ss.

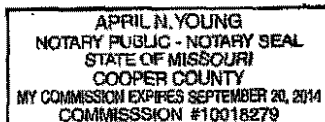
County of Boone

On this 28 day of December, 2010, before me, the undersigned, a Notary Public, in and for said State, personally appeared Janice Budeen known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument as the Attorney-in-Fact of Robin Chelsie Budeen and acknowledged to me that he/she/they subscribed the name of Robin Chelsie Budeen therein as principal, and his/her/their own name as Attorney-in-Fact.

WITNESS MY HAND AND OFFICIAL SEAL

(SEAL)

April N. Young
Notary Public
Residing at: Landmark Bank
Commission Expires: September 20, 2014



On this 30th day of December, 2010, before me, the undersigned, a Notary Public, in and for said State, personally appeared Michael B. Hill, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument as the Attorney-in-Fact of Nicholas Jay Hill and acknowledged to me that he/she/they subscribed the name of Nicholas Jay Hill thereto as principal, and his/her/their own name as Attorney in Fact.

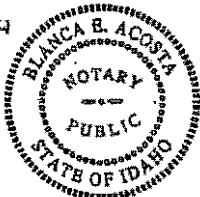
WITNESS MY HAND AND OFFICIAL SEAL

(SEAL)

Notary Public
Residing at: Blanca E. Acosta
Commission Expires: Residing in Nampa, Idaho
My Commission Expires 9/16/2011

State of Idaho

County of Canyon



On this 30th day of December, 2010, before me, the undersigned, a Notary Public, in and for said State, personally appeared Michael B. Hill, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument as the Attorney-in-Fact of Nathan Michael Hill and acknowledged to me that he/she/they subscribed the name of Nathan Michael Hill thereto as principal, and his/her/their own name as Attorney in Fact.

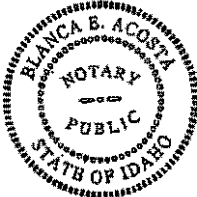
WITNESS MY HAND AND OFFICIAL SEAL

(SEAL)

Notary Public
Residing at: Blanca E. Acosta
Commission Expires: Residing in Nampa, Idaho
My Commission Expires 9/16/2011

State of Idaho

County of Canyon



On this 30th day of December, 2010, before me, the undersigned, a Notary Public, in and for said State, personally appeared Gertrude Hulet, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument as trustee of the Jay and Gertrude Hulet Living Trust and acknowledged to me that he/she/they executed the same as such trustee.

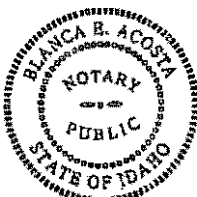
WITNESS MY HAND AND OFFICIAL SEAL

(SEAL)

Notary Public
Residing at: Blanca E. Acosta
Commission Expires: Residing in Nampa, Idaho
My Commission Expires 9/16/2011

State of Idaho

County of Canyon



On this 30th day of December, 2010, before me, the undersigned, a Notary Public, in and for said State, personally appeared Gertrude Hulet, known to me, and/or identified to me on the basis of satisfactory evidence, to be the Managing Member of HFM Murphy Fines, LLC the Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability Company executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

(SEAL)

Notary Public
Residing at: Blanca E. Acosta
Commission Expires: Residing in Nampa, Idaho
My Commission Expires 9/16/2011

State of Idaho

County of Canyon



On this 30th day of December, 2010, before me, the undersigned, a Notary Public, in and for said State, personally appeared Michael Bradley Hill, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument as trustee of the Michael Bradley and Linda Marlene Hill Joint Living Trust and acknowledged to me that he/she/they executed the same as such trustee.

WITNESS MY HAND AND OFFICIAL SEAL

(SEAL)

Notary Public
Residing at: Blanca E. Acosta
Commission Expires: Residing in Nampa, Idaho
My Commission Expires 9/16/2011

State of Idaho

County of Canyon



On this 30th day of December, 2010, before me, the undersigned, a Notary Public, in and for said State, personally appeared Michael B. Hill, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument as the Attorney-in-Fact of Alexis Ann Palmer and acknowledged to me that he/she/they subscribed the name of Alexis Ann Palmer thereto as principal, and his/her/their own name as Attorney in Fact.

WITNESS MY HAND AND OFFICIAL SEAL

(SEAL)

Notary Public

Blanca E. Acosta
Residing in Nampa, Idaho
My Commission Expires 9/16/2011



File No. 201009942

EXHIBIT A

Tract A1

Parcel 1

The West Half and the Southwest Quarter of the Southeast Quarter of Section 8, Township 3 South, Range 1 West of the Boise Meridian, Owyhee County, Idaho

Parcel 2

The North Half of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 8, Township 3 South, Range 1 West of the Boise Meridian, Owyhee County, Idaho

Tract A2

The Southeast 1/4 of the Northeast 1/4 of Section 8, Township 3 South, Range 1 West of the Boise Meridian, Owyhee County, Idaho

Tract A3

The Southwest 1/4 of the Southwest 1/4 of Section 17, Township 3 South, Range 1 West of the Boise Meridian, Owyhee County, Idaho

Tract A4

The East Half of Section 10 and the Northwest Quarter and the North Half of the Southwest Quarter of Section 11, all in Township 3 South, Range 1 West of the Boise Meridian, Owyhee County, Idaho

Tract A5

The Northwest 1/4 of the Northeast 1/4 of Section 8, Township 3 South, Range 1 West of the Boise Meridian, Owyhee County, Idaho

Tract A6

The Southwest 1/4 of the Northeast 1/4 of Section 8, Township 3 South, Range 1 West of the Boise Meridian, Owyhee County, Idaho

Tract A7

The South Half of the North Half of the Northwest Quarter of the Northwest Quarter; the South Half of the Northwest Quarter of the Northwest Quarter; the East Half of the Northwest Quarter; the Southwest Quarter of the Northwest Quarter; the Northeast Quarter; the Northwest Quarter of the Southeast Quarter; the North Half of the Southwest Quarter; and the Southeast Quarter of the Southwest Quarter of Section 17, Township 3 South, Range 1 West of the Boise Meridian, Owyhee County, Idaho

A.H.
M.H.
M.P.

3T
L.R.

File No. 201609942

Tract A8

The Southeast Quarter of Section 3; the Northwest $\frac{1}{4}$ of the Northeast Quarter of Section 9; and the West Half of Section 10 all in Township 3 South, Range 1 West, Owyhee County, Idaho

Tract A9

Parcel 1

The South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 2 South, Range 1 West of the Boise Meridian, Owyhee County, Idaho

Parcel 2

Government Lots 3 and 4 and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 2, Township 3 South, Range 1 West of the Boise Meridian, Owyhee County, Idaho

Tract B1

The Southwest Quarter of the Northwest Quarter; the Southwest Quarter of the Northeast Quarter; the North Half of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 2, Township 3 South, Range 1 West of the Boise Meridian, Owyhee County, Idaho.

Tract B2

The East Half of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 4, Township 3 South, Range 1 West of the Boise Meridian, Owyhee County, Idaho.

Tract B3

The Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 7, Township 3 South, Range 1 West of the Boise Meridian, Owyhee County, Idaho.

Tract B4

The Northeast Quarter of the Northeast Quarter of Section 8, Township 3 South, Range 1 West of the Boise Meridian, Owyhee County, Idaho.

EXCEPTING therefrom the following parcel of land:

BEGINNING at the intersection of Sections 4, 5, 8 and 9, Township 3 South, Range 1 West of the Boise Meridian, Owyhee County, Idaho; thence

West along the boundary line between Sections 5 and 8 a distance of 300.00 feet; thence

South on a line parallel to the East boundary line of Section 8 a distance of 250.40 feet; thence

File No. 201009942

East on a line parallel to the North boundary line of Section 8 a distance of 300.00 feet to the East boundary line of Section 8; thence

North along the boundary line between Section 8 and Section 9 a distance of 290.40 feet to the intersection of Sections 4, 5, 8 and 9, the POINT OF BEGINNING.

Tract B5

The North Half of the Northwest Quarter of the Northwest Quarter of Section 9, Township 3 South, Range 1 West of the Boise Meridian, Owyhee County, Idaho.

EXCEPTING therefrom:

A portion of the North Half of the Northwest Quarter of the Northwest Quarter of Section 9, Township 3 South, Range 1 West of the Boise Meridian, Owyhee County, Idaho;

BEGINNING at the intersection of Sections 4, 5, 8, and 9, Township 3 South, Range 1 West, Boise Meridian, Owyhee County, Idaho; thence

East along the section line (line between Sections 4 and 9) a distance of 208.7 feet; thence

South on a line parallel to the West boundary of Section 9 a distance of 417.4 feet; thence

West on a line parallel to the North boundary of Section 9 a distance of 208.7 feet to the section line between Sections 8 and 9; thence

North along the section line a distance of 417.4 feet to the REAL POINT OF BEGINNING.

Tract B6

The North Half of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 15, Township 3 South, Range 1 West of the Boise Meridian, Owyhee County, Idaho.

Tract B7

The North Half of the North Half of the Northwest Quarter of the Northwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 17, Township 3 South, Range 1 West of the Boise Meridian, Owyhee County, Idaho.

Tract B8

The Northeast Quarter, the East Half of the Northwest Quarter, the Northeast Quarter of the Southwest Quarter, and the Southeast Quarter of Section 18, Township 3 South, Range 1 West of the Boise Meridian, Owyhee County, Idaho.

Excepting therefrom the following described land:

A portion of the Southeast Quarter of Section 18, Township 3 South, Range 1 West of the Boise Meridian, Owyhee County, Idaho;

Commencing at the Southeast corner of said Section 18; thence

West on the South boundary of said Section 18 to a point, which is the Southwest corner of the Southeast Quarter of said Section 18, the True Point of Beginning; thence

North on the West boundary of the East Half of said Section 18 a distance of 340 feet; thence

East on a line parallel to the said South boundary a distance of 310 feet; thence

South on a line parallel to the said West boundary a distance of 340 feet to a point on said South boundary; thence

West on said South boundary 310 feet to the True Point of Beginning.

S.H.
M.H.

W.H.

ET

L.F.

File No. 201089942

Tract B9

The North Half of the Northeast Quarter of Section 19, Township 3 South, Range 1 West of the Boise Meridian, Owyhee County, Idaho lying North and East of State Highway 78:

Excepting therefrom the following described land:

A parcel of land in the North Half of the Northeast Quarter of Section 19, Township 3 South, Range 1 West of the Boise Meridian, Owyhee County, Idaho, described as follows:

BEGINNING at the Northeast corner of Southeast Quarter of the Northeast Quarter of said Section 19, a 1/2 inch iron pin set by the Idaho Department of Transportation; thence

West along the Northerly line of Southeast Quarter of the Northeast Quarter of Section 19, 660 feet to a

1/4 inch iron pin set by the Idaho Department of Transportation; thence continuing

West along the line 561.70 feet to corner No. 1, the REAL POINT OF BEGINNING; thence continuing

West along the line 564.91 feet to corner No. 2, a point on the Easterly right of way line of Idaho State Highway 78; thence

North 47° 38' 25" West 287.25 feet to corner No. 3, a point from which a highway right of way monument with a brass cap marked P.T. Sta. 285+42.04, EL. 3254.37 bears

North 47° 38' 25" West, 498.08 feet; thence

North 89° 11' 27" East 766.99 feet to corner No. 4; thence

South 2° 52' 14" East 204.63 feet to corner No. 1 the REAL POINT OF BEGINNING.

Tract B10

The North Half of the Northwest Quarter of Section 29, Township 3 South, Range 1 West of the Boise Meridian, Owyhee County, Idaho.

A.H.
M.H.
H.S.

JT
L.F.



100 10th Avenue South / Nampa, Idaho
83651 / (208) 466-6100

Instrument # 273213
MURPHY, OWYHEE, IDAHO
2010-12-29 01:31:10 PM No. of Pages: 5
Recorded for: PIONEER TITLE COMPANY/OWY
CHARLOTTE SHERBURN Fee: 22.00
Ex-Officio Recorder Deputy mpeterson
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

201009938

WARRANTY DEED

For Value Received Donald Hartley and Barbara Hartley, husband and wife, as to Tract I; Dillon Hartley, also shown of record as Dillon J. Hartley, an unmarried man, as to Tract II; Roper Hartley, also shown of record as Roper Don Hartley, a married man, as separate property, as to Tract III; Amber D. Hartley, also shown of record as Amber Denise Hartley, a married woman, as separate property, as to Tract IV; Holly D. Draper, also shown of record as Holly Draper, who acquired title as Holley Dawn Hartley, a married woman, as separate property, as to Tract V; Michelle Stull, also shown of record as Michelle Rae Stull, a married woman, as separate property, as to Tract VI hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Murphy Land Company, LLC, an Idaho limited liability company

, hereinafter referred to as Grantee, whose current address is PO Box 310, American Falls ID 83211 the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

Dated: December 28, 2010

Don Hartley

Barbara Hartley

Dillon Hartley by Don Hartley his attorney
in fact

Roper Hartley by Don Hartley his attorney
in fact

273213

Amber D. Hartley by Barbara
Amber D. Hartley by Barbara Hartley her attorney in fact
Hartley her att in fact

Holly D. Draper by Barbara Hartley
Holly D. Draper by Barbara Hartley her attorney in
fact her att in fact

Michelle Stull
Michelle Stull by Don Hartley her attorney in fact
By Don Hartley her Att in fact.
State of Idaho

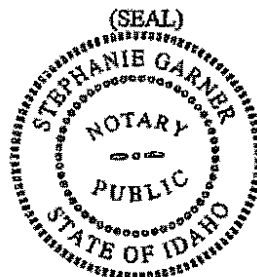
SS.

County of Canyon

On this 20th day of December, 2010, before me, the undersigned, a Notary Public, in and for said State, personally appeared Donald Hartley and Barbara Hartley known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

Stephanie Garner
Notary Public Stephanie Garner
Residing at: Nampa, Idaho
Commission Expires: 7-31-12



State of Idaho

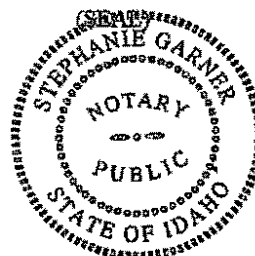
SS.

County of Canyon

On this 28th day of December, 2010, before me, the undersigned, a Notary Public, in and for said State, personally appeared Don Hartley, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument as the Attorney-in-Fact of Dillon Hartley and acknowledged to me that he/she/they subscribed the name of Dillon Hartley thereto as principal, and his/her/their own name as Attorney in Fact.

WITNESS MY HAND AND OFFICIAL SEAL

Stephanie Garner
Notary Public Stephanie Garner
Residing at: Nampa, Idaho
Commission Expires: 7-31-12



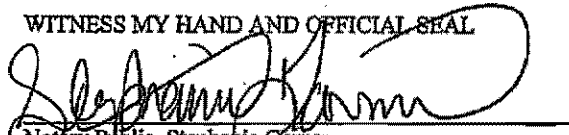
State of Idaho

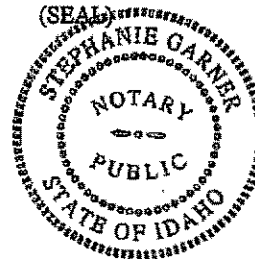
SS.

County of Canyon

On this 26th day of December, 2010, before me, the undersigned, a Notary Public, in and for said State, personally appeared Don Hartley, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument as the Attorney-in-Fact of Roper Hartley and acknowledged to me that he/she/they subscribed the name of Roper Hartley thereto as principal, and his/her/their own name as Attorney in Fact.

WITNESS MY HAND AND OFFICIAL SEAL


Notary Public Stephanie Garner
Residing at: Nampa, Idaho
Commission Expires: 7-31-12



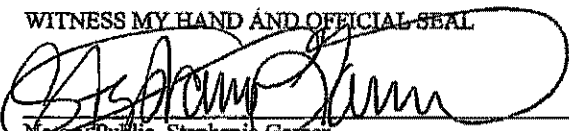
State of Idaho

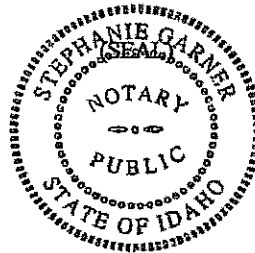
SS.

County of Canyon

On this 28th day of December, 2010, before me, the undersigned, a Notary Public, in and for said State, personally appeared Barbara Hartley, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument as the Attorney-in-Fact of Amber D. Hartley and acknowledged to me that he/she/they subscribed the name of Amber D. Hartley thereto as principal, and his/her/their own name as Attorney in Fact.

WITNESS MY HAND AND OFFICIAL SEAL


Notary Public Stephanie Garner
Residing at: Nampa, Idaho
Commission Expires: 7-31-12



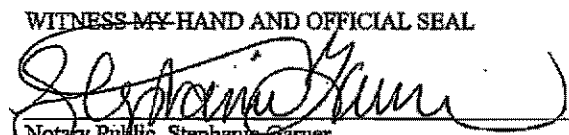
State of Idaho

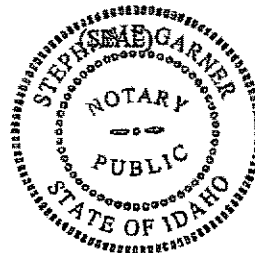
SS.

County of Canyon

On this 28th day of December, 2010, before me, the undersigned, a Notary Public, in and for said State, personally appeared Barbara Hartley, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument as the Attorney-in-Fact of Holly D. Draper and acknowledged to me that he/she/they subscribed the name of Holly D. Draper thereto as principal, and his/her/their own name as Attorney in Fact.

WITNESS MY HAND AND OFFICIAL SEAL


Notary Public Stephanie Garner
Residing at: Nampa, Idaho
Commission Expires: 7-31-12
State of Idaho



SS.

County of Canyon

273213

On this 28th day of December, 2010, before me, the undersigned, a Notary Public, in and for said State, personally appeared Don Hartley, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument as the Attorney-in-Fact of Michelle Stull and acknowledged to me that he/she/they subscribed the name of Michelle Stull thereto as principal, and his/her/their own name as Attorney in Fact.

WITNESS MY HAND AND OFFICIAL SEAL


Notary Public Stephanie Garner
Residing at: Nampa, Idaho
Commission Expires: 7-31-12

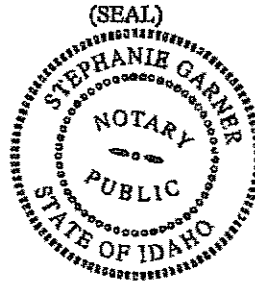


EXHIBIT A

Tract I:

In Township 3 South, Range 1 West, Boise Meridian, Owyhee County, Idaho

Section 9: South Half of the Northwest Quarter of the Northwest Quarter, West Half of the Southeast Quarter, East Half of the Northwest Quarter, Southwest Quarter, Southwest Quarter of the Northwest Quarter

Tract II:

In Township 3 South, Range 1 West, Boise Meridian, Owyhee County, Idaho

Section 9: Northeast Quarter of the Northeast Quarter

Tract III:

In Township 3 South, Range 1 West, Boise Meridian, Owyhee County, Idaho

Section 9: Southwest Quarter of the Northeast Quarter

Tract IV:

In Township 3 South, Range 1 West, Boise Meridian, Owyhee County, Idaho

Section 9: Southeast Quarter of the Northeast Quarter

Tract V:

In Township 3 South, Range 1 West, Boise Meridian, Owyhee County, Idaho

Section 9: Northeast Quarter of the Southeast Quarter

Tract VI:

In Township 3 South, Range 1 West, Boise Meridian, Owyhee County, Idaho

Section 9: Southeast Quarter of the Southeast Quarter

WARRANTY DEED

10714

For Value Received,

JAMES C HILLIARD AND BARBARA G HILLIARD, HUSBAND AND WIFE

the Grantors do hereby grant, bargain, sell, convey and warrant unto

MURPHY LAND COMPANY, LLC

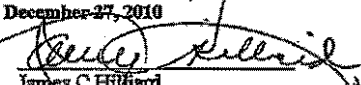
the Grantee whose current address is:
P.O. Box 310, American Falls, ID 83211

the following described real property in Owyhee County, State of Idaho more particularly described as follows, to-wit:

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

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that they will warrant and defend the same from all lawful claims whatsoever, except those of record.

Date: December 27, 2010


James C Hilliard

Barbara G Hilliard

Instrument # 273227

MURPHY, OWYHEE, IDAHO
2010-12-30 04:09:26 PM No. of Pages: 2
Recorded for: PIONEER TITLE COMPANY/OWY
CHARLOTTE SHERBURN Fee: 13.00
Ex-Officio Recorder Deputy mpeterson
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

State of California
County of San Mateo

On this 29th day of December, 2010, before me, the undersigned, a Notary Public, in and for said State, personally appeared **JAMES C HILLIARD AND BARBARA G HILLIARD**, known to me, and identified to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.



Notary Public
Residing at: Memo Park, CA
Commission Expires: 03/22/2011

State of California, County of San Mateo
On 12/29/10 before me, Shridhar Gore
Notary Public, personally appeared James C. Hilliard & Barbara G. Hilliard
who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) were subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.



273227

EXHIBIT A

PARCEL NO. 1:

In Township 5 South, Range 4 East, B.M., Owyhee County, Idaho

Section 36: East Half, the Northwest Quarter, the North Half of the Southwest Quarter

PARCEL NO. 2:

In Township 5 South, Range 4 East, B.M., Owyhee County, Idaho

Section 24: East Half of the Southwest Quarter, the West Half of the Southeast Quarter

Section 25: North Half of the Northwest Quarter

Section 26: East Half of the Northeast Quarter

PARCEL NO. 3:

In Township 5 South, Range 4 East, B.M., Owyhee County, Idaho

Section 23: South Half of the Northwest Quarter, the North Half of the Southwest Quarter, the Southeast Quarter of the Southwest Quarter

PARCEL NO. 4:

In Township 5 South, Range 4 East, B.M., Owyhee County, Idaho

Section 25: South Half of the Southeast Quarter

In Township 5 South, Range 5 East, B.M., Owyhee County, Idaho

Section 30: Government Lots 10 and 11

Section 31: Government Lots 1, 2, and 3, the North Half of the Northeast Quarter

PARCEL NO. 5:

In Township 5 South, Range 5 East, B.M., Owyhee County, Idaho

Section 28: Southwest Quarter of the Southeast Quarter, Southeast Quarter of the Southwest Quarter, South Half of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter, East Half of the West Half of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter, East Half of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter, Southeast Quarter of the Southwest Quarter of the Southwest Quarter

Section 31: Government Lots 5, 6, and 7, South Half of the Northeast Quarter, North Half of the Southeast Quarter

Section 32: Northeast Quarter, East Half of the Northwest Quarter, Northwest Quarter of the Northwest Quarter, Southwest Quarter of the Northwest Quarter, North Half of the Southeast Quarter, South Half of the Southeast Quarter

Section 33: Northwest Quarter of the Northeast Quarter, North Half of the Northwest Quarter, North Half of the North Half of the Southwest Quarter of the Northeast Quarter, Southwest Quarter of the Northwest Quarter, North Half of the North Half of the Southeast Quarter of the Northwest Quarter

In Township 6 South, Range 5 East, B.M., Owyhee County, Idaho

Section 4: South Half of the Northwest Quarter, Southwest Quarter

Section 3: Government Lots 1, 2, and 3, South Half of the Northeast Quarter, Southeast Quarter of the Northwest Quarter, Northeast Quarter of the Southeast Quarter, North Half of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter, North Half of the Southeast Quarter of the Southeast Quarter, Southeast Quarter of the Southeast Quarter

PARCEL 6:

In Township 5 South, Range 5 East, B.M., Owyhee County, Idaho

Section 31: Government Lots 11 and 12, Southwest Quarter of the Southeast Quarter

In Township 6 South, Range 5 East, B.M., Owyhee County, Idaho

Section 5: Government Lot 4, Southwest Quarter of the Northwest Quarter, North Half of the Southwest Quarter

Section 6: Government Lots 1, 2, 3 and 4, Southeast Quarter of the Northeast Quarter, Southwest Quarter of the Northeast Quarter, Southeast Quarter of the Northwest Quarter, North Half of the Southeast Quarter

PARCEL 7:

In Township 5 South, Range 5 East, B.M., Owyhee County, Idaho

Section 19: Southeast Quarter

Section 30: Northeast Quarter

Together with water rights: 2-2129, 2-2130, 2-2406, 2-7020, 2-7021, 2-7025, 2-7028, 2-7033, 2-7034, 2-7036, 2-7037, 2-7038, 2-7127, 2-7350, 51-10373, 2-57

1884025_1_Memorandum of Real Estate Option to Purchase Agreement.DOC

Instrument # 273974

MURPHY, OWYHEE, IDAHO

3-24-2011 02:51:32 No. of Pages: 8

Recorded for: GUARANTY TITLE INC

CHARLOTTE SHERBURN

Ex-Officio Recorder Deputy

Index to: AGREEMENT, REAL ESTATE

Fee: 31.00

**MEMORANDUM OF REAL ESTATE
OPTION TO PURCHASE AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS, that MURPHY LAND COMPANY, LLC, an Idaho limited liability company as "Seller," and JAMES C. HILLIARD as "Buyer," of 3275 West 111 Drive, Westminster, Colorado, 80031, have entered into that certain Real Estate Option to Purchase Agreement, dated December 30, 2010, providing to Buyer the option to purchase and a right of entry, on the terms therein provided, that certain real property more particularly described on Exhibit A attached hereto and which Option to Purchase is exercisable for a period extending up to six (6) years from the date of such Real Estate Option to Purchase Agreement and to consummate such purchase within sixty (60) days from the date of option exercise.

This memorandum is recorded pursuant to Idaho Code § 55-818 to give constructive notice of the Real Estate Option to Purchase Agreement provided, however, that in the event the Buyer fails to exercise its rights to purchase and consummate such purchase by the recordation of an instrument of conveyance of the real property described in Exhibit A within the time period set forth herein, the parties do hereby stipulate and agree that the terms and provisions of this instrument shall terminate and be of no further force or effect whatsoever.

DATED this 30th day of December, 2010.

SELLER:

MURPHY LAND COMPANY, LLC

By _____

Lance Funk, Member

By _____

Frank Tiegs, Member

BUYER: