

RECEIVED

MAR 14 2011

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPARTMENT OF
WATER RESOURCES

Notice of Change in Water Right Ownership

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

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
15-4087 - ~~Christoffersen~~	Yes ☒		Yes ☐		Yes ☐
✓	Yes ☐		Yes ☐		Yes ☐
15-7341	Yes ☐		Yes ☐		Yes ☐
Two Buck	Yes ☐		Yes ☐		Yes ☐
Chuck LLC	Yes ☐		Yes ☐		Yes ☐

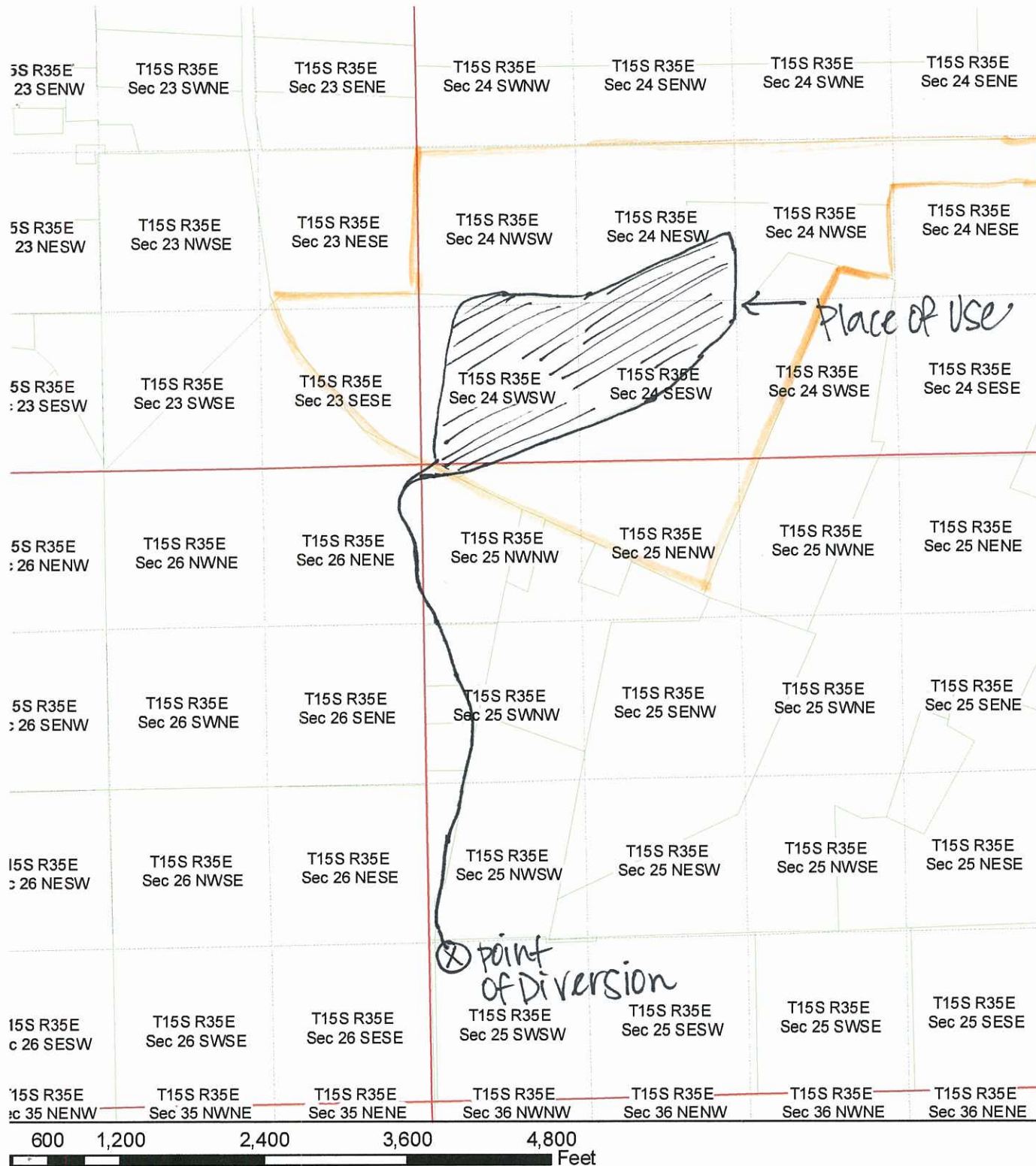
2. Previous Owner's Name: Lavar and/or Klea Christoffersen
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Two Buck Chuck LLC
Name of each new owner as listed on the conveyance document
- New owner continued _____ Name connector ☐ and ☐ or ☐ and/or _____
5501 S. 4400 W.
- Mailing address _____
Malad City _____ ID _____ 83252
City _____ State _____ ZIP _____
208-530-0267 _____ theclarks@diamond2ranch.com
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: September 20, 2006
6. This form must be signed and submitted with the following **REQUIRED** items:
- A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
 - Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
 - Filing fee (see instructions for further explanation):
 - \$25 per *undivided* water right.
 - \$100 per *split* water right.
 - No fee is required for pending adjudication claims.

7. Signature: [Signature] Member _____ Date March 9, 2011
Signature of new owner/claimant Title, if applicable Date
- Signature: [Signature] Member _____ Date March 9, 2011
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by SR7 Date 3/14/2011 Receipt No. C092578 Receipt Amt. \$100 —
 Approved by _____ Processed by SR Date 3/15/11



Legend

- ESPA
- GCDB Township/Range
- GCDB Section
- GCDB Quarter-Quarter
- Counties

Two Buck
Chuck, LLC
Boundary

Water Right #
15-4087



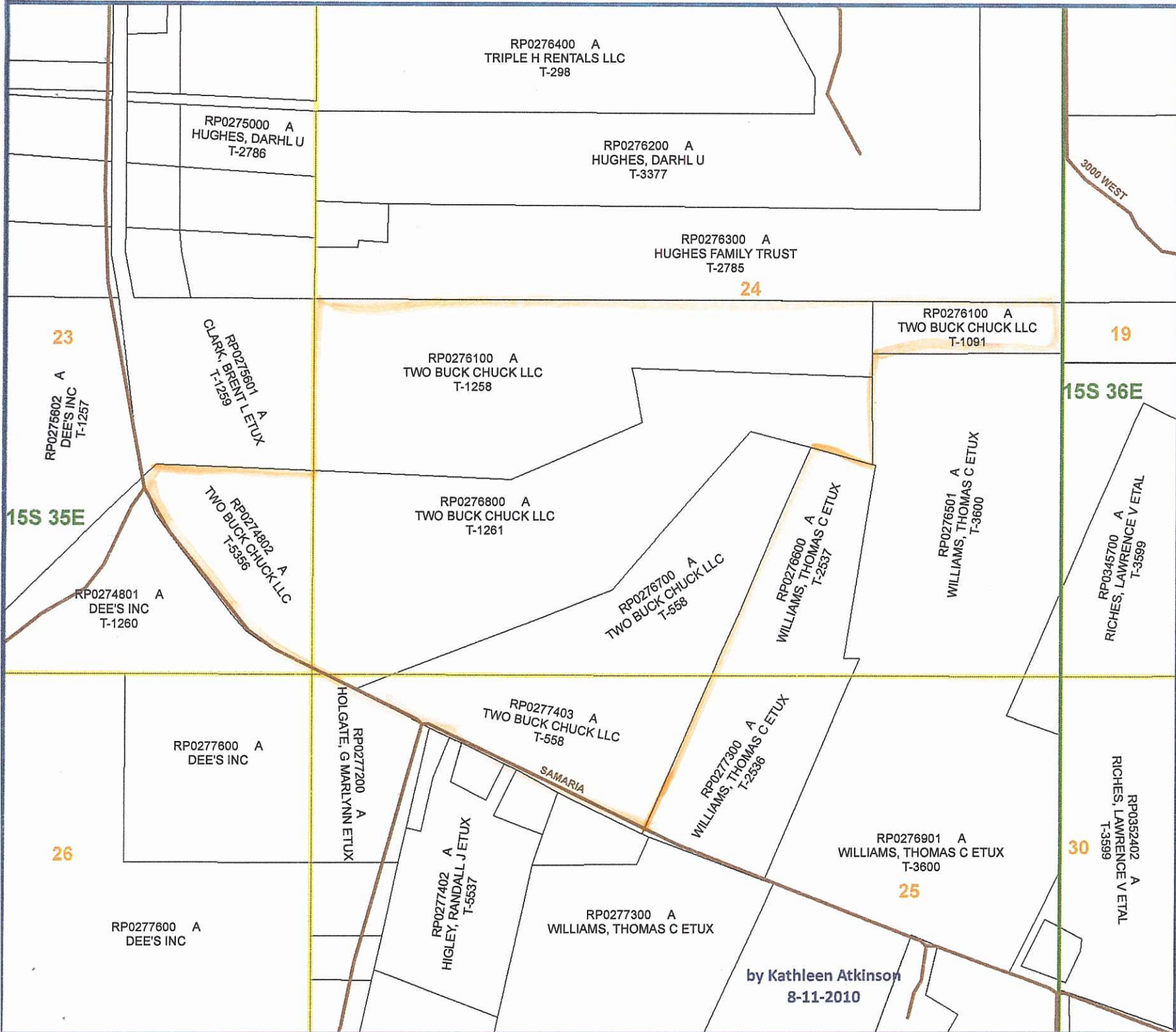


TWO Buck Chuck, LLC
Water Right # 15-4087

To see all the details that are visible on the screen, use the "Print" link next to the map.



point of
diversion on other map



- Legend**
- County Roads
 - Township
 - Section
 - Parcels_AS400_Merge

This map is for information only. Do not use for legals or surveys.



by Kathleen Atkinson
8-11-2010

WARRANTY DEED

For Value Received

LAVAR CHRISTOFFERSON and KLEA MAE CHRISTOFFERSON, husband and Wife

the grantors, do hereby grant, bargain, sell and convey unto
EDWIN GLENN DIVES and NADEAN DIVES, husband and wife

whose current address is 325 W. Gleason Street, Monterey, California

the grantees, the following described premises, in Oneida County Idaho, to wit:

Commencing at the Southwest Corner of the Southeast Quarter of Section 23, Township 15 South, Range 35 East Boise Meridian, and running thence North 45°34' East 2054 feet to the East side of the County Road, thence North 8°33' West 100 feet, thence South 87°53' East 2632 feet, thence North 65°35' East 1000 feet, thence North 10°56' West 392.10 feet, thence South 88°06' East 1697.60 feet to a Forty Sub-division line; thence South 613.80 feet, thence North 74°39' West 904 feet, thence South 40°42' West 1498 feet, thence South 68°32' West 1870 feet to the East side of the County Road; thence South 62°32' East along the North and East side of the County Road 551 feet, thence South 13°51' West 1093 feet to the Forty Sub-division line, thence West 611 feet to the Southwest Corner of the Northwest Quarter of the Northwest Quarter of Section 25 above said Township and Range; thence North 1320 feet to the Northwest Corner of Section 25 above said Township and Range, thence West 2640 feet to the place of beginning.

ALSO,

Northeast Quarter of Section 26, Township 15 South, Range 35 East Boise Meridian

20.25 shares of the Capital Stock of the Samaria Irrigation Company
.62 cfs of the waters of Big Canyon as described in Idaho Water Claim No. 15 4087.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that they are free from all incumbrances

and that they will warrant and defend the same from all lawful claims whatsoever...

Dated: December 17, 1984

Lavar Christofferson

Klea Mae Christofferson

STATE OF IDAHO, COUNTY OF ONEIDA

On this 28th day of December, 1984, before me, a notary public in and for said State, personally appeared

Lavar Christofferson and Klea Mae Christofferson

known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Lavar E. Christofferson

Notary Public

Residing at *711 N. 1st St.*, Idaho
Comm. Expires *6/10/86*

Microfilm No.

109057

1 Day *Feb 19 85*

At *3255* O'clock *P* M

Joyce D. Henderson
Oneida Co. Recorder

Fee \$ *2.00* Deputy

Recorded at Request of

D. L. Henson

Prepared by the ONEIDA TITLE CO., Inc.

1 of 7 documents

114426
Microfilm No. 114426
Date 1-25-88 1988
At 1:30 O'clock PM
David L. Hunsicker
Onida Co. Recorder
INSTRUMENT NO. 1800 Deputy
Recorded at request of Richard A. Hunsicker

INSTRUMENT NO.

WARRANTY DEED

For Value Received,

EDWIN C. DIVES and NADEAN DIVES, husband and wife,

the grantors do hereby grant, bargain, sell and convey unto
EDWIN C. DIVES and NADEAN DIVES as Trustees of
THE EDWIN C. DIVES and NADEAN DIVES REVOCABLE TRUST
dated April 8, 1987,

whose current address is 325 West Gleason Street, Monterey Park,
California, 91754,

the grantees, the following described premises, in Oneida County,
Idaho to wit:

PARCEL 1.

That portion of Section 23, Township 15
South, Range 35 East, Boise Meridian,
commencing at the SW Corner of the SE
1/4 of Section 23; thence North 2640
feet; thence East 6600 feet; thence South
412.20 feet; thence North 88° 06' West
1697.60 feet; thence South 10° 56' East
392.10 feet; thence South 65° 35' West
1000 feet; thence North 87° 53' West 2632
feet to the East side of the County Road;
thence South 8° 33' East 100 feet along
the East side of the County Road; thence
South 45° 34' West 2054 feet to the place
of beginning.

PARCEL 2.

That portion of Section 24 Township 15
South, Range 35 East, Boise Meridian
beginning at the NE corner of the SE 1/4
of Section 24; thence West 80 rods;
thence South 20 rods; thence East 80
rods; thence North 20 rods to the place
of beginning.

PARCEL 3.

NW 1/4 of Section 26, Township 15 South,
Range 35 East, Boise Meridian.

2 of 7

PARCEL 4.

That portion of Township 15 South, Range 35 East, Boise Meridian commencing at the Southwest Corner of the Southeast Quarter of Section 23, Township 15 South, Range 35 East Boise Meridian, and running thence North 45° 34' East 2054 feet to the East side of the County Road, thence North 8° 33' West 100 feet, thence South 87° 53' East 2632 feet, thence North 65° 35' East 1000 feet, thence North 10° 56' West 392.10 feet, thence South 88° 06' East 1697.60 feet to a Forty Sub-division line; thence South 613.80 feet, thence North 74° 39' West 904 feet, thence South 40° 42' West 1498 feet, thence South 68° 32' West 1870 feet to the East side of the County Road; thence South 62° 32' East along the North and East side of the County Road 55 feet, thence South 13° 51' West 1093 feet to the Forty Sub-division line, thence West 611 feet to the Southwest Corner of the Northwest Quarter of the Northwest Quarter of Section 25 above said Township and Range; thence North 1320 feet to the Northwest Corner of Section 25 above said Township and Range; thence West 2640 feet to the place of beginning.

PARCEL 5.

Northeast Quarter of Section 26, Township 15 South, Range 35 East Boise Meridian

PARCEL 6.

That portion of Township 15 South, Range 35 East of the Boise Meridian Section 25: Commencing at the Southwest Corner of the NW1/4 SW1/4 of said Section; and running thence North 12° 45' East 2742.5 feet, thence East 57 feet, thence North 13° 51' East 1098 feet to the North side of the County Road, thence North 62° 32' West along the North side of the County Road 551 feet, thence North 68° 32' East 1870 feet, thence North 40° 42' East 1498 feet, thence South 74° 39' East 431.16 feet, thence South 23° 00' West 194.24 rods, thence West 708 feet, thence South 12° 35' West 2742.5 feet to the South line of the N1/2 SW1/4 of said Section 25, aforesaid Township and Range, thence West 968 feet to the point of beginning.

EXCEPTING THEREFROM:

Township 15 South, Range 35 East of the Boise Meridian Section 25: Commencing at the Southwest Corner of the NW1/4 SW1/4 of said Section; thence running North 12° 45' East 1924.12 feet, thence South 68° 26' East 947 feet, thence South 12° 35' West 1566.2 feet, thence West 964.14 feet to point of beginning.

ALSO EXCEPTING THEREFROM:

Commencing at the Northwest Corner of Section 25, Township 15 South, Range 35 East of the Boise Meridian (said Northwest corner being a 5/8" x 30" iron rod with an aluminum cap placed and recorded in 1980) and being North 0° 45' 06" West 2633.62 feet from the West 1/4 corner of said Section 25 (also a 5/8" x 30" iron rod with an aluminum cap, placed and recorded in 1980) and running North 0° 45' 06" West 114.72 feet to the center line of an existing county road; thence South 64° 06' 21" East 1605.69 feet along said center line to the TRUE POINT OF BEGINNING; and running South 64° 06' 21" East 320.47 feet along said center line to an existing fence line; thence South 19° 13' 58" West 345.77 feet along said fence line to an existing irrigation ditch; thence North 70° 14' 53" West 244.97 feet along said ditch;

thence North 89° 51' 45" West 77.62 feet along said ditch; thence North 19° 13' 58" East 406.12 feet to the TRUE POINT OF BEGINNING.

ALSO, EXCEPTING THEREFROM:

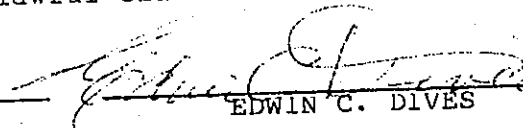
Commencing at the Southwest Corner of the NW1/4 SW1/4 of said Section 25 and running thence North 12° 45' East 2742.5 feet, thence East 57° feet, thence North 13 51' East 1098 feet to the North side of the county road, the TRUE POINT OF BEGINNING; thence South 62° 32' East along the North side of the County road 208 feet, thence South 13° 51' West 674 feet, thence North 62° 32' West 208 feet, thence North 13° 51' East 674 feet to the point of beginning.

67 1/2 Shares of capital stock of Samaria Water and Irrigation Co.

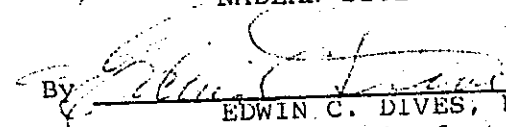
.62 cfs of the waters of Big Canyon described in Idaho water Claim No. 154087

TO HAVE AND TO HOLD the said premises, with his appurtenance unto the said Grantee, his heirs and assigns forever. And the said Grantor a do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that they are free from all encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: July 28, 1988


EDWIN C. DIVES


NADEAN DIVES

By 
EDWIN C. DIVES, her
attorney-in-fact

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

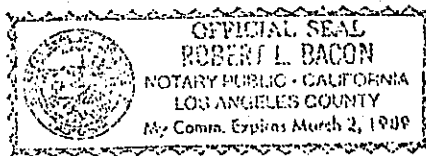
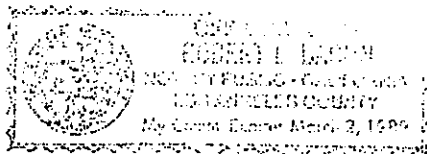
On this 28th day of July, 1988,
before me, a Notary Public in and for the
State, personally appeared:

EDWIN C. DIVES, known to me to be the
person whose name is subscribed to the
within instrument, and acknowledged to me
that he executed the same.

Robert L. Bacon
NOTARY PUBLIC

Residing at West Covina, California

Comm. Expires: March 2, 1989



CAT. NO. NN00631
TO 1947 CA (3-86)

 **TICOR TITLE INSURANCE**

(Attorney in Fact - Individual)

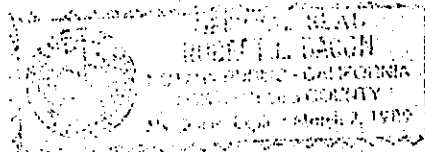
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

On July 28, 1988 before me, the undersigned, a Notary Public in and for
said State, personally appeared EDWIN C. DIVES
personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name

is subscribed to the within instrument as
the Attorney in fact of NADEAN DIVES
and acknowledged to me that he subscribed the name
of NADEAN DIVES thereto as principal
and his own name as Attorney
in fact.

WITNESS my hand and official seal.

Signature Robert L. Bacon



(This area for official notarial seal)

TRUSTEE'S DEED

THIS INDENTURE, made the 26th day of April, 1991, between EDWIN C. DIVES, Trustee of the Edwin C. and Nadean Dives Trust dated April 8, 1987, GRANTOR, and HULGATE ENTERPRISES, INC. an Idaho corporation, Eagle, Idaho, GRANTEE,

WITNESSETH: That the Grantor does hereby GRANT, CONVEY, and CONFIRM to the Grantee, the real property situated in the County of Oneida, State of Idaho, described in Schedule "A" attached hereto.

TO HAVE AND TO HOLD, all and singular the above mentioned and described premises unto the said Grantee, and to their successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand the day and year first above written.

THE EDWIN C. AND NADEAN DIVES TRUST

By: [Signature]
EDWIN C. DIVES, Trustee

STATE OF IDAHO)
COUNTY OF ONEIDA)

On this 26th day of April, 1991, personally appeared before me, the undersigned Notary Public in and for said State, EDWIN C. DIVES, known to me to be the Trustee of the Edwin C. and Nadean Dives Trust, whose name is subscribed to the within instrument and acknowledged to me that he executed the same as such Trustee.

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

123340

[Signature]
Notary Public for Idaho
Residing at: Malad City, Idaho
My Commission Expires: 4-27-93

1233909

SCHEDULE "A"

REAL PROPERTY:

A PARCEL OF LAND LOCATED IN SECTIONS 23, 24 AND 25, TOWNSHIP 15 SOUTH, RANGE 35 EAST OF THE BOISE MERIDIAN AND DESCRIBED AS FOLLOWS:

Commencing at the Southwest Corner of the SE $\frac{1}{4}$ of Section 23, above Township and Range; thence North 2640 feet; thence East 6600 feet; thence South 1026 feet; thence North 74°39' West 472.84 feet; thence South 23°00' West 194.24 rods; thence West 708 feet; thence South 12°35' West 2742.5 feet to the South line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 25; thence West 968 feet; thence North 12°45' East 2742.5 feet to the Forty subdivision line; thence West 611 feet to the Northwest Corner of Section 25; thence West 2640 feet to the place of beginning.

EXCEPTING THEREFROM THE FOLLOWING TWO TRACTS:

1. Commencing at the Southwest Corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25, Township 15 South, Range 35 East, Boise Meridian; thence running North 12°45' East 1924.12 feet; thence South 68°26' East 947 feet; thence South 12°35' West 1566.2 feet; thence West 964.14 feet to point of beginning.

2. Commencing at the corner between Sections 23 and 24, Township 15 South, Range 35 East, Boise Meridian, thence running South 68°26'56" East 886.55 feet for the TRUE POINT OF BEGINNING; thence running South 63°21'10" East 208 feet; thence South 63°12'49" East 464.57 feet; thence South 64°06'21" East 320.47 feet; thence South 63°11'46" East 615.19 feet; thence South 23°00'00" West 214.17 feet; thence West 740.79 feet; thence South 12°38'26" West 1125.82 feet; thence North 68°26' West 947 feet; thence North 12°45'00" East 777.67 feet; thence North 12°00'25" East 303.06 feet; thence North 12°10'14" East 624.17 feet to the TRUE POINT OF BEGINNING.

Township 15 South, Range 35 East, Boise Meridian:

Section 24: Beginning at the Northeast Corner of the SE $\frac{1}{4}$ of Section 24; thence West 80 rods; thence South 20 rods; thence East 80 rods; thence North 20 rods to the place of beginning.

Page 2 of 2

Amended Agreement / description or next document provides a readable description.

123909

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including all water and water rights used in connection therewith and all range rights consisting of the permits for 265 head cattle (961 AUM's) with the Bureau of Land Management.

123909

AMENDED
SCHEDULE A

REAL PROPERTY:

A PARCEL OF LAND LOCATED IN SECTIONS 23, 24 AND 25, TOWNSHIP 15 SOUTH, RANGE 35 EAST OF THE BOISE MERIDIAN AND DESCRIBED AS FOLLOWS:

Commencing at the Southwest Corner of the SE $\frac{1}{4}$ of Section 23, above Township and Range; thence North 2640 feet; thence East 470.44 feet; thence South 1026 feet; thence North 74°39' West 470.44 feet; thence South 23°00' West 194.24 rods; thence West 708 feet; thence South 12°13' West 2742.5 feet to the South line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 25; thence West 968 feet; thence North 12°41' East 2742.5 feet to the Forty subdivision line; thence West 411 feet to the Southwest Corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25; thence North 1320 feet to the Northwest Corner of Section 25; thence West 2640 feet to the place of beginning.

EXCEPTING THEREFROM THE FOLLOWING TWO TRACTS:

1. Commencing at the Southwest Corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25, Township 15 South, Range 35 East, Boise Meridian; thence running North 12°41' East 1024.12 feet; thence South 68°26' East 947 feet; thence South 12°13' West 1566.2 feet; thence West 664.14 feet to point of beginning.

2. Commencing at the corner between Sections 23 and 25, Township 15 South, Range 35 East, Boise Meridian, thence running South 40°20'46" East 894.51 feet for the TRUE POINT OF BEGINNING; thence running South 61°21'10" East 208 feet; thence South 61°12'47" East 464.57 feet; thence South 64°06'21" East 320.47 feet; thence South 63°11'46" East 615.19 feet; thence South 21°00'00" West 214.17 feet; thence West 740.79 feet; thence South 12°13'24" West 1125.82 feet; thence North 68°26' West 947 feet; thence North 11°36'00" East 777.67 feet; thence North 15°09'25" East 311.04 feet; thence North 15°10'34" East 624.17 feet to the TRUE POINT OF BEGINNING.

Township 15 South, Range 35 East, Boise Meridian:

Section 24: Beginning at the Northeast Corner of the SE $\frac{1}{4}$ of Section 24; thence West 80 rods; thence South 20 rods; thence East 80 rods; thence North 20 rods to the place of beginning.

Section 25: NW $\frac{1}{4}$; SE $\frac{1}{4}$

123910

AMENDMENT TO BUY-SELL AGREEMENT

An error in the description of the real property sold under that certain Buy-Sell Agreement dated April 26, 1991, executed by EDWIN C. DIVES, Trustee of the Edwin C. & Nadean Dives Trust dated April 8, 1977, as SELLER, and WESTERN EXCHANGE CORPORATION, a corporation of Hailey, Idaho, the BUYER, and which said agreement was assigned by the said Western Exchange Corporation to HOLGATE ENTERPRISES, INC., a corporation, having become evident, and it is the desire of the parties that the Deed of the Trustee, and the Schedule "A" of the Agreement be amended to correctly describe the real property sold,

IT IS AGREED that IRELAND BANK as such escrow depository be, and is hereby, authorized and directed to replace and substitute an Amended Schedule "A" provided herewith, to the TRUSTEE'S DEED and to the BUY-SELL AGREEMENT held in connection

THE EDWIN C. AND NADEAN DIVES TRUST

By: Edwin C. Dives
EDWIN C. DIVES, Trustee

HOLGATE ENTERPRISES, INC.

By: M. Marilyn Holgate
President

STATE OF IDAHO

COUNTY OF ONEIDA, ss

On this 3rd day of June, 1992, before me, the undersigned Notary Public in and for said State, personally appeared Edwin C. Dives, known to me to be the Trustee of the Edwin C. and Nadean Dives Trust, who executed the foregoing instrument as such Trustee and acknowledged to me that he executed the same as such Trustee.

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A M E N D E D
SCHEDULE A

Microfilm No. 123910
Date 03 February 1997
At 11:20 Clock 6 M
By Shirley Bleasdel
Boise Co. Recorder
Fee \$ 9.00 Recorded at Request of Wolgate Enterprises Inc.

REAL PROPERTY:

A PARCEL OF LAND LOCATED IN SECTIONS 23, 24 AND 25, TOWNSHIP 15 SOUTH, RANGE 35 EAST OF THE BOISE MERIDIAN AND DESCRIBED AS FOLLOWS:

Commencing at the Southwest Corner of the SE $\frac{1}{4}$ of Section 23, above Township and Range; thence North 2640 feet; thence East 6600 feet; thence South 1026 feet; thence North 74°39' West 472.84 feet; thence South 23°00' West 194.24 rods; thence West 708 feet; thence South 12°35' West 2742.5 feet to the South line of the N $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 25; thence West 968 feet; thence North 12°45' East 2742.5 feet to the Forty subdivision line; thence West 611 feet to the Southwest Corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25; thence North 1320 feet to the Northwest Corner of Section 25; thence West 2640 feet to the place of beginning.

EXCEPTING THEREFROM THE FOLLOWING TWO TRACTS:

1. Commencing at the Southwest Corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25, Township 15 South, Range 35 East, Boise Meridian; thence running North 12°45' East 1924.12 feet; thence South 68°26' East 947 feet; thence South 12°35' West 1566.2 feet; thence West 964.14 feet to point of beginning.

2. Commencing at the corner between Sections 23 and 25, Township 15 South, Range 35 East, Boise Meridian, thence running South 68°20'56" East 886.55 feet for the TRUE POINT OF BEGINNING; thence running South 63°21'10" East 208 feet; thence South 63°12'49" East 464.57 feet; thence South 64°06'21" East 320.47 feet; thence South 63°33'46" East 615.19 feet; thence South 23°00'00" West 214.17 feet; thence West 740.79 feet; thence South 12°38'26" West 1125.82 feet; thence North 68°26' West 947 feet; thence North 12°45'00' East 777.67 feet; thence North 15°09'25" East 303.06 feet; thence North 15°10'34" East 624.17 feet to the TRUE POINT OF BEGINNING.

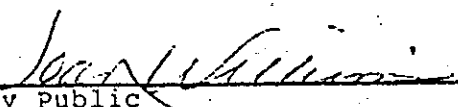
Township 15 South, Range 35 East, Boise Meridian:

Section 24: Beginning at the Northeast Corner of the SE $\frac{1}{4}$ of Section 24; thence West 80 rods; thence South 20 rods; thence East 80 rods; thence North 20 rods to the place of beginning.

Section 26: NW $\frac{1}{4}$; NE $\frac{1}{4}$

123910

IN WITNESS WHEREOF, I have hereunto set my hand and Seal the day and year in this certificate written.



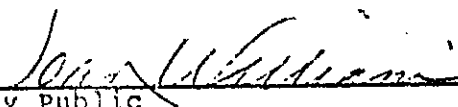
Notary Public
Residing at Malad, Idaho
Comm. Expires 5-6-97

STATE OF IDAHO

COUNTY OF ONEIDA, ss

On this 8th day of June, 1992, before me, the undersigned Notary Public in and for said State, personally appeared G. Marlynn Holgate, known to me to be the president of Holgate Enterprises, Inc., the corporation that executed the foregoing instrument and acknowledged to me that said corporation executed the same.

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



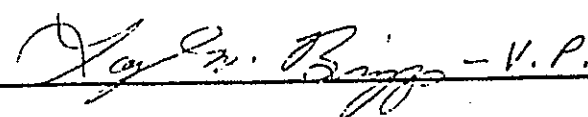
Notary Public
Residing at Malad, Idaho
Comm. Exp. 5-6-97

The undersigned Bank hereby acknowledged receipt of the documents described in the foregoing agreement, and agrees to hold and dispose of the same in accordance with the instructions and upon the terms and conditions set forth above and in the escrow agreement to which they become a part.

DATED at Malad City, Idaho, this 8th day of June, 1992.

IRELAND BANK

By:



Jay W. Briggs - V.P.

Microfilm No.

125609

Holgate to Dees

09 March 1998

4.15
[Signature]
 Onida Co. Recorder

WARRANTY DEED

Page 5 12

Request of
[Signature]

HOLGATE ENTERPRISES, INC., an Idaho corporation, as Grantor, hereby grants, bargains, sells and conveys to DEE'S INC., a Utah corporation, as Grantee, whose current address is c/o Mike Olsen, 777 E. 2100 S. SLC, UT 84106 for value received, the following real property in Oneida County, Idaho, more particularly described on Exhibit A attached hereto and incorporated herein, TOGETHER WITH all gas, oil, mineral and geothermal rights; and TOGETHER WITH all water rights associated with the property, including but not limited to the D.H. Anderson Spring #15-04146; Irrigation Well licensee 33621/15-2072 water claim and notice of change of water right from Rex P. Waldron to Holgate Enterprises, Inc., dated May 15, 1991 for 2.40 cfs; Memorandum of agreement on BLM stock water line on the 1500 acre summer pasture dated November 24, 1945 and Agreement for Easement and Right of Water and Use of Water dated November 24, 1945; Proposed Notice of Use of Reserved Right of Way dated July 25, 1997 between Holgate Enterprises, Inc. and the BLM and proposed Memorandum of Understanding for use of water between BLM and D.H. Anderson Spring; Samaria Grazing Association proposed pipeline for better livestock water distribution as prepared by the BLM; 57.5 shares of Samaria Irrigation Co. Water; and Alldrige Big Canyon #154987 water interest to be determined.

TO HAVE AND TO HOLD the said property, together with their appurtenances, unto the Grantee and the Grantee's successors and assigns forever. Grantor hereby covenants to and with the Grantee that Grantor is the owner in fee simple of said property; that said property is free from all encumbrances except easements and restrictions of record or visible on the premises, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

The officer who signs this Deed hereby certifies this Deed and the transfer represented hereby was duly authorized under a resolution duly adopted by the board of directors of the Grantor.

IN WITNESS WHEREOF, the Grantor has caused its corporate name to be hereunto affixed by its duly authorized officer this 9th day of March, 1998.

HOLGATE ENTERPRISES, INC.

By G. Marlynn Holgate (pres.)
 G. Marlynn Holgate, President

WARRANTY DEED - 1

5 of 7

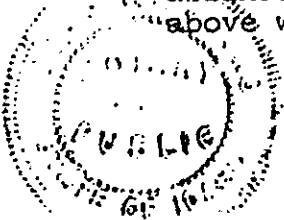
125609

125609

STATE OF IDAHO)
 : ss.
County of Oneida)

On this 7th day of March, 1998, before me, the undersigned, a notary public in and for said county and state, personally appeared G. MARLYNN HOLGATE, known or identified to me to be the President of HOLGATE ENTERPRISES, INC., the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that said 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.



[Signature]
NOTARY PUBLIC FOR IDAHO
Residing at Blaine, Idaho
My Commission Expires 5-6-2003

EXHIBIT A

PARCEL 1:

Township 15 South, Range 35 East, Boise Meridian:

Section 11: Commencing at the Northeast Corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section; thence running West 29.2 rods; thence South 34°30' West 16 rods; thence North 73°00' West 16 rods; thence North 8.44 rods to 40-acre line; thence West 19.24 rods; thence South 160 rods; thence East 73 rods; thence North 160 rods to the point of beginning;

EXCEPTING THEREFROM A parcel of land located in Section 11, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho, and further described as follows:

Beginning at the Northeast Corner of said Section 11; thence North 89°14'20" West 1207.72 feet along the North line of said Section 11; thence South 1339.42 feet to a 5/8" rebar with cap labelled "A. A. HUDSON, PLS 4735" set on a fence line, the True Point of Beginning; thence along a fence line through the following courses: North 88°35'59" East 248.00 feet to a 5/8" rebar with cap; South 84°08'49" East 48.42 feet to a 5/8" rebar with cap; thence South 31°03'13" East 138.58 feet to a 5/8" rebar with cap; thence South 61°07'36" East 103.78 feet to a 5/8" rebar with cap; thence South 66°56'40" East 71.61 feet to a 5/8" rebar with cap set on the Westerly right-of-way line of Samaria Road; thence South 38°13'33" West 526.88 feet along said right-of-way line to a 5/8" rebar with cap set on the Northerly right-of-way line of a County Road; thence North 87°23'03" West 170.55 feet along said right-of-way line to a 5/8" rebar with cap set at a fence line; thence North 12°09'57" West 129.12 feet along a fence line to a 5/8" rebar with cap; thence North 01°10'24" West 164.36 feet to a 5/8" rebar with cap set at a fence corner; thence North 00°28'53" East 311.34 feet to the True Point of Beginning.

Section 12: Commencing at the Southwest Corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section; thence running North 142 rods to a point in the center of the Big Malad River at a point 18 rods South of the Northwest Corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Sec. 12; thence following the meandering course of said river in a Southeasterly direction to a point 5 rods West of the Southeast Corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Sec. 12; thence West 155 rods to the point of beginning.

PARCEL 2:

Township 15 South, Range 35 East, Boise Meridian:

Section 20: SE $\frac{1}{4}$ SE $\frac{1}{4}$
 Section 21: SW $\frac{1}{4}$
 Section 28: ALL
 Section 29: N $\frac{1}{4}$ NE $\frac{1}{4}$; S $\frac{1}{4}$ N $\frac{1}{4}$; S $\frac{1}{4}$
 Section 30: E $\frac{1}{4}$ SE $\frac{1}{4}$
 Section 32: N $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$

125609

PARCEL 3:

A PARCEL OF LAND LOCATED IN SECTIONS 23, 24 AND 25, TOWNSHIP 15 SOUTH, RANGE 35 EAST OF THE BOISE MERIDIAN AND DESCRIBED AS FOLLOWS:

Commencing at the Southwest Corner of the SE $\frac{1}{4}$ of Section 23, above Township and Range; thence North 2640 feet; thence East 6600 feet; thence South 1026 feet; thence North 74°39' West 472.84 feet; thence South 23°00' West 194.24 rods; thence West 708 feet; thence South 12°35' West 2742.5 feet to the South line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 25; thence West 968 feet; thence North 12°45' East 2742.5 feet to the Forty subdivision line; thence West 611 feet to the Southwest Corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 25; thence North 1320 feet to the Northwest Corner of Section 25; thence West 2640 feet to the place of beginning.

EXCEPTING THEREFROM THE FOLLOWING THREE TRACTS:

1. Commencing at the Southwest Corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25, Township 15 South, Range 35 East, Boise Meridian; thence running North 12°45' East 1924.12 feet; thence South 68°26' East 947 feet; thence South 12°35' West 1566.2 feet; thence West 964.14 feet to point of beginning.

2. Commencing at the corner between Sections 23 and 25, Township 15 South, Range 35 East, Boise Meridian, thence running South 68°20'56" East 886.55 feet for the TRUE POINT OF BEGINNING; thence running South 63°21'10" East 208 feet; thence South 63°12'49" East 464.57 feet; thence South 64°06'21" East 320.47 feet; thence South 63°33'45" East 615.19 feet; thence South 23°00'00" West 214.17 feet; thence West 740.79 feet; thence South 12°38'26" West 1125.82 feet; thence North 68°26' West 947 feet; thence North 12°45'00" East 777.67 feet; thence North 15°09'25" East 303.06 feet; thence North 15°10'34" East 624.17 feet to the TRUE POINT OF BEGINNING.

3. Commencing at a point on the southern right-of-way boundary of Samaria Road (a county road) which intersects with the eastern boundary of Section 23, Township 15 South, Range 35 East, Boise Meridian (the Point of Beginning); thence running South along the eastern boundary of Sections 23 and 26 to the Quarter Corner of NE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26; thence East 570 feet; thence North 07°23'55" East 97 feet; thence North 15°09'25" East 303.06 feet; thence North 15°10'34" East 624.17 feet; thence Northwesterly along the southern right-of-way boundary of Samaria Road to the Point of Beginning.

Township 15 South, Range 35 East, Boise Meridian:

Section 24: Beginning at the Northeast Corner of the SE $\frac{1}{4}$ of Section 24; thence West 80 rods; thence South 20 rods; thence East 80 rods; thence North 20 rods to the place of beginning.

Section 26: NW $\frac{1}{4}$: NE $\frac{1}{4}$
END OF DESCRIPTION**

125609

Accepted Alfred J. Morgan
Carolyn P. Morgan

133729

31 day January 2003
2:40 PM
Diane Skidmore
16.00
Recorded at Request of
C. L. Pratt

CORPORATION DEED

FOR VALUE RECEIVED, DEE'S INC., a Utah Corporation, the Grantor, does hereby Grant, Bargain, Sell and Convey unto **ALFRED J. MORGAN and CAROLYN P. MORGAN**, husband and wife, the Grantees, whose current address is Bar F Ranch, HC63, Snowville, Utah 84336, the real property situated in the County of Oneida, State of Idaho, and fully described in the SCHEDULE "A" attached hereto and made a part hereof by reference.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees that it is the owner in fee simple of said premises; that they are free from all encumbrances and that it will Warrant and Defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its President and Secretary and its corporate seal to be affixed this 30th day of January, 2003.

DEE'S INC.

By Michael W. Olsen
MIKE OLSEN President

(Corporate Seal)

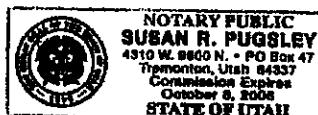
ATTEST:

Todd Olsen
TODD OLSEN Secretary

STATE OF UTAH

COUNTY OF BOX ELDER, ss

On this 30th day of January, 2003, before me, the undersigned Notary Public in and for said State, personally appeared MIKE OLSEN and TODD OLSEN, known to me to be the President and Secretary of DEE'S INC., and acknowledged to me that to me that such corporation executed the same.



Susan R. Pugsley
Notary Public
Residing at _____
My Commission Expires: _____

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133729

SCHEDULE "A"

The following parcels of land situated in the County of Oneida, State of Idaho, lying East of the Samaria County road and also including the irrigation well site situated in Section 11, Township 15 South, Range 35 East, Boise Meridian lying West of the County Road.

PARCEL 1:

Commencing at the Northeast Corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 11, Township 15 South, Range 35 East, Boise Meridian; thence running West 29.2 rods; thence South 34°30' West 16 rods; thence North 73°00' West 16 rods; thence North 8.44 rods to 40-acre line; thence West 19.24 rods; thence South 160 rods; thence East 73 rods; thence North 160 rods to the point of beginning. (T-931 & T-932). EXCEPTING THEREFROM the following described parcel of land:

Beginning at the Northeast Corner of said Section 11; thence North 89°14'20" West 1207.72 feet along the North line of said Section 11; thence South 1339.42 feet to a 5/8" rebar with cap labeled "A.A. HUDSON PLS 4735" set on a fence line, the True Point of Beginning; thence along a fence line through the following courses: North 88°35'59" East 248.00 feet to a 5/8" rebar with cap; South 84°08'49" East 48.42 feet to a 5/8" rebar with cap; thence South 31°03'13" East 138.58 feet to a 5/8" rebar with cap; thence South 61°07'36" East 103.78 feet to a 5/8" rebar with cap; thence South 66°56'40" East 71.61 feet to a 5/8" rebar with cap set on the Westerly right-of-way line of Samaria Road; thence South 38°13'33" West 526.88 feet along said right-of-way line to a 5/8" rebar with cap set on the Northerly right-of-way line of a County Road; thence North 87°23'03" West 170.55 feet along said right-of-way line to a 5/8" rebar with cap set at a fence line; thence North 12°09'57" West 129.12 feet along a fence line to a 5/8" rebar with cap; thence North 01°10'24" West 164.36 feet to a 5/8" rebar with cap set at a fence corner; thence North 00°28'53" East 311.34 feet to the True Point of Beginning.

PARCEL 2:

Commencing at the Southwest Corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12, Township 15 South, Range 35 East, Boise Meridian; thence running North 142 rods to a point in the center of the Big Malad River at a point 18 rods South of the Northwest Corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 12; thence following the meandering course of said river in a Southeasterly direction to a point 5 rods West of the Southeast Corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 12; thence West 155 rods to the point of beginning.

PARCEL 3:

All that part of the following described tract of land lying North and East of the Samaria Road in Sections 23, 24, and 25, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho:

Commencing at the Southwest Corner of the SE $\frac{1}{4}$ of Section 23, above Township and Range; thence North 2640 feet; thence East 6600 feet; thence South 1026 feet; thence North 74°39' West 472.84 feet; thence South 23°00' West 194.24 rods; thence West 708 feet; thence South 12°35' West 2742.5 feet to the South line of the N $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 25; thence West 968 feet; thence North 12°45' East 2742.5 feet to the Forty subdivision line; thence West 611 feet to the Southwest Corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25; thence North 1320 feet to the Northwest Corner of Section 25; thence West 2640 feet to the place of beginning.

PARCEL 4:

Beginning at the Northeast Corner of the SE $\frac{1}{4}$ of Section 24; Township 15 South, Range 35 East, Boise Meridian; thence West 80 rods; thence South 20 rods; thence East 80 rods; thence North 20 rods to the place of beginning. T-1091

TOGETHER with Sellers interest in culinary, irrigation, and stock water rights appurtenant to or used in connection with said property, including, but not limited to Well Permit Nos. 33621, 15-2072, issued by the Department of Water Resources of the State of Idaho, and 57 shares of the common stock of the Samaria Water and Irrigation Co. Also to include Grantor's interest in all oil, gas, and mineral rights.

AFTER RECORDING RETURN TO:

Brent and Shawna Clark
15950 N. Kelton Rd.
Park Valley, UT 84329

Microfilm No. **139823**
17 Day: October 2006
At 4:05 O'clock P M
Shirley Blainell
Oneida Co. Recorder
Fee \$ 9.00 Deputy
Recorded at Request of
Arthur Little Co.

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt of which is acknowledged, the undersigned, Alfred J. Morgan and Carolyn P. Morgan, of PO Box 754, Snowville, Utah 84336, Grantors, hereby grant unto Two Buck Chuck, LLC, a Utah Limited Liability Company, with its principal place of business at 15950 N. Kelton Rd., Park Valley, Utah 84329, Grantee, the real property situated in Oneida County, Idaho, more particularly described as follows:

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

SUBJECT TO that certain BOUNDARY LINE AGREEMENT dated September 20, 2006, and recorded in Oneida County, Idaho, executed by L. Neal Hughes, et al and Two Buck Chuck, LLC.

TO HAVE AND TO HOLD said premises and real property, together with all tenements, hereditaments, and appurtenances thereto belonging or otherwise appertaining, including all buildings, fences, water and water rights, ditches and ditch rights, oil, gas and mineral rights and all improvements unto the Grantee forever, and the Grantors hereby do covenant to and with the Grantee that they are the owners in fee simple of the premises and real property, and that it is free from all encumbrances, subject to the following:

- (a) All existing easements, rights of way, reservations, restrictions, covenants and conditions of record and as evidenced in any reservations and exceptions contained in instruments of title to Grantor and its predecessors.
- (b) Reservations and exceptions in patents from the United States or the State of Idaho.
- (c) Easements or rights of way visually discernible upon said land whether or not appearing of record including but not limited to the rights of others thereto entitled in and to the continued uninterrupted flow of water through ditches crossing the premises and the right to clean and maintain the same.
- (d) Building, land use, zoning, sanitary and environmental restrictions.
- (e) Taxes and assessments for 2006 and subsequent years.

139823

Any water rights being transferred to Grantee are all water rights appurtenant to the property described above, and all such water rights are subject to adjudication, readjudication, or determination in accordance with Idaho law.

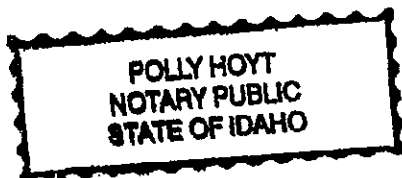
Dated this 20 day of September, 2006.

Alfred J. Morgan
Alfred J. Morgan

Carolyn P. Morgan
Carolyn P. Morgan

STATE OF IDAHO)
)ss.
County of Oneida)

This instrument was acknowledged before me on the 20 day of September, 2006, by Alfred J. Morgan and Carolyn P. Morgan.



Polly Hoyt
(Signature of Notary Public)

Polly Hoyt
(Printed or Typed Name of Notary Public)
Notary Public for the State of Idaho
Residing at: Malad City, ID
My commission expires: 6/21/12

"EXHIBIT A"

A PARCEL OF GROUND LOCATED IN SECTIONS 23, 24, & 25 TOWNSHIP 15 SOUTH, RANGE 35 EAST OF THE BOISE MERIDIAN, ONEIDA COUNTY, IDAHO. DESCRIBED AS FOLLOWS:

COMMENCING AT THE ALUMINUM CAP MONUMENT FOUND AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 35 EAST OF THE BOISE MERIDIAN AS PER CORNER PERPETUATION SHEET #101368 AND RUNNING THENCE NORTH 00°08'38" WEST ALONG THE EAST LINE OF SAID SECTION AS MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION BY A REBAR WITH AN A.A.H. CAP AS NOTED IN CORNER PERPETUATION SHEET #130664 A DISTANCE OF 2,714.45 FEET TO THE POINT OF BEGINNING, A POINT ON A BOUNDARY LINE SURVEYED BY SCOTT SCHERBEL AS FOUND ON RECORD OF SURVEY #134691; AND RUNNING THENCE EASTERLY FOLLOWING SAID BOUNDARY LINE SURVEYED BY SCHERBEL THE FOLLOWING FIVE COURSES, 1) SOUTH 87°38'39" EAST (SOUTH 87°29'52" EAST BY SCHERBEL SURVEY & EAST BY RECORD OF WARRANTY DEEDS #125609 & 128389) 276.62 FEET TO A REBAR WITH SCHERBEL CAP; 2) THENCE SOUTH 87°45'03" EAST (SOUTH 87°36'44" EAST BY SCHERBEL SURVEY AND EAST BY RECORD OF WARRANTY DEEDS #125609 & 128389) 3,694.60 FEET (3694.34 FEET BY SCHERBEL SURVEY) TO A REBAR WITH SCHERBEL CAP; 3) THENCE NORTH 00°31'14" EAST 139.64 FEET (NORTH 00°39'09" EAST 139.62 FEET BY SCHERBEL SURVEY); 4) THENCE NORTH 89°37'45" EAST (NORTH 89°45'40" EAST BY SCHERBEL SURVEY AND EAST BY RECORD OF WARRANTY DEEDS #125609 & 128389) 967.61 FEET (967.44 FEET BY SCHERBEL SURVEY) TO A REBAR WITH SCHERBEL CAP; 5) THENCE SOUTH 85°25'56" EAST (SOUTH 85°18'01" EAST BY SCHERBEL SURVEY AND EAST BY RECORD OF WARRANTY DEEDS #125609 & 128389) 345.01 FEET (344.95 FEET BY SCHERBEL SURVEY) TO A REBAR FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 24; THENCE SOUTH 00°04'54" EAST (SOUTH BY RECORD OF WARRANTY DEED #125609) 330.00 FEET; THENCE SOUTH 89°41'38" WEST (WEST BY RECORD OF WARRANTY DEED #125609) 1,320.00 FEET; THENCE SOUTH 00°04'54" EAST (SOUTH BY RECORD OF WARRANTY DEED #125609) 807.09 FEET; THENCE NORTH 74°39'00" WEST 467.26 FEET (472.84 FEET BY RECORD OF WARRANTY DEED #125609); THENCE SOUTH 22°45'44" WEST (SOUTH 23°00'00" WEST BY RECORD OF WARRANTY DEED #125609) 2,911.23 FEET TO A POINT IN THE NORTHEASTERLY RIGHT OF WAY LINE OF 4100 WEST STREET; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING EIGHT COURSES, 1) NORTH 69°13'36" WEST 60.84 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE OF WHICH THE RADIUS POINT LIES NORTH 24°23'09" EAST 15,309.22 FEET; 2) THENCE NORTHWESTERLY 495.65 FEET ALONG THE ARC OF A 15,309.22 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01°51'18" AND A LONG CHORD THAT BEARS NORTH 64°41'12" WEST 495.63 FEET; 3) THENCE NORTH 63°45'33" WEST 412.18 FEET; 4) THENCE NORTH 63°09'26" WEST 745.24 FEET; 5) THENCE NORTH 63°11'46" WEST 1,195.50 FEET; 6) THENCE NORTHWESTERLY 422.44 FEET ALONG THE ARC OF A 1,000.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24°12'15" AND A LONG CHORD THAT BEARS NORTH 51°05'39" WEST 419.31 FEET; 7) THENCE NORTH 38°59'31" WEST 664.95 FEET; 8) THENCE NORTHWESTERLY 584.67 FEET ALONG THE ARC OF A 1,133.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29°34'00" AND A LONG CHORD THAT BEARS NORTH 24°12'31" WEST 578.20 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 87°38'39" EAST 1,128.81 FEET; THENCE NORTH 00°08'38" WEST 1,193.64 FEET TO THE AFOREMENTIONED SCHERBEL SURVEYED BOUNDARY LINE; THENCE SOUTH 87°38'39" EAST (SOUTH 87°29'52" EAST BY SCHERBEL SURVEY) 78.07 FEET TO THE POINT OF BEGINNING.