

08/26/2004

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LAND TITLE GOODING → 14082863423

Form 42-146/42-146(M) July, 2000

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SEP 03 2004

Department of Water Resources
Southern Region

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SEP 08 2004

Please print or type. Attach pages with additional information. Instructions are included at the end of this form.
(Incomplete forms will be returned.)DEPARTMENT OF
WATER RESOURCES

1. Please list the water right number(s) and/or adjudication claim number(s) (if any) for each water right to be changed. List just the adjudication claim number if there is no corresponding water right record on file with the department. Indicate, by checking in the space provided (under the "split" heading), if the change in ownership is limited to a portion of a water right in which case division of the existing water right or adjudication claim record will be required.

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
36-2016	36-2016 36-16858		36-15160		
36-7452			36-10641		
36-7453			36-10644		
36-7163			36-10645		
36-15159			36-10649		
			36-7136		

2. The following REQUIRED information must be submitted with this form:

- A. The appropriate FILING FEE. See instructions for fee amounts.
- B. A copy of the most recent DEED, TITLE POLICY, CONTRACT OF SALE or other legal document indicating your ownership of the property and water right(s) or claim(s) in question, WITH ATTACHED LEGAL DESCRIPTION.
- C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions):
PLAT OF PROPERTY or SURVEY MAP clearly showing the location of the point(s) of diversion and place of use of your water right(s) and/or adjudication claim(s) (these are usually attached to your deed or on file with the county).

OR

If your water right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency AERIAL PHOTO with the irrigated acres outlined and point(s) of diversion clearly marked. The AERIAL PHOTO should be submitted in place of the PLAT OF PROPERTY or SURVEY MAP.

3. Name and Address of Former Owner/Claimant(s) Sand Springs Ranch & Company and L.L.C. and
P.O. Box 47, Seaside Oregon, 97138
4. New Owner/Claimant(s) Sand Springs Ranch, L.L.C.
Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
- New Mailing Address c/o Michael P. Groom, Groom & Cave LP
1570 The Alameda, Suite #100
San Jose, CA 95126
- City, State and ZIP Code
- New Telephone Number (408) 286-3300
5. Date you acquired the property August 31, 2004

SUPPORT DATA

IN FILE # 36-2016

Received by H. J. West Date 9/3/04 Fee 275.00
 Received by H. J. West Date 9/3/04 Receipt No. 502702
 Processed by AJ Date _____ WR _____ Date _____

WARRANTY DEED

For Value Received

SAND SPRINGS RANCH & COMPANY, an Idaho general partnership,

hereinafter called the "Grantor", hereby grants, bargains, sells and conveys unto

SAND SPRINGS RANCH, LLC, a Delaware limited liability company

Address: 559 East 200 North, Logan, UT 84321

hereinafter called the "Grantee", the following described premises situated in Gooding County, Idaho, to wit:

SEE EXHIBIT 'A' ATTACHED HERETO

TOGETHER WITH all water or water rights, including without limitation, all flood water, all wells, canals, ditches, reservoirs of any nature and all rights thereto, appurtenant to or associated with said real estate, whether decreed or undeclared, tributary or non-tributary, surface or underground, appropriated or unappropriated, whether pursuant to the Idaho Constitution, Idaho statutes or common law, and all shares of stock or other evidence of ownership in any water, canal, ditch or reservoir company, and all well permits, water service contracts, drainage rights and other evidences of other such rights.

SUBJECT TO:

Exceptions to title in Commonwealth Land Title Insurance Company Policy #GG-05453, numbers 11 through 36.

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and to the successors, heirs and assigns of the Grantee forever. The Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except as above described and that Grantor will defend the same from all lawful claims whatsoever.

DATED: August 30th, 2004

SAND SPRINGS RANCH & COMPANY


By: Tom Ambrose
Its: Managing Partner

WARRANTY DEED - 1

Instrument # 207730

GOODING, GOODING, IDAHO

2004-08-31

11:00:18

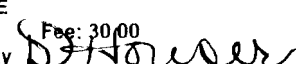
No. of Pages: 10

Recorded for : LAND TITLE

HELEN EDWARDS

Ex-Officio Recorder Deputy

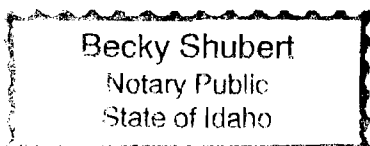
Fee: 30.00



Dated: August 31, 2004
STATE OF IDAHO)
)ss.
County of Gooding)

On this 30th day of August, 2004, before me,
Becky Shubert, a notary public for said State, personally
appeared TOM AMBROSE, known or identified to me to be the managing partner who
executed the instrument on behalf of Sand Springs Ranch & Company and
acknowledged to me that he executed the same.

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



Becky Shubert
Notary Public for Idaho
Residing at: Wendell, ID
My Commission Expires: 02-23-05

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CONTINUATION

SCHEDULE A

Order Number: GG-05453

Parcel No. 1:

TOWNSHIP 8 SOUTH, RANGE 14 EAST, BOISE MERIDIAN, GOODING
COUNTY, IDAHO

Section 17: A parcel of land situated in Section 17 and more particularly described as follows:

Beginning at an iron pin monumenting the Northeast corner of the Southeast $\frac{1}{4}$ of said Section 17, from which an iron pin monumenting the Southeast corner of said Section 17 bears South $0^{\circ}35'19''$ W 2631.38 feet;
Thence along the Easterly boundary of said Southeast $\frac{1}{4}$ of Section 17 South $0^{\circ}35'19''$ West 652.37 feet;
Thence leaving said Easterly boundary South $68^{\circ}54'42''$ West 209.17 feet;
Thence South $70^{\circ}10'24''$ West 748.79 feet;
Thence along a curve to the left 266.45 feet, said curve having a radius of 155.00 feet, a central angle of $98^{\circ}29'42''$, and a chord of 234.84 feet bearing South $20^{\circ}55'33''$ West;
Thence South $28^{\circ}19'18''$ East 178.94 feet;
Thence along a curve to the right 154.75 feet, said curve having a radius of 140.00 feet, a central angle of $63^{\circ}20'01''$, and a chord of 146.99 feet bearing South $3^{\circ}20'42''$ West;
Thence South $35^{\circ}00'43''$ West 462.42 feet;
Thence South $30^{\circ}05'28''$ West 215.01 feet;
Thence South $32^{\circ}00'31''$ West 659.20 feet to the Southerly boundary of said Southeast $\frac{1}{4}$ of Section 17;
Thence along said Southerly boundary of the Southeast $\frac{1}{4}$ of Section 17, North $89^{\circ}55'04''$ West 1032.83 feet to an aluminum cap monumenting the Southwest Corner of said Southeast $\frac{1}{4}$ of Section 17;
Thence along the Westerly boundary of said Southeast $\frac{1}{4}$ of Section 17, North $0^{\circ}21'55''$ East 471.64;
Thence leaving said Westerly boundary of said Southeast $\frac{1}{4}$ of Section 17, North $23^{\circ}12'55''$ West 228.18 feet;
Thence North $6^{\circ}30'30''$ East 315.69 feet;
Thence North $21^{\circ}15'54''$ East 161.18 feet to said Westerly boundary of the Southeast $\frac{1}{4}$ of Section 17;
Thence along said Westerly boundary of the Southeast $\frac{1}{4}$ of Section 17, North $0^{\circ}21'55''$ East 1487.32 feet to the Northwest corner of said Southeast $\frac{1}{4}$ of Section 17;
Thence along the Northerly boundary of said Southeast $\frac{1}{4}$ of Section 17, South $89^{\circ}53'27''$ East 2652.40 feet to the POINT OF BEGINNING.

CONTINUATION

SCHEDULE A

Order Number: GG-05453

EXCEPTING:

A parcel of land situated in Section 17, Township 8 South, Range 14 East, Boise Meridian, Gooding County, Idaho, an being more particularly described as follows:

Commencing at an iron pin monumenting the Southeast corner of said Section 17;
Thence North 50°40'00" West 2571.80 feet;
Thence North 52°40'00" West 100.00 feet to the POINT OF BEGINNING
Thence North 37°20'00" East 50.00 feet;
Thence South 52°40'00" East 400.00 feet;
Thence South 37°20'00" West 200.00 feet;
Thence North 52°40'00" West 400.00 feet;
Thence North 37°20'00" East 150.00 feet to the POINT OF BEGINNING

SUBJECT TO all existing easements and or right-of-ways.

Parcel No. 2:

TOWNSHIP 8 SOUTH, RANGE 14 EAST, BOISE MERIDIAN, GOODING
COUNTY, IDAHO

Sections 16, 17, 20, 21, 22 and 29: A parcel of land, more particularly described as follows:

Beginning at an iron pin monumenting the Northwest corner of said Section 22,
from which an iron pin monumenting the Northeast corner of the
Northwest ¼ of said Section 22 bears South 89°28'39" East 2644.24 feet;
Thence along the Northerly boundary of said Northwest ¼ of Section 22, South
89°28'39" East 1322.12 feet;
Thence along the Easterly boundary of the Northwest ¼ of said Northwest ¼ of
Section 22, South 0°18'57" West 1320.63 feet;
Thence along the Northerly boundary of the Southeast ¼ of said Northwest ¼ of
Section 22, South 89°31'14" East 1322.33 feet;
Thence along the Easterly boundary of the West ½ of said Section 22 South
0°18'24" West 2638.05 feet;
Thence along the Southerly boundary of the Northeast ¼ of the Southwest ¼ of
said Section 22 North 89°37'58" West 1322.75 feet;
Thence along the Easterly boundary of the Southwest ¼ of said Southwest ¼ of
Section 22, South 0°18'57" West 1320.01 feet;
Thence along the Southerly boundary of said Southwest ¼ of the Southwest ¼ of
Section 22, North 89°42'09" West 1322.96 feet to a brass cap
monumenting the Southwest corner of said Section 22;

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CONTINUATION

SCHEDULE A

Order Number: GG-05453

Thence along the Southerly boundary of the Southeast $\frac{1}{4}$ of said Section 21, North $89^{\circ}24'51''$ West 2640.35 feet to a brass cap monumenting the Southwest corner of said Southeast $\frac{1}{4}$ of Section 21;

Thence along the Southerly boundary of the Southwest $\frac{1}{4}$ of said Section 21 North $89^{\circ}45'26''$ West 1322.51 feet;

Thence along the Easterly boundary of the Southwest $\frac{1}{4}$ of said Southwest $\frac{1}{4}$ of Section 21, North $0^{\circ}09'16''$ East 1314.92 feet;

Thence along the Northerly boundary of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 21, North $89^{\circ}44'25''$ West 1324.38 feet;

Thence along the Westerly boundary of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 21, South $0^{\circ}04'22''$ West 976.99 feet;

Thence leaving said Westerly boundary North $89^{\circ}55'38''$ West 82.99 feet;

Thence South $28^{\circ}25'18''$ West 137.99 feet;

Thence South $08^{\circ}51'45''$ West 148.10 feet;

Thence South $09^{\circ}59'02''$ East 76.74 feet;

Thence South $12^{\circ}26'06''$ West 56.02 feet;

Thence South $32^{\circ}29'22''$ West 292.76 feet;

Thence South $69^{\circ}18'09''$ West 127.56 feet;

Thence North $64^{\circ}38'13''$ West 157.61 feet;

Thence North $32^{\circ}14'50''$ West 181.59 feet;

Thence North $45^{\circ}53'00''$ West 171.49 feet;

Thence North $85^{\circ}58'26''$ West 150.62 feet;

Thence North $61^{\circ}37'50''$ West 125.63 feet;

Thence North $70^{\circ}35'54''$ West 176.48 feet;

Thence North $83^{\circ}37'18''$ West 199.61 feet;

Thence North $39^{\circ}31'30''$ West 134.31 feet;

Thence North $34^{\circ}30'56''$ West 149.28 feet;

Thence North $66^{\circ}05'33''$ West 162.34 feet;

Thence North $30^{\circ}06'53''$ West 394.13 feet;

Thence North $37^{\circ}05'55''$ West 198.32 feet;

Thence North $50^{\circ}44'06''$ West 231.21 feet;

Thence North $70^{\circ}16'09''$ West 183.60 feet;

Thence North $31^{\circ}34'39''$ West 286.99 feet;

Thence North $8^{\circ}47'13''$ West 129.76 feet;

Thence North $31^{\circ}12'55''$ West 472.40 feet;

Thence North $1^{\circ}55'11''$ East 233.61 feet;

Thence North $5^{\circ}30'40''$ West 676.70 feet;

Thence North $1^{\circ}44'19''$ East 218.50 feet;

Thence North $14^{\circ}18'09''$ East 159.92 feet;

Thence North $57^{\circ}03'27''$ East 316.80 feet;

Thence North $16^{\circ}00'18''$ East 105.19 feet;

Thence North $57^{\circ}38'01''$ East 400.08 feet;

Thence North $24^{\circ}10'36''$ East 270.13 feet;

- Continued -

CONTINUATION

SCHEDULE A

Order Number: GG-05453

Thence South 75°25'05" West 211.75 feet;
Thence South 53°06'15" West 165.63 feet;
Thence North 78°55'34" West 193.48 feet;
Thence North 0°14'55" East 82.73 feet to an aluminum cap monumenting the
Southwest corner of the Northwest ¼ of the Northeast ¼ of said Section
20;
Thence along the Southerly boundary of said Northwest ¼ of the Northeast ¼ of
Section 20, South 89°49'17" East 279.24 feet;
Thence leaving said Southerly boundary of the Northwest ¼ of the Northeast ¼ of
Section 20, and along a curve to the left 46.57 feet, said curve having a
radius of 75.00 feet, a central angle of 35°34'47" and a chord of 45.83 feet
bearing North 24°52'04" West;
Thence North 42°39'27" West 61.54 feet
Thence along a curve to the right 226.10 feet, said curve having a radius of 130.00
feet, a central angle of 99°38'59", and a chord of 198.66 feet bearing North
7°10'02" East;
Thence North 56°59'32" East 212.83 feet;
Thence along a curve to the left 128.07 feet, said curve having a radius of 300.00
feet, a central angle of 24°27'35", and a chord of 127.10 feet bearing North
44°45'45" East;
Thence North 32°31'57" East 980.92 feet to the Southerly boundary of the
Southeast ¼ of Section 17;
Thence North 32°00'31" East 659.20 feet;
Thence North 30°05'28" East 215.01 feet;
Thence North 35°00'43" East 462.42 feet;
Thence along a curve left 154.75 feet, said curve having a radius of 140.00 feet, a
central angle of 63°20'01", and a chord of 146.99 feet bearing North
3°20'42" East;
Thence North 28°19'18" West 178.94 feet;
Thence along a curve to the right 266.45 feet, said curve having a radius of 155.00
feet, a central angle of 98°29'42", and a chord of 234.84 feet bearing
North 20°55'33" East;
Thence North 70°10'24" East 748.79 feet;
Thence North 68°54'42" East 209.17 feet;
Thence along said Southerly right-of-way, South 64°13'11" East 1602.59 feet;
Thence continuing along said Southerly right-of-way, South 62°05'53" East
2781.75 feet to the Northerly boundary of said Section 21;
Thence along said Northerly boundary of Section 21, South 89°42'36" East
1375.20 feet to the POINT OF BEGINNING.

SUBJECT TO all existing easements and or rights-of-way.

CONTINUATION

SCHEDULE A

Order Number: GG-05453

EXCEPTING THEREFROM the following described parcel:

TOWNSHIP 8 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN, GOODING
COUNTY, IDAHO

Section 22: That portion of the NW¼NW¼ more particularly described as follows:

Beginning at the Northeast corner of the NW¼NW¼;
Thence South 0°18'57" West, 456.72 feet to a point;
Thence South 71°55'41" West, 209.52 feet;
Thence North 01°39'41" West, 523.91 feet to a point on the Northerly boundary of
said NW¼NW¼;
Thence South 89°28'39" East, 216.90 feet to the POINT OF BEGINNING.

Parcel No. 3:

TOWNSHIP 8 SOUTH, RANGE 14 EAST, BOISE MERIDIAN, GOODING
COUNTY, IDAHO

Sections 20 and 29: A parcel of land more particularly described as follows:

Beginning at a Brass cap monumenting the Northeast corner of the Northeast
Quarter of said Section 29, from which a found stone monumenting the
Northeast corner of the Southeast Quarter of said Section 20 bears North
00°04'22" East 2,630.64 feet;
Thence South 00°04'22" West 402.48 feet to a point on the right bank of the
Snake River;
Thence along said right bank of the Snake River the following bearings and
distances;
Thence South 47°09'40" West 300.97 feet;
Thence South 71°37'29" West 419.45 feet;
Thence South 80°11'20" West 122.17 feet;
Thence South 87°57'56" West 205.54 feet;
Thence North 78°46'53" West 303.29 feet;
Thence North 83°03'44" West 152.37 feet;
Thence North 57°34'43" West 163.21 feet;
Thence North 79°49'28" West 203.71 feet;
Thence North 62°44'05" West 344.48 feet;
Thence North 50°48'45" West 337.94 feet;
Thence North 54°05'21" West 197.75 feet;
Thence North 45°18'22" West 109.73 feet;
Thence North 64°46'03" West 127.87 feet;
Thence North 59°40'08" West 833.88 feet;

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CONTINUATION

SCHEDULE A

Order Number: GG-05453

Thence North 54°47'30" West 267.97 feet;
Thence North 45°39'17" West 194.74 feet;
Thence North 41°39'10" West 362.32 feet;
Thence North 57°54'25" West 212.92 feet;
Thence North 74°01'54" West 135.74 feet;
Thence North 54°55'23" West 142.16 feet;
Thence North 57°40'49" West 126.55 feet;
Thence North 31°45'10" West 249.33 feet;
Thence North 27°00'02" West 227.17 feet;
Thence North 05°33'30" West 139.53 feet;
Thence North 24°00'39" East 373.04 feet;
Thence North 17°56'08" East 170.61 feet;
Thence North 15°07'12" East 199.23 feet;
Thence North 07°31'37" East 176.92 feet;
Thence North 03°25'48" East 129.50 feet;
Thence North 00°00'53" East 322.88 feet;
Thence South 87°57'05" West 179.65 feet;
Thence North 28°53'22" East 170.60 feet;
Thence North 32°22'51" East 504.20 feet;
Thence leaving said right bank of the Snake River South 89°46'05" East 825.65 feet;
Thence South 11°55'27" West 122.60 feet;
Thence South 21°37'43" West 64.26 feet;
Thence South 45°44'32" West 157.80 feet;
Thence South 17°44'10" West 95.33 feet;
Thence South 01°26'15" East 89.30 feet;
Thence South 35°38'24" West 116.99 feet;
Thence South 02°45'28" West 111.22 feet;
Thence South 05°00'28" East 167.69 feet;
Thence South 02°06'05" East 195.95 feet;
Thence South 02°47'31" West 209.56 feet;
Thence South 20°04'50" West 89.62 feet;
Thence South 12°30'15" West 431.17 feet;
Thence South 07°02'47" East 196.93 feet;
Thence South 11°47'32" East 215.12 feet;
Thence South 05°52'12" East 334.93 feet;
Thence South 67°53'34" East 193.44 feet;
Thence South 57°31'52" East 196.42 feet;
Thence South 48°50'34" East 179.37 feet;
Thence North 71°05'44" East 464.47 feet;
Thence North 89°44'42" East 399.96 feet;
Thence South 70°16'09" East 183.60 feet;
Thence South 50°44'06" East 231.21 feet;
Thence South 37°05'55" East 198.32 feet;

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CONTINUATION

SCHEDULE A

Order Number: GG-05453

Thence South 30°06'53" East 394.13 feet;
Thence South 66°05'33" East 162.34 feet;
Thence South 34°30'56" East 149.28 feet;
Thence South 39°31'30" East 134.31 feet;
Thence South 83°37'18" East 199.61 feet;
Thence South 70°35'54" East 176.48 feet;
Thence South 61°37'50" East 125.63 feet;
Thence South 85°58'26" East 150.62 feet;
Thence South 45°53'00" East 171.49 feet;
Thence South 32°14'50" East 181.59 feet;
Thence South 64°38'13" East 157.61 feet;
Thence North 69°18'09" East 127.56 feet;
Thence North 32°29'22" East 292.76 feet;
Thence North 12°26'06" East 56.02 feet;
Thence North 09°59'02" West 76.74 feet;
Thence North 08°51'45" East 148.10 feet;
Thence North 28°25'18" East 137.99 feet;
Thence South 89°55'38" East 82.99 feet to a point on the Easterly boundary of
said Section 20;
Thence along said Easterly boundary South 00°04'22" West 338.33 feet to the
POINT OF BEGINNING.

SUBJECT TO all existing easements and/or rights-of-way.

Parcel No. 4:

TOWNSHIP 8 SOUTH, RANGE 14 EAST, BOISE MERIDIAN, GOODING
COUNTY, IDAHO

Section 20: A parcel of land more particularly described as follows:

Commencing at an aluminum cap monumenting the Southwest corner of the
Northwest ¼ of the Northeast ¼ of said Section 20, from which an
aluminum cap monumenting the Northwest corner of said Northwest ¼ of
the Northeast ¼ of Section 20 bears North 0°14'55" East 1317.76 feet;
Thence South 60°45'41" West 382.27 feet to the POINT OF BEGINNING;
Thence South 12°05'25" West 355.15 feet;
Thence South 48°52'35" East 254.14 feet;
Thence South 14°18'09" West 159.92 feet;
Thence South 1°44'19" West 281.50 feet;
Thence South 5°30'40" East 676.70 feet;
Thence South 1°55'11" West 233.61 feet;
Thence South 31°12'55" East 472.40 feet;
Thence South 8°47'13" East 129.76 feet;

- Continued -

CONTINUATION

SCHEDULE A

Order Number: GG-05453

Thence South $31^{\circ}34'39''$ East 286.99 feet;
Thence South $89^{\circ}44'42''$ West 399.96 feet;
Thence South $71^{\circ}05'44''$ West 464.47 feet;
Thence North $48^{\circ}50'34''$ West 179.37 feet;
Thence North $57^{\circ}31'52''$ West 196.42 feet;
Thence North $67^{\circ}53'34''$ West 193.44 feet;
Thence North $5^{\circ}52'12''$ West 334.93 feet;
Thence North $11^{\circ}47'32''$ West 215.12 feet;
Thence North $7^{\circ}02'47''$ West 196.93 feet;
Thence North $12^{\circ}30'15''$ East 431.17 feet;
Thence North $20^{\circ}04'50''$ East 89.62 feet;
Thence North $2^{\circ}47'31''$ East 209.56 feet;
Thence North $2^{\circ}06'05''$ West 195.95 feet;
Thence North $5^{\circ}00'28''$ West 167.69 feet;
Thence North $2^{\circ}45'28''$ East 111.22 feet;
Thence North $35^{\circ}38'24''$ East 116.99 feet;
Thence North $1^{\circ}26'15''$ West 89.30 feet;
Thence North $17^{\circ}44'10''$ East 95.33 feet;
Thence North $45^{\circ}44'32''$ East 157.80 feet;
Thence North $21^{\circ}37'43''$ East 64.26 feet;
Thence North $11^{\circ}55'27''$ East 122.60 feet;
Thence South $89^{\circ}46'05''$ East 505.78 feet to the POINT OF BEGINNING.

SUBJECT TO all existing easements and/or rights-of-way.

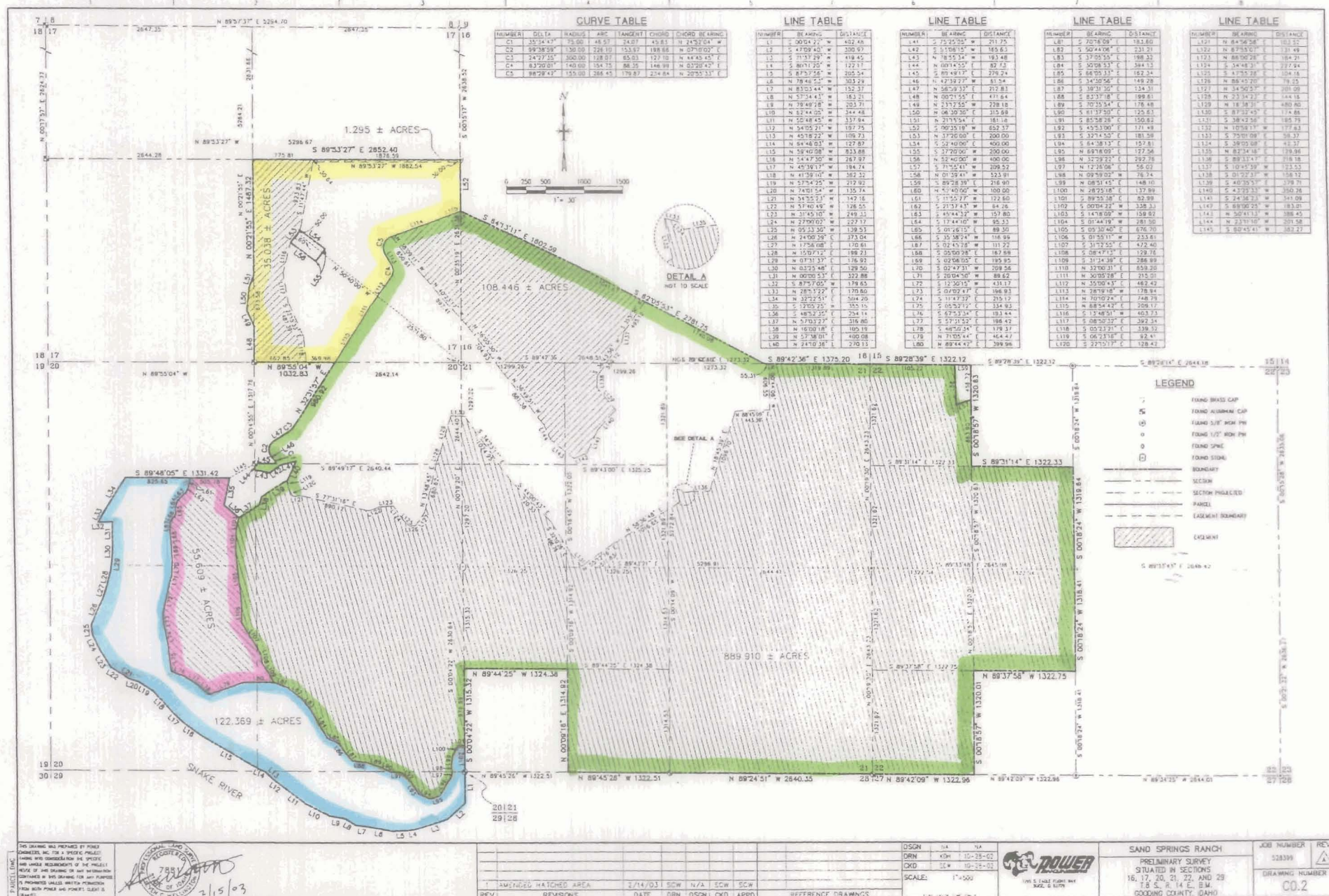
THIS PLAT IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND, AND THE CO. ASSUMES NO LIABILITY FOR VARIATIONS, IF ANY, WITH AN ACTUAL SURVEY.

Parcel 1

Parcel 2

Parcel 3

Parcel 4





Map of Water Right 36-2016
BEFORE Sand Springs Ranch LLC
owner change split

36-2016

