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JAN 25 2010

DEPT. OF WATER RESOURCES
SOUTHERN REGION

Form 42-248(6) 3/07

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Security Interest in a Water Right

And Request for Notification of a Change in Ownership or Any Proposed Or Final Action to Amend, Transfer, or Otherwise Modify a Water Right

Please print or type. Attach pages with additional information. Instructions are on the back of this page.

Incomplete forms will be returned.

1. Water Right No(s): ^{PD} 45-07249 and ^{lic} 45-07551
Adjudication Claim No(s):

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

A) Evidence of the security interest. This may be a copy of a **DEED of TRUST, MORTGAGE, CONTRACT OF SALE** or other legal document indicating your interest in the property and water rights or claims in question,

WITH ATTACHED LEGAL DESCRIPTION.

B) A **FEE of \$25.00 per water right** or adjudication claim.

3. Name and Mailing Address of Person or Company holding Security Interest

RABO Agrifinance Inc.

One CityPlace Drive Suite 200

St. Louis MO 63141

4. Name of Water Right Owner/Claimant(s)

Mark L. and Verla Darrington

5. Expiration Date of Notification Period 1/1/2013

6. Is this a Renewal of Request for Notification? YES **NO**

7. Signature(s) of Security Interest holder(s)

Shirley L. Dobbs
Shirley L. Dobbs Vice President

For Office Use Only

Received by CH Date 1-25-2010 Fee \$50
Received by CH Date 1/25/2010 Receipt No. 20 31252
Processed by _____ AJ Date _____ WR _____ Date _____

Form 42-248(6) 3/07

SUPPORT DATA

IN FILE # 45-7249

JUL 23 2009 10:03AM

23 37 13-00 FR FSB FARMER MAC

208 736 1260 TO 912086784435 NO. 305.06/P. 6

6/ 9

NO. 5:

TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO

Section 8: NW¼. EXCEPTING the following described parcel:

Beginning at the North quarter section corner of said Section 8, said corner marked by a 3" Cassia County survey cap which shall be THE TRUE POINT OF BEGINNING;
 Thence South 88°40'00" East along section line for 321.01 feet to a P.K. Nail;
 Thence South 0°45'20" East for 1331.81 feet to a ½" rebar;
 Thence South 89°52'14" West for 320.81 feet to a ½" rebar on the West line of the NW¼NE¼;
 Thence North 0°45'20" West along the West line of the NW¼NE¼ for 1340.01 feet to THE POINT OF BEGINNING.

PARCEL NO. 6:

TOWNSHIP 11 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO

Section 2: E¼SW¼

SAVE AND EXCEPT the following described tracts:

TRACT NO. 1:

Beginning at the Southwest corner of the SE¼SW¼ of said Section 2, said point being marked by a P.K. nail; Thence South 89°50' East (Basis of Bearing) along section line for 226.78 feet to a P.K. nail which shall be the Point of Beginning;
 Thence North 1°33'54" East for 215.36 feet to an iron pin;
 Thence North 88°51'24" East for 137.98 feet to an iron pin;
 Thence South 0°24'38" East for 221.00 feet to a P.K. nail on section line;
 Thence North 88°50' West for 145.45 feet to the Point of Beginning.

TRACT NO. 2:

Beginning at the Southwest corner of the SE¼SW¼ of said Section 2, said point being marked by a P.K. nail; Thence South 88°50' East (Basis of Bearing) along section line for 226.78 feet to a P.K. nail; Thence North 1°33'54" East for 215.36 feet to an iron pin which shall be the Point of Beginning.
 Thence North 1°33'54" East for 248.24 feet to an iron pin;
 Thence South 88°26'13" East for 415.59 feet to an iron pin;
 Thence South 10°28'42" West for 452.17 feet to a P.K. nail on section line;
 Thence North 88°50' West along said section line for 199.84 feet to a P.K. nail;
 Thence North 0°24'38" West for 221.00 feet to an iron pin;
 Thence South 88°51'24" West for 137.98 feet to the Point of Beginning.

TRACT NO. 3:

Beginning at the Southwest corner of the SE¼SW¼ of said Section 2, said corner marked by a ½ inch rebar which shall be the Point of Beginning.
 Thence North 00°29'06" East along the West line of the SE¼SW¼ for a distance of 479.72 feet to a ½ inch rebar;
 Thence South 88°50'00" East for a distance of 653.71 feet to a ½ inch rebar;
 Thence South 02°36'00" West for a distance of 479.83 feet to a ½ inch rebar on section line;
 Thence North 88°50'00" West along section line for a distance of 64.08 feet to a P.K. Nail;
 Thence North 10°29'06" East (North 10°28'42" East, recorded) for a distance of 452.17 feet to a ½ inch rebar;
 Thence North 86°26'39" West (North 86°26'13" West, recorded) for a distance of 415.72 feet (415.59 feet recorded) to a ½ inch rebar;
 Thence South 01°33'32" West (South 1°33'54" West, recorded) for a distance of 463.55 feet (463.60 feet recorded) to a P.K. Nail on section line;
 Thence North 88°50'00" West for a distance of 226.62 feet (226.78 feet recorded) to the Point of Beginning.

TOGETHER WITH ALL WATER AND WATER RIGHTS, WELL AND WELL RIGHTS, DITCH AND DITCH RIGHTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

PARCELS NO. 1, 2, 3 & 4:

Burley Irrigation District Serial No. 5111 for 66.5 acres (Priority one supplemental water right)
 Idaho Department of Water Resources license no. 45-07249 for 4.54 c.f.s. and license no. 45-07551 for .60 c.f.s.

PARCEL NO. 6:

Burley Irrigation District Serial No. 1043.1 for 70.16 acres

**FIRST SECURITY BANK N.A.
PLEDGE AGREEMENT FOR WATER STOCK**

For valuable consideration, the undersigned do hereby pledge, assign, transfer, and deliver to **First Security Bank, N.A.** (hereafter referred to as "Bank") as further security for the payment of all existing and future indebtedness to said Bank, and the performance of their obligations under any deed of trust, mortgage, security agreement, or loan agreement with said Bank, the following water share interests with the **BURLEY IRRIGATION DISTRICT (BID)**, evidenced by:

Serial No. 5111 for 66.5 acres (Priority one supplemental water right)

Serial No. 1043.1 for 70.16 acres

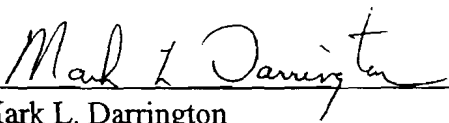
Serial No. 429 for 76 acres

This assignment is made subject to the terms of any deed of trust, mortgage, or security agreement between the undersigned and the Bank. The undersigned does hereby irrevocably appoint First Security Bank power of attorney to transfer said stock on the books of the within named company and to have said stock reissued and take any other action as Bank may deem necessary. As used herein the singular shall include the plural.

Dated this 30th day of December, 1997.

BORROWER:

Mark L. Darrington and Verla Darrington


Mark L. Darrington


Verla Darrington

FIRST SECURITY BANK, N.A.
EXHIBIT A
Real Estate Schedule

REAL ESTATE VESTED AS FOLLOWS:

MARK L. DARRINGTON AND VERLA DARRINGTON, husband and wife

REAL ESTATE DESCRIPTION:

PARCEL NO. 1:

TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO

Section 1: Lot 3, SE $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$, EXCEPTING THEREFROM the following described tracts:

TRACT 1:

Beginning at the Southwest corner of said Section 1, said corner marked by a 5/8 inch rebar with a 3 inch Cassia County Survey cap on top which shall be the Point of Beginning;

Thence North 00°41'45" West along the West section line for a distance of 25.00 feet;

Thence South 89°17'26" East for a distance of 1320.56 feet to a point;

Thence North 88°31'43" East for a distance of 1307.20 feet to a point on the East line of the SW $\frac{1}{4}$;

Thence South 00°40'55" East along said line for a distance of 25.00 feet to a U.S. GLO iron pipe with brass cap at the SE $\frac{1}{4}$ corner of Section 1;

Thence South 89°37'29" West along the South line of Section 1 for a distance of 2627.28 feet to the Point of Beginning.

TRACT 2:

That part of Lot 3 lying North and West of the centerline of the main canal.

PARCEL NO. 2:

An easement for the installation and maintenance of an irrigation water pipeline over, under and across the following described parcel:

TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO

Section 1: That part of Lot 3 Township 11 South, Range 24 East of the Boise Meridian, Cassia County, Idaho, lying North and West of the centerline of the main canal.

PARCEL NO. 3:

TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO

Section 1: All that portion of lot 4 and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ lying South and East of the centerline of the Third Lift Canal, EXCEPTING THEREFROM the following described property:

Beginning at the W $\frac{1}{4}$ corner of said Section 1:

Thence East along the east-west midsection line of said Section 1 a distance of 450.0 feet;

Thence North a distance of 801 feet to a point on the center line of the Burley Irrigation District Third Lift Canal;

Thence South 49°22' West along the center line of the Third Lift Canal a distance of 592.7 feet to a point on the West section line of Section 1;

Thence South along the West section line of said Section 1 a distance of 415 feet to the Point of Beginning.

PARCEL NO. 4:

TOWNSHIP 10 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO

Section 36: Part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, more particularly described as follows:

Beginning at the Southwest corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 36;

Thence North along section line for 341.95 feet to the True Point of Beginning, said point lying on the South bank of Marsh Creek;

Thence North along section line for 133.73 feet to a point;

Thence East for 147.58 feet to a point;

Thence South for 157.54 feet to a point on the South bank of Marsh Creek;

Thence North 80°50' West along the South bank of Marsh Creek for 149.49 feet to the True Point of Beginning.

CASSIA COUNTY
RECORDED FOR:
RABO AGRIFINANCE INC
12:02:10 pm 11-24-2009
2009-006013
NO. PAGES: 2 FEE: \$6.00
LARRY A. NICKELSEN
COUNTY CLERK
DEPUTY: VIKI

Drafted by: John P. Manning V
Vice President and Counsel
Rabo Agrifinance, Inc.
One CityPlace Dr., Suite 200, St. Louis, MO 63141

When recorded mail to: RABO AGRIFINANCE, INC.
One CityPlace Drive, Suite 200, St. Louis, MO 63141

Loan No. 397516

ASSIGNMENT OF IDAHO MORTGAGE AND SECURITY AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That U.S. Bank National Association as Custodian/Trustee, a National Association, having its principal office and post office address at 180 East Fifth Street St. Paul, MN 55101, party of the first part, in consideration of \$10.00 and other valuable consideration to it in hand paid by Rabo Agrifinance, Inc., whose address is One CityPlace Drive, Suite 200, St. Louis, MO 63141, the party of the second part, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, assign, and set over to said party of the second part, its successors and assigns, a certain Mortgage, Deed of Trust, Security Deed, Act of Mortgage, Trust Deed or similar instrument and Security Agreement ("Mortgage") to RABO AGRIFINANCE, INC. bearing the date of December 30, 1997, executed by Mark L. Darrington and Verla Darrington, Husband and Wife, to First Security Bank, N.A., situate in Cassia County, Idaho and filed for record on the 30TH day of December, 1997 in the records of Cassia County, Idaho, on Film No. 294, Document No. 252848 together with all right, title, and interest to the premises described in said Mortgage and together with the Promissory Note therein described and the money due or to become due thereon, with interest.

TO HAVE AND TO HOLD the same unto Rabo Agrifinance, Inc., its successors and assigns forever, subject only to the provisions contained in the said Mortgage.

IT BEING UNDERSTOOD AND AGREED, however, that this Assignment is made without recourse to and without covenant or warranty express or implied by the said U.S. Bank National Association as Custodian/Trustee in any event whatsoever.

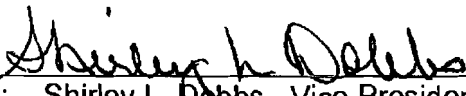
IN WITNESS WHEREOF, U.S. Bank National Association as Custodian/Trustee has caused these presents to be executed by its Attorney-in-fact for Rabo Agrifinance, Inc. by Shirley L. Dobbs, Vice President, at St. Louis County, Missouri this 25th day of March, 2009.

APPROVED

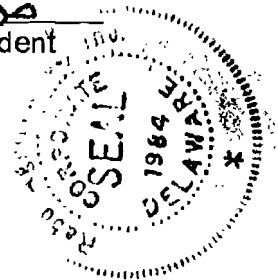
PRESENT BENEFICIARY:

U.S. BANK NATIONAL ASSOCIATION
AS CUSTODIAN/TRUSTEE

BY: Rabo Agrifinance, Inc.
Not personally, but as Attorney-In-Fact

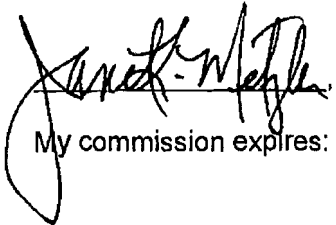

BY: Shirley L. Dobbs, Vice President

STATE OF MISSOURI)
) SS:
COUNTY OF ST. LOUIS)



BE IT REMEMBERED, that on this 28th day of August, 2009, before me, a Notary Public in and for the County and State aforesaid, personally appeared SHIRLEY L. DOBBS, Vice President, of Rabo Agrifinance, Inc., a Delaware corporation, as Attorney-in-Fact for U.S. Bank National Association who is personally known to me to be the said officer of said corporation, and the same person who executed the foregoing instrument, and he duly acknowledged the execution of the same for and on behalf of and as the act and deed of said corporation as Attorney-in-Fact for U.S. Bank National Association.

IN WITNESS WHEREOF, I have hereunto subscribed my name affixed my official seal, on the day and year last above written.

 Notary Public
My commission expires:



RECORDATION REQUESTED BY:

First Security Bank, N.A.
P.O. Box 7
Twin Falls, ID 83303-0007

WHEN RECORDED MAIL TO:

First Security Bank, N.A.
Attn: CLOC
P.O. Box 8203
Boise, ID 83707-2203

252848

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



**First
Security
Bank.**

MORTGAGE

THIS MORTGAGE IS DATED DECEMBER 30, 1997, between Mark L. Darrington and Verla Darrington, husband and wife, whose address is 887 Water Canyon Drive, Declo, ID 83323 (referred to below as "Grantor"); and First Security Bank, N.A., whose address is P.O. Box 7, Twin Falls, ID 83303-0007 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages, grants, bargains, sells and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, located in Cassia County, State of Idaho (the "Real Property"):

See attached Exhibit A

THIS IS ALSO A FIXTURE FILING AND IS TO BE RECORDED IN THE REAL ESTATE RECORDS (see attached Exhibit B)

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

DEFINITIONS. The following words shall have the following meanings when used in this Mortgage. Terms not otherwise defined in this Mortgage shall have the meanings attributed to such terms in the Uniform Commercial Code. All references to dollar amounts shall mean amounts in lawful money of the United States of America.

Grantor. The word "Grantor" means Mark L. Darrington and Verla Darrington. The Grantor is the mortgagor under this Mortgage.

Guarantor. The word "Guarantor" means and includes without limitation each and all of the guarantors, sureties, and accommodation parties in connection with the indebtedness.

Improvements. The word "Improvements" means and includes without limitation all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal and interest payable under the Note and any amounts expended or advanced by Lender to discharge obligations of Grantor or expenses incurred by Lender to enforce obligations of Grantor under this Mortgage, together with interest on such amounts as provided in this Mortgage.

Lender. The word "Lender" means First Security Bank, N.A., its successors and assigns. The Lender is the mortgagee under this Mortgage.

Mortgage. The word "Mortgage" means this Mortgage between Grantor and Lender, and includes without limitation all assignments and security interest provisions relating to the Personal Property and Rents.

Note. The word "Note" means the promissory note or credit agreement dated December 30, 1997, in the original principal amount of \$329,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The maturity date of this Mortgage is January 1, 2013.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the property, interests and rights described above in the "Grant of Mortgage" section.

Related Documents. The words "Related Documents" mean and include without limitation all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ALL OBLIGATIONS OF GRANTOR UNDER THIS MORTGAGE AND THE RELATED DOCUMENTS. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due, and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until in default, Grantor may remain in possession and control of and operate and manage the Property and collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Hazardous Substances. The terms "hazardous waste," "hazardous substance," "disposal," "release," and "threatened release," as used in this Mortgage, shall have the same meanings as set forth in the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L.

No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or Federal laws, rules, or regulations adopted pursuant to any of the foregoing. The terms "hazardous waste" and "hazardous substance" shall also include, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos. Grantor represents and warrants to Lender that: (a) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any hazardous waste or substance by any person on, under, about or from the Property; (b) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (i) any use, generation, manufacture, storage, treatment, disposal, release, or threatened release of any hazardous waste or substance on, under, about or from the Property by any prior owners or occupants of the Property or (ii) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (c) Except as previously disclosed to and acknowledged by Lender in writing, (i) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of, or release any hazardous waste or substance on, under, about or from the Property and (ii) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation those laws, regulations, and ordinances described above. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Mortgage. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for hazardous waste and hazardous substances. Grantor hereby (a) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws, and (b) agrees to indemnify and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Mortgage or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Mortgage, including the obligation to indemnify, shall survive the payment of the indebtedness and the satisfaction and reconveyance of the lien of this Mortgage and shall not be affected by Lender's acquisition of any interest in the Property, whether by foreclosure or otherwise.

Nuisance, Waste. Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), soil, gravel or rock products without the prior written consent of Lender.

Removal of Improvements. Grantor shall not demolish or remove any improvements from the Real Property without the prior written consent of Lender. As a condition to the removal of any improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such improvements with improvements of at least equal value.

Lender's Right to Enter. Lender and its agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Property for purposes of Grantor's compliance with the terms and conditions of this Mortgage.

Compliance with Governmental Requirements. Grantor shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property, including without limitation, the Americans With Disabilities Act. Grantor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Grantor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Grantor to post adequate security or a surety bond, reasonably satisfactory to Lender, to protect Lender's interest.

Duty to Protect. Grantor agrees neither to abandon nor leave unattended the Property. Grantor shall do all other acts, in addition to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

DUE ON SALE - CONSENT BY LENDER. Lender may, at its option, declare immediately due and payable all sums secured by this Mortgage upon the sale or transfer, without the Lender's prior written consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, title or interest therein; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of Real Property interest. If any Grantor is a corporation, partnership or limited liability company, transfer also includes any change in ownership of more than twenty-five percent (25%) of the voting stock, partnership interests or limited liability company interests, as the case may be, of Grantor. However, this option shall not be exercised by Lender if such exercise is prohibited by federal law or by Idaho law.

TAXES AND LIENS. The following provisions relating to the taxes and liens on the Property are a part of this Mortgage.

Payment. Grantor shall pay when due (and in all events prior to delinquency) all taxes, payroll taxes, special taxes, assessments, water charges and sewer service charges levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Grantor shall maintain the Property free of all liens having priority over or equal to the interest of Lender under this Mortgage, except for the lien of taxes and assessments not due, and except as otherwise provided in the following paragraph.

Right To Contest. Grantor may withhold payment of any tax, assessment, or claim in connection with a good faith dispute over the obligation to pay, so long as Lender's interest in the Property is not jeopardized. If a lien arises or is filed as a result of nonpayment, Grantor shall within fifteen (15) days after the lien arises or, if a lien is filed, within fifteen (15) days after Grantor has notice of the filing, secure the discharge of the lien, or if requested by Lender, deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any costs and reasonable attorneys' fees or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Grantor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property. Grantor shall name Lender as an additional obligee under any surety bond furnished in the contest proceedings.

Evidence of Payment. Grantor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the taxes and assessments against the Property.

Notice of Construction. Grantor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialman's lien, or other lien could be asserted on account of the work, services, or materials. Grantor will upon request of Lender furnish to Lender advance assurances satisfactory to Lender that Grantor can and will pay the cost of such improvements.

PROPERTY DAMAGE INSURANCE. The following provisions relating to insuring the Property are a part of this Mortgage.

Maintenance of Insurance. Grantor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement basis for the full insurable value covering all improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Lender. Grantor shall also procure and maintain comprehensive general liability insurance in such coverage amounts as Lender may request with Lender being named as additional insureds in such liability insurance policies. Additionally, Grantor shall maintain such other insurance, including but not limited to hazard, business interruption and boiler insurance as Lender may require. Policies shall be written by such insurance companies and in such form as may be reasonably acceptable to Lender. Grantor shall deliver to Lender certificates of coverage from each insurer containing a stipulation that coverage will not be cancelled or diminished without a minimum of ten (10) days' prior written notice to Lender and not containing any disclaimer of the insurer's liability for failure to give such notice. Each insurance policy also shall include an endorsement providing that coverage in favor of Lender will not be impaired in any way by any act, omission or default of Grantor or any other person. Should the Real Property at any time become located in an area designated by the Director of the Federal Emergency Management Agency as a special flood hazard area, Grantor agrees to obtain and maintain Federal Flood Insurance for the full unpaid principal balance of the loan, up to the maximum policy limits set under the National Flood Insurance Program, or as otherwise required by Lender, and to maintain such insurance for the term of the loan.

Application of Proceeds. Grantor shall promptly notify Lender of any loss or damage to the Property. Lender may make proof of loss if Grantor fails to do so within fifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at its election, apply the proceeds to the reduction of the indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to restoration and repair, Grantor shall repair or replace the damaged or destroyed improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or reimburse Grantor from the proceeds for the reasonable cost of repair or restoration if Grantor is not in default hereunder. Any proceeds which have not been disbursed within 180 days after the receipt and which Lender has not committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Mortgage, then to prepay accrued interest, and the remainder, if any, shall be applied to

the principal balance of the indebtedness. If Lender holds any proceeds after payment in full of the indebtedness, such proceeds shall be paid to Grantor.

Unexpired Insurance at Sale. Any unexpired insurance shall inure to the benefit of, and pass to, the purchaser of the Property covered by this Mortgage at any trustee's sale or other sale held under the provisions of this Mortgage, or at any foreclosure sale of such Property.

Grantor's Report on Insurance. Upon request of Lender, however not more than once a year, Grantor shall furnish to Lender a report on each existing policy of insurance showing: (a) the name of the insurer; (b) the risks insured; (c) the amount of the policy; (d) the property insured, the then current replacement value of such property, and the manner of determining that value; and (e) the expiration date of the policy. Grantor shall, upon request of Lender, have an independent appraiser satisfactory to Lender determine the cash value replacement cost of the Property.

TAX AND INSURANCE RESERVES. Subject to any limitations set by applicable law, Lender may require Grantor to maintain with Lender reserves for payment of annual taxes, assessments, and insurance premiums, which reserves shall be created by advance payment or monthly payments of a sum estimated by Lender to be sufficient to produce amounts at least equal to the taxes, assessments, and insurance premiums to be paid. The reserve funds shall be held by Lender as a general deposit from Grantor, which Lender may satisfy by payment of the taxes, assessments, and insurance premiums required to be paid by Grantor as they become due. Lender shall have the right to draw upon the reserve funds to pay such items, and Lender shall not be required to determine the validity or accuracy of any item before paying it. Nothing in the Mortgage shall be construed as requiring Lender to advance other monies for such purposes, and Lender shall not incur any liability for anything it may do or omit to do with respect to the reserve account. Subject to any limitations set by applicable law, if the reserve funds disclose a shortage or deficiency, Grantor shall pay such shortage or deficiency as required by Lender. All amounts in the reserve account are hereby pledged to further secure the indebtedness, and Lender is hereby authorized to withdraw and apply such amounts on the indebtedness upon the occurrence of an Event of Default. Lender shall not be required to pay any interest or earnings on the reserve funds unless required by law or agreed to by Lender in writing. Lender does not hold the reserve funds in trust for Grantor, and Lender is not Grantor's agent for payment of the taxes and assessments required to be paid by Grantor.

EXPENDITURES BY LENDER. If Grantor fails to comply with any provision of this Mortgage, or if any action or proceeding is commenced that would materially affect Lender's interests in the Property, Lender on Grantor's behalf may, but shall not be required to, take any action that Lender deems appropriate. Any amount that Lender expends in so doing will bear interest at the rate provided for in the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses, at Lender's option, will (a) be payable on demand, (b) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (i) the term of any applicable insurance policy or (ii) the remaining term of the Note, or (c) be treated as a balloon payment which will be due and payable at the Note's maturity. This Mortgage also will secure payment of these amounts. The rights provided for in this paragraph shall be in addition to any other rights or any remedies to which Lender may be entitled on account of the default. Any such action by Lender shall not be construed as curing the default so as to bar Lender from any remedy that it otherwise would have had.

WARRANTY; DEFENSE OF TITLE. The following provisions relating to ownership of the Property are a part of this Mortgage.

Title. Grantor warrants that: (a) Grantor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Mortgage, and (b) Grantor has the full right, power, and authority to execute and deliver this Mortgage to Lender.

Defense of Title. Subject to the exception in the paragraph above, Grantor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantor's title or the interest of Lender under this Mortgage, Grantor shall defend the action at Grantor's expense. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

Compliance With Laws. Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities, including without limitation all applicable environmental laws, ordinances, and regulations, unless otherwise specifically excepted in the environmental agreement executed by Grantor and Lender relating to the Property.

CONDEMNATION. The following provisions relating to condemnation of the Property are a part of this Mortgage.

Application of Net Proceeds. If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation, Lender may at its election require that all or any portion of the net proceeds of the award be applied to the indebtedness or the repair or restoration of the Property. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees incurred by Lender in connection with the condemnation.

Proceedings. If any proceeding in condemnation is filed, Grantor shall promptly notify Lender in writing, and Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice, and Grantor will deliver or cause to be delivered to Lender such instruments as may be requested by it from time to time to permit such participation.

IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES. The following provisions relating to governmental taxes, fees and charges are a part of this Mortgage:

Current Taxes, Fees and Charges. Upon request by Lender, Grantor shall execute such documents in addition to this Mortgage and take whatever other action is requested by Lender to perfect and continue Lender's lien on the Real Property. Grantor shall reimburse Lender for all taxes, as described below, together with all expenses incurred in recording, perfecting or continuing this Mortgage, including without limitation all taxes, fees, documentary stamps, and other charges for recording or registering this Mortgage.

Taxes. The following shall constitute taxes to which this section applies: (a) a specific tax upon this type of Mortgage or upon all or any part of the indebtedness secured by this Mortgage; (b) a specific tax on Grantor which Grantor is authorized or required to deduct from payments on the indebtedness secured by this type of Mortgage; (c) a tax on this type of Mortgage chargeable against the Lender or the holder of the Note; and (d) a specific tax on all or any portion of the indebtedness or on payments of principal and interest made by Grantor.

Subsequent Taxes. If any tax to which this section applies is enacted subsequent to the date of this Mortgage, this event shall have the same effect as an Event of Default (as defined below), and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Grantor either (a) pays the tax before it becomes delinquent, or (b) contests the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender.

SECURITY AGREEMENT; FINANCING STATEMENTS. The following provisions relating to this Mortgage as a security agreement are a part of this Mortgage.

Security Agreement. This instrument shall constitute a security agreement to the extent any of the Property constitutes fixtures or other personal property, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time.

Security Interest. Upon request by Lender, Grantor shall execute financing statements and take whatever other action is requested by Lender to perfect and continue Lender's security interest in the Real and Personal Property. In addition to recording this Mortgage in the real property records, Lender may, at any time and without further authorization from Grantor, file executed counterparts, copies or reproductions of this Mortgage as a financing statement. Grantor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantor shall assemble the Personal Property in a manner and at a place reasonably convenient to Grantor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender.

Addresses. The mailing addresses of Grantor (debtor) and Lender (secured party), from which information concerning the security interest granted by this Mortgage may be obtained (each as required by the Uniform Commercial Code), are as stated on the first page of this Mortgage.

FURTHER ASSURANCES; ATTORNEY-IN-FACT. The following provisions relating to further assurances and attorney-in-fact are a part of this Mortgage.

Further Assurances. At any time, and from time to time, upon request of Lender, Grantor will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refiled, or rerecorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (a) the obligations of Grantor under the Note, this Mortgage, and the Related Documents, and (b) the liens and security interests created by this Mortgage as first and prior liens on the Property, whether now owned or hereafter acquired by Grantor.

Unless prohibited by law or agreed to the contrary by Lender in writing, Grantor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

Attorney-in-Fact. If Grantor fails to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Grantor and at Grantor's expense. For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable, in Lender's sole opinion, to accomplish the matters referred to in the preceding paragraph.

FULL PERFORMANCE. If Grantor pays all the indebtedness when due, and otherwise performs all the obligations imposed upon Grantor under this Mortgage, Lender shall execute and deliver to Grantor a suitable satisfaction of this Mortgage and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property. Grantor will pay, if permitted by applicable law, any reasonable termination fee as determined by Lender from time to time.

DEFAULT. Each of the following, at the option of Lender, shall constitute an event of default ("Event of Default") under this Mortgage:

Default on Indebtedness. Failure of Grantor to make any payment when due on the Indebtedness.

Default on Other Payments. Failure of Grantor within the time required by this Mortgage to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

Environmental Default. Failure of any party to comply with or perform when due any term, obligation, covenant or condition contained in any environmental agreement executed in connection with the Property.

Compliance Default. Failure of Grantor to comply with any other term, obligation, covenant or condition contained in this Mortgage, the Note or in any of the Related Documents.

False Statements. Any warranty, representation or statement made or furnished to Lender by or on behalf of Grantor under this Mortgage, the Note or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished.

Defective Collateralization. This Mortgage or any of the Related Documents ceases to be in full force and effect (including failure of any collateral documents to create a valid and perfected security interest or lien) at any time and for any reason.

Death or Insolvency. The death of Grantor or the dissolution or termination of Grantor's existence as a going business, the insolvency of Grantor, the appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor.

Foreclosure, Forfeiture, etc. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantor or by any governmental agency against any of the Property. However, this subsection shall not apply in the event of a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the foreclosure or forfeiture proceeding, provided that Grantor gives Lender written notice of such claim and furnishes reserves or a surety bond for the claim satisfactory to Lender.

Breach of Other Agreement. Any breach by Grantor under the terms of any other agreement between Grantor and Lender that is not remedied within any grace period provided therein, including without limitation any agreement concerning any indebtedness or other obligation of Grantor to Lender, whether existing now or later.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any Guarantor of any of the Indebtedness or any Guarantor dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness. Lender, at its option, may, but shall not be required to, permit the Guarantor's estate to assume unconditionally the obligations arising under the guaranty in a manner satisfactory to Lender, and, in doing so, cure the Event of Default.

Adverse Change. A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

Insecurity. Lender in good faith deems itself insecure.

Right to Cure. If such a failure is curable and if Grantor has not been given a notice of a breach of the same provision of this Mortgage within the preceding twelve (12) months, it may be cured (and no Event of Default will have occurred) if Grantor, after Lender sends written notice demanding cure of such failure: (a) cures the failure within twenty (20) days; or (b) if the cure requires more than twenty (20) days, immediately initiates steps sufficient to cure the failure and thereafter continues and completes all reasonable and necessary steps sufficient to produce compliance as soon as reasonably practical.

RIGHTS AND REMEDIES ON DEFAULT. Upon the occurrence of any Event of Default and at any time thereafter but subject to any limitation in the Note or any limitation in this Mortgage, Lender, at its option, may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

Accelerate Indebtedness. Lender shall have the right at its option without notice to Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty which Grantor would be required to pay.

UCC Remedies. With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code.

Collect Rents. Lender shall have the right, without notice to Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender may require any tenant or other user of the Property to make payments of rent or use fees directly to Lender. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Appoint Receiver. Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

Judicial Foreclosure. Lender may obtain a judicial decree foreclosing Grantor's interest in all or any part of the Property.

Nonjudicial Sale. If permitted by applicable law, Lender may foreclose Grantor's interest in all or in any part of the Personal Property or the Real Property by nonjudicial sale.

Deficiency Judgment. If permitted by applicable law, Lender may obtain a judgment for any deficiency remaining in the Indebtedness due to Lender after application of all amounts received from the exercise of the rights provided in this section.

Tenancy at Sufferance. If Grantor remains in possession of the Property after the Property is sold as provided above or Lender otherwise becomes entitled to possession of the Property upon default of Grantor, Grantor shall become a tenant at sufferance of Lender or the purchaser of the Property and shall, at Lender's option, either (a) pay a reasonable rental for the use of the Property, or (b) vacate the Property immediately upon the demand of Lender.

Other Remedies. Lender shall have all other rights and remedies provided in this Mortgage or the Note or available at law or in equity.

Sale of the Property. To the extent permitted by applicable law, Grantor hereby waives any and all right to have the property marshalled. In exercising its rights and remedies, Lender shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales. Lender shall be entitled to bid at any public sale on all or any portion of the Property.

Notice of Sale. Lender shall give Grantor reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made. Reasonable notice shall mean notice given at least ten (10) days before the time of the sale or disposition.

Waiver; Election of Remedies. A waiver by any party of a breach of a provision of this Mortgage shall not constitute a waiver of or prejudice the party's rights otherwise to demand strict compliance with that provision or any other provision. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or take action to perform an obligation of Grantor under this Mortgage after failure of Grantor to perform shall not affect Lender's right to declare a default and exercise its remedies under this Mortgage.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Mortgage, Lender shall be entitled to

recover such sum as the court may adjudge reasonable as reasonable attorneys' fees at trial and on any appeal. Whether or not any court action is involved, all reasonable expenses incurred by Lender that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the indebtedness payable on demand and shall bear interest from the date of expenditure until repaid at the rate provided for in the Note. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's reasonable attorneys' fees and Lender's legal expenses whether or not there is a lawsuit, including reasonable attorneys' fees for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, and title insurance, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

NOTICES TO GRANTOR AND OTHER PARTIES. Any notice under this Mortgage, including without limitation any notice of default and any notice of sale to Grantor, shall be in writing, may be sent by telefacsimile (unless otherwise required by law), and shall be effective when actually delivered, or when deposited with a nationally recognized overnight courier, or, if mailed, shall be deemed effective when deposited in the United States mail first class, certified or registered mail, postage prepaid, directed to the addressee shown near the beginning of this Mortgage. Any party may change its address for notices under this Mortgage by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. All copies of notices of foreclosure from the holder of any lien which has priority over this Mortgage shall be sent to Lender's address, as shown near the beginning of this Mortgage. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Mortgage:

Amendments. This Mortgage, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Mortgage. No alteration or amendment to this Mortgage shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Annual Reports. If the Property is used for purposes other than Grantor's residence, Grantor shall furnish to Lender, upon request, a certified statement of net operating income received from the Property during Grantor's previous fiscal year in such form and detail as Lender shall require. "Net operating income" shall mean all cash receipts from the Property less all cash expenditures made in connection with the operation of the Property.

Applicable Law. This Mortgage has been delivered to Lender and accepted by Lender in the State of Idaho. This Mortgage shall be governed by and construed in accordance with the laws of the State of Idaho.

Caption Headings. Caption headings in this Mortgage are for convenience purposes only and are not to be used to interpret or define the provisions of this Mortgage.

Merger. There shall be no merger of the interest or estate created by this Mortgage with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Multiple Parties. All obligations of Grantor under this Mortgage shall be joint and several, and all references to Grantor shall mean each and every Grantor. This means that each of the persons signing below is responsible for all obligations in this Mortgage.

Severability. If a court of competent jurisdiction finds any provision of this Mortgage to be invalid or unenforceable as to any person or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Mortgage in all other respects shall remain valid and enforceable.

Successors and Assigns. Subject to the limitations stated in this Mortgage on transfer of Grantor's interest, this Mortgage shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Mortgage and the indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Mortgage or liability under the indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Mortgage.

Waiver of Homestead Exemption. Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Idaho as to all indebtedness secured by this Mortgage.

Waivers and Consents. Lender shall not be deemed to have waived any rights under this Mortgage (or under the Related Documents) unless such waiver is in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by any party of a provision of this Mortgage shall not constitute a waiver of or prejudice the party's right otherwise to demand strict compliance with that provision or any other provision. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or any of Grantor's obligations as to any future transactions. Whenever consent by Lender is required in this Mortgage, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required.

ADDITIONAL COVENANTS. Borrower shall provide Lender with financial statements annually, within thirty days after Borrower's fiscal year end, and copies of tax returns each April 30th. Borrower agrees to assist Lender with the annual on-farm inspections.

CROSS-COLLATERALIZED. This loan is cross-collateralized and cross defaulted with Farmer Mac Loan #397517.

WATER-RIGHTS. See the attached notice of pledge.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.

GRANTOR:

X Mark L. Darrington
Mark L. Darrington

X Verla Darrington
Verla Darrington

INDIVIDUAL ACKNOWLEDGMENT

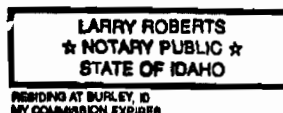
STATE OF Idaho)
) ss
COUNTY OF Cassia)

On this 30th day of December, in the year 1997, before me Larry Roberts, a notary public in and for the State of Idaho, personally appeared Mark L. Darrington, known or identified to me (or proved to me on the oath of Verla Darrington), to be the person whose name is subscribed to the within instrument and acknowledged to me that he or she executed the same.

Larry Roberts
Notary Public for Idaho

Residing at Burley, Idaho

My commission expires 6-30-03



INDIVIDUAL ACKNOWLEDGMENT

STATE OF Idaho)
COUNTY OF Cassia) ss

LARRY ROBERTS
★ NOTARY PUBLIC ★
STATE OF IDAHO

RESIDING AT BURLEY, ID
MY COMMISSION EXPIRES

On this 30th day of December, in the year 1997, before me Larry Roberts, a notary public in and for the State of Idaho, personally appeared Verla Darrington, known or identified to me (or proved to me on the oath of Verla Darrington), to be the person whose name is subscribed to the within instrument and acknowledged to me that he or she executed the same.

Larry Roberts
Notary Public for Idaho

Reading at Burley, Idaho

My commission expires 6-30-03

FIRST SECURITY BANK, N.A.
EXHIBIT A
Real Estate Schedule

REAL ESTATE VESTED AS FOLLOWS:**MARK L. DARRINGTON AND VERLA DARRINGTON, husband and wife****REAL ESTATE DESCRIPTION:****PARCEL NO. 1:****TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO****Section 1: Lot 3, SE $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$, EXCEPTING THEREFROM the following described tracts:****TRACT 1:**

Beginning at the Southwest corner of said Section 1, said corner marked by a 5/8 inch rebar with a 3 inch Cassia County Survey cap on top which shall be the Point of Beginning;
Thence North 00°41'45" West along the West section line for a distance of 25.00 feet;
Thence South 89°17'26" East for a distance of 1320.56 feet to a point;
Thence North 88°31'43" East for a distance of 1307.20 feet to a point on the East line of the SW $\frac{1}{4}$;
Thence South 00°40'55" East along said line for a distance of 25.00 feet to a U.S. GLO iron pipe with brass cap at the SW corner of Section 1;
Thence South 89°37'29" West along the South line of Section 1 for a distance of 2627.26 feet to the Point of Beginning.

TRACT 2:

That part of Lot 3 lying North and West of the centerline of the main canal.

PARCEL NO. 2:

An easement for the installation and maintenance of an irrigation water pipeline over, under and across the following described parcel:

TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO**Section 1: That part of Lot 3 Township 11 South, Range 24 East of the Boise Meridian, Cassia County, Idaho, lying North and West of the centerline of the main canal.****PARCEL NO. 3:****TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO****Section 1: All that portion of lot 4 and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ lying South and East of the centerline of the Third Lift Canal, EXCEPTING THEREFROM the following described property:**

Beginning at the W $\frac{1}{4}$ corner of said Section 1:
Thence East along the east-west midsection line of said Section 1 a distance of 450.0 feet;
Thence North a distance of 801 feet to a point on the center line of the Burley Irrigation District Third Lift Canal;
Thence South 49°22' West along the center line of the Third Lift Canal a distance of 592.7 feet to a point on the West section line of Section 1;
Thence South along the West section line of said Section 1 a distance of 415 feet to the Point of Beginning.

PARCEL NO. 4:**TOWNSHIP 10 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO****Section 36: Part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, more particularly described as follows:**

Beginning at the Southwest corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 36;
Thence North along section line for 341.95 feet to the True Point of Beginning, said point lying on the South bank of Marsh Creek;
Thence North along section line for 133.73 feet to a point;
Thence East for 147.58 feet to a point;
Thence South for 157.54 feet to a point on the South bank of Marsh Creek;
Thence North 80°50' West along the South bank of Marsh Creek for 149.49 feet to the True Point of Beginning.

PARCEL NO. 5:

TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO

Section 8: W½NE¼, EXCEPTING the following described parcel:

Beginning at the North quarter section corner of said Section 8, said corner marked by a 3" Cassia County survey cap which shall be THE TRUE POINT OF BEGINNING;

Thence South 88°40'00" East along section line for 321.01 feet to a P.K. Nail;

Thence South 0°45'20" East for 1331.81 feet to a ½" rebar;

Thence South 89°52'14" West for 320.81 feet to a ½" rebar on the West line of the NW¼NE¼;

Thence North 0°45'20" West along the West line of the NW¼NE¼ for 1340.01 feet to THE POINT OF BEGINNING.

PARCEL NO. 6:

TOWNSHIP 11 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO

Section 2: E½SW¼

SAVE AND EXCEPT the following described tracts:

TRACT NO. 1:

Beginning at the Southwest corner of the SE¼SW¼ of said Section 2, said point being marked by a

P.K. nail; Thence South 89°50' East (Basis of Bearing) along section line for 226.78 feet to a P.K. nail which shall be the Point of Beginning;

Thence North 1°33'54" East for 215.36 feet to an Iron pin;

Thence North 88°51'24" East for 137.98 feet to an Iron pin;

Thence South 0°24'38" East for 221.00 feet to a P.K. nail on section line;

Thence North 88°50' West for 145.45 feet to the Point of Beginning.

TRACT NO. 2:

Beginning at the Southwest corner of the SE¼SW¼ of said Section 2, said point being marked by a

P.K. nail; Thence South 88°50' East (Basis of Bearing) along section line for 226.78 feet to a P.K. nail; Thence North 1°33'54" East for 215.36 feet to an Iron pin which shall be the Point of Beginning.

Thence North 1°33'54" East for 248.24 feet to an Iron pin;

Thence South 86°26'13" East for 415.59 feet to an Iron pin;

Thence South 10°28'42" West for 452.17 feet to a P.K. nail on section line;

Thence North 88°50' West along said section line for 199.84 feet to a P.K. nail;

Thence North 0°24'38" West for 221.00 feet to an Iron pin;

Thence South 88°51'24" West for 137.98 feet to the Point of Beginning.

TRACT NO. 3:

Beginning at the Southwest corner of the SE¼SW¼ of said Section 2, said corner marked by a ½ inch rebar which shall be the Point of Beginning.

Thence North 00°29'06" East along the West line of the SE¼SW¼ for a distance of 479.72 feet to a ½ inch rebar;

Thence South 88°50'00" East for a distance of 653.71 feet to a ½ inch rebar;

Thence South 02°36'00" West for a distance of 479.83 feet to a ½ inch rebar on section line;

Thence North 88°50'00" West along section line for a distance of 64.06 feet to a P.K. Nail;

Thence North 10°29'06" East (North 10°28'42" East, recorded) for a distance of 452.17 feet to a ½ inch rebar;

Thence North 86°26'39" West (North 86°26'13" West, recorded) for a distance of 415.72 feet (415.59 feet recorded) to a ½ inch rebar;

Thence South 01°33'32" West (South 1°33'54" West, recorded) for a distance of 463.55 feet (463.60 feet recorded) to a P.K. Nail on section line;

Thence North 88°50'00" West for a distance of 226.62 feet (226.78 feet recorded) to the Point of Beginning.

TOGETHER WITH ALL WATER AND WATER RIGHTS, WELL AND WELL RIGHTS, DITCH AND DITCH RIGHTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

PARCELS NO. 1, 2, 3 & 4:

Burley Irrigation District Serial No. 5111 for 66.5 acres (Priority one supplemental water right)
Idaho Department of Water Resources license no. 45-07249 for 4.54 c.f.s. and license no. 45-07551 for .60 c.f.s.

PARCEL NO. 6:

Burley Irrigation District Serial No. 1043.1 for 70.16 acres

Received: 12/29/97 3:49PM;

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PARCEL NO. 6:

Burley Irrigation District

Serial No. 429 for 76 acres

TOGETHER WITH BORROWERS RIGHTS AND INTERESTS TO THAT CERTAIN ASSIGNMENT OR PERMIT TO INSTALL AN IRRIGATION PIPELINE IN THE BURLEY HIGHWAY DISTRICT'S ROAD RIGHT-OF-WAY APPROVED BY THE BOARD OF COMMISSIONERS OF THE BURLEY HIGHWAY DISTRICT ON MARCH 9, 1982.

BORROWERS:


Mark L. Darrington


Verla Darrington

FIRST SECURITY BANK, N.A.
EXHIBIT B
Equipment, Fixtures, and other Collateral Schedule

All sprinkler and other irrigation equipment and fixtures, including but not limited to the following: All pumps, motors, columns, tubes, shafts, bowls, panels and all electrical appurtenances, mainline, laterals, wheel lines, pivot/centre irrigation systems, risers, heads, couplers, end plugs, valves, valve openers, reducers, joints, tees and wyes, located on the real estate described on Exhibit A, whether any of the foregoing is owned now or acquired later, all accessions, additions, replacements and substitutions relating to any of the foregoing including but not limited to the following:

IRRIGATION EQUIPMENT AND FIXTURES:

PARCELS NO. 1, 2, 3 & 4:

2 1/4 mile Wheel lines
1 Valley center pivot irrigation system S# 40564
1 Valley center pivot irrigation system S# 44566
1 300 Hp pump S# CTJ304147
1 60 Hp Pump S# 1211P12P329R092
1 125 Hp motor S# L1405TTDS7675AIW
1 60 Hp motor S# R-9420-02-054M
6 32 joint hand lines

PARCEL NO. 5:

4 1/4 mile wheel lines
1 40 Hp pump S# 12222232

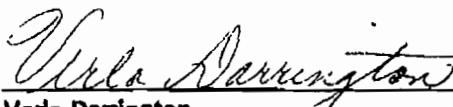
PARCEL NO. 6:

4 1/4 mile wheel lines
1 40 Hp pump S# 6-323-053-01

BORROWERS:

MARK L. DARRINGTON AND VERLA DARRINGTON


Mark L. Darrington


Verla Darrington

LAND TITLE & ESCROW

REC 2003 DEPUTY CLERK

CASSIA COUNTY, IDAHO
CARROLL M. ROSKELLEY
RECORDER

1997 DEC 30 P 3 41

RECORDED AT THE REQUEST OF
LAND TITLE & ESCROW
FILM 294

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