

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

RECEIVED**AUG 30 2004****DEPARTMENT OF
WATER RESOURCES**

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

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
36-10644					
36-10645					
36-10649					

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) A. N. Ambrose
P. O. Box 247
Wendell, ID 83355
4. New Owner/Claimant(s) Sand Springs Ranch & Co.
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
 New Mailing Address P. O. Box 873340
 City, State and ZIP Code Vancouver, WA 98687-3340
 New Telephone Number (360) 883-0630
5. Date you acquired the property 11/8/95, 9/11/96, 9/18/96, 6/23/97, 5/6/98, 1/14/03

SUPPORT DATA**IN FILE #** 36-10644

6. If the change in ownership affects the entire water right for each water right or adjudication claim number listed in item 1, THEN SKIP THIS ITEM AND GO TO ITEM 7. If the change in ownership divides the water right(s) among multiple owners, you must describe, in detail, your portion of each water right after the change. Fill in the appropriate spaces in the box(es) below to describe your water right(s) after the change (one water right per box, you may copy this page as necessary). If your quantity of water is greater than a proportionate split, you must attach documentation to show justification for a larger amount. If you are not sure how to identify your portion of the original water right or adjudication claim records, please contact the nearest IDWR office for assistance.

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right(s) will not be split, skip this area and proceed to item 7)		
Water Right and/or Adjudication Claim Number _____		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	_____	_____
Stock	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	_____	_____

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right(s) will not be split, skip this area and proceed to item 7)		
Water Right and/or Adjudication Claim Number _____		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	_____	_____
Stock	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	_____	_____

7. Signature of New Owner(s) or Claimant(s) _____
(include title if applicable)

By: Tom N. Ambrose, Managing Partner

Date: August 30, 2004

For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him/her for all matters related to your claims.

For Office Use Only			
Received by <u>AM</u>	Date <u>8-30-04</u>	Fee <u>\$75.00</u>	
Receipted by <u>AM</u>	Date <u>8-30-04</u>	Receipt No. <u>CD75005</u>	
Processed by _____	AJ Date _____	WR _____	Date _____

1635

163537

Recorded at the request of
Benoit, Alexander, Sinclair,
Harwood & High
126 2nd Avenue North, P.O. Box 366
Twin Falls, Idaho 83303-0366

Mail original to Benoit, Alexander,
Sinclair, Harwood & High

STATE OF IDAHO COUNTY OF GOODING

Filed for record at the request of Tom Ambrose

17 min. past 9 o'clock A. m. this 5th
of December, 19 95 36.00

By Penny Watson Deputy

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

LEONA AMBROSE, Personal Representative of the Estate of A. NEAL AMBROSE, deceased, and LEONA AMBROSE, a widow, GRANTORS, hereby convey unto SAND SPRINGS RANCH & COMPANY, an Idaho General Partnership, whose address is P.O. Box 247, Wendell, Idaho, the following described premises situated in Gooding County, Idaho:

PARCEL 1:

Township 8 South, Range 15 East of the Boise Meridian

Section 32: E $\frac{1}{2}$ SE $\frac{1}{4}$

Section 33: SW $\frac{1}{4}$

a. Except 25 feet for highway off the East side of said SW $\frac{1}{4}$ as acquired by Decree out of the District Court of the Fourth Judicial District of the State of Idaho, in and for the County of Gooding, Wendell Highway District, Plaintiff vs. Fred J. Schroeder et al, dated May 30, 1917 and filed June 15, 1917 and recorded in Book 1 of Judgments Page 444, records of Gooding County, Idaho.

b. Part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ described as follows: Beginning at the West quarter corner of Section 33; thence South 337.00 feet; thence East 637.3 feet; thence North 337.00 feet; thence West 637.3 feet to the point of beginning.

PARCEL 2:

Township 8 South, Range 14 East of the Boise Meridian, Gooding County, Idaho

Section 13: S $\frac{1}{2}$ SW $\frac{1}{4}$; Excepting therefrom the following described parcel of land; Beginning at a point on the West line of said Section 13, from which the Southwest corner of said section bears South 0°01' East, a distance of 292.43 feet; thence North 0°01' West along said West line, 1028.73 feet; thence South 89°51' East 871.00 feet to the center of the W-9 Irrigation Canal; thence South 26°40' West along the center of said canal 906.60 feet; thence South 65°00' West

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along the center of said canal, 511.76 feet to the point of beginning.

Section 24: N $\frac{1}{2}$

Including all water appurtenant to the land.

PARCEL 3:

In Township 8 South, Range 15 East of the Boise Meridian, Section 2; that part of the NW $\frac{1}{4}$ described as follows: Beginning at the Southwest corner of said NW $\frac{1}{4}$; thence East to the center of said Sec. 2; thence North along the Half Section line 1234.5 feet to the South line of the Idaho Southern Railroad right of way; thence Northwesterly along the South line of said right of way to the West line of said NW $\frac{1}{4}$; thence South along the West line thereof 1986 feet to the point of beginning, together with all water appurtenant to the land.

PARCEL 4:

That part of Lots 3 and 4 lying North of the South boundary of the abandoned Idaho Southern Railroad Grade Section 2, T. 8 S., R. 15 E.B.M., Together with all water appurtenant to the land.

PARCEL 5:

E $\frac{1}{2}$ NW $\frac{1}{4}$, Section 29, Twp. 8 S., R. 15 E.B.M. Together with all water appurtenant to the land.

PARCEL 6:

Township 8 South, Range 14 East of the Boise Meridian, Gooding County, Idaho

Section 4: S $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$; Lots 3 and 4

Section 5: Lots 1 and 2; S $\frac{1}{2}$ NE $\frac{1}{4}$;

Section 9: N $\frac{1}{2}$ NW $\frac{1}{4}$;

Including all water appurtenant to the land.

PARCEL 7:

NE $\frac{1}{4}$, NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 32, Township 8 South, Range 15 E.B.M., Together with all water appurtenant to the land.

PARCEL 8:

Township 7 South, Range 15 East of the Boise Meridian

Section 28: SW $\frac{1}{4}$, excepting therefrom:

a. A strip across the West side thereof, said strip being 203.5 feet wide on the North end and 202.8 feet wide on the South end and

b. Strip of land 60 feet in width for highway purposes across E $\frac{1}{2}$ SW $\frac{1}{4}$ Section 28, Twp. 7 S.R. 15 E.B.M., as set forth in deed to State of Idaho dated October 2, 1958 and recorded December 11, 1958 in Book 49 Deeds Page 385, records of Gooding County, Idaho.

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Together with all existing irrigation mainline, a 150 HP pump and motor situate thereon. Also together with 350-40 foot sections of aluminum handline, with risers and valves and all crops growing thereon.

PARCEL 9:

NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 29, Township 8 South, Range 15 E.B.M., containing 40 acres, more or less, excluding any and all shares of water in the North Side Canal Co., Ltd., which may be appurtenant thereto.

PARCEL 10:

Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$), Section Thirty Four (34), Township Seven (7) South, Range Fifteen (15) E.B.M.

PARCEL 11:

SE $\frac{1}{4}$, Section 33, Township 8 South, Range 15 E.B.M., Gooding County, Idaho.

PARCEL 12:

E $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 29: E $\frac{1}{2}$ NW $\frac{1}{4}$, Section 32: All in Township 8 South, Range 15 E.B.M.

Together with all Improvements and Water Rights thereto appertaining, including the water license 367100 for 4.8 cubic feet of Subterranean waters issued by the Idaho Department of Reclamation.

PARCEL 13:

Lot 3 and SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 4, Twp. 9 S. R. 15 E.B.M.

PARCEL 14:

Township 8 South, Range 15, E.B.M., Section 29: SW $\frac{1}{4}$ NE $\frac{1}{4}$. Together with 40 shares of the North Side Canal Company.

PARCEL 15:

SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 35, Township 7 South, Range 15 East, Boise Meridian. Together with all improvements and water rights thereto appertaining, including the water permit 367103 for 1.6 cubic feet of Subterranean waters issued by the Idaho Department of Reclamation.

PARCEL 16:

A tract of land in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 34, Township 7 South, Range 15 East, Boise Meridian, Gooding County, Idaho, more particularly described as follows:
Beginning at the Southeast corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$: thence N 0°02' W along the East boundary of said Section 34 for a distance of 623.6 feet; thence S 66°49' W, 136.0 feet; thence S 71°55' W, 147.7 feet; thence S 79°42' W, 100.0 feet; thence

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N 86°39' W, 295.9 feet; thence S 0°06' E, 517.3 feet to the Southerly boundary of said NE¼SE¼; thence S 89°32' E along said South boundary, 659.6 feet to the point of beginning, containing in all, 7.97 acres, more or less.

Together with all Improvements and Water Rights thereto appertaining, including 10 shares of stock of the North Side Canal Company.

PARCEL 17:

Lots 1 through 8, Block 5. Lots 1, 2, East 20½' of Lot 3, Block 16, All in Wendell Townsite.

PARCEL 18:

The following described land in the City of Wendell, located in Township 7 South, Range 15 East of the Boise Meridian Section 33: That part of the SE¼ of the SW¼ described as follows: Lots 9, 10, 11, 12, 14, 15, 16 South of Railroad Spur Block 126, Wendell Townsite. Beginning at the Southeast corner of Block 126 Townsite of Wendell, according to the plat thereof on file in the office of the County Recorder of Gooding County, Idaho, thence South 50 feet, thence West parallel with the South line of said Block 126, 150 feet, thence North to the South line of the railroad spur traversing block 126 as it now exists, thence East along the South line of said railroad spur to the East line of Block 16, and thence South to the Point of Beginning.

Also a parcel of land: Beginning at the NE corner of Lot 1 Block 135 thence South along the East line of Shoshone Street, a distance of 117.87 feet to the True Point of Beginning.

Also a parcel of land: Beginning at the NE corner of Lot 1 Block 135 thence South along the East line of Shoshone Street, a distance of 117.87 feet to the True Point of Beginning, thence 30 feet South, thence West 200 feet, thence North 30 feet, thence East 200 feet to Point of Beginning, located in the Townsite of Wendell, according to the plat thereof on file in the office of the County Recorder of Gooding County, Idaho.

PARCEL 20:

Lot 1 and all that part of the South Half (S½) of the Northeast Quarter (NE¼) and the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼), North of the Railroad right of way, and that part of Lot 3 lying south of the S-2 coulee of the North Side Canal Company system as same was located on December 20, 1958, all in Section 3, Township 8 South, Range 15 E.B.M.

Together with all improvements and water rights thereto appertaining, and the water license G-30251 for 75" of

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subterranean waters issued by the Idaho Department of Reclamation.

PARCEL 21:

An undivided one-half interest in and to the following described property, to wit:
Beginning at a point on the West line of Shoshone Street, from which the NE corner of Lot 1, Block 135 of the Town of Wendell, Idaho bears North 130.00 feet; thence West 190.00 feet; thence South 50.00 feet; thence East 190.00 feet; to the West line of Shoshone Street; thence North 50.00 feet, to the Point of Beginning.

PARCEL 25:

Township 8 South, Range 15 East of the Boise Meridian Section 33: S $\frac{1}{2}$ NW $\frac{1}{4}$ together with all water appurtenant to the land.

PARCEL 26:

Lots 3 and 4, Section 3: SW $\frac{1}{4}$ NW $\frac{1}{4}$, and that part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ lying North of the Canyon Rim.
Section 3: Lots 1 and 2, S $\frac{1}{2}$ NE $\frac{1}{4}$, and that part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ lying North of the Canyon Rim, Section 4: All in Twp. 9 S. R. 15 E.B.M.
Together with all Improvements and Water Rights thereto appertaining, including the water license 21343 for 4.83 cubic feet of Subterranean waters issued by the Idaho Department of Reclamation and the Water permit 367098 for 4.67 cubic feet of Subterranean water issued by the Idaho Department of Reclamation.

PARCEL 27:

A parcel of land being part of a 5.0 acres parcel previously conveyed to Virgil L. Jenks and Barbara S. Jenks, and more particularly described as follows:
Commencing at the Northwest corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ and the Northwest corner of said 5.0 acre parcel:
Thence southerly along the Westerly boundary of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ South 0°04' East 466.0 feet to the Southwest corner of said 5.0 acre parcel; thence Easterly along the Southerly boundary of said 5.0 acre parcel South 89°57'34" East 351.38 feet to the TRUE POINT OF BEGINNING; Thence continuing Easterly along the Southerly boundary of said 5.0 acre parcel South 89°57'34" East 115.62 feet to the Southeast corner of said 5.0 acre parcel; thence Northerly along the Easterly boundary of said 5.0 acre parcel North 0°04' West 108.32 feet; thence South 46°51'27" West 158.29 feet to the TRUE POINT OF BEGINNING, ALL IN TOWNSHIP 8 South Range 15 East, Boise Meridian, Section 32.
The above described parcel contains 0.14 acres more or less.

PARCEL 28:

Parcel A: Township 8 South, Range 15 East of the Boise Meridian, Section 31: NE $\frac{1}{4}$ excepting a parcel of land located in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 31, Township 8 South, Range 15 East, Boise Meridian, Gooding County, Idaho, and being more specifically described as follows: Commencing at the Northwest corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 31, Township 8 South, Range 15 East, Boise Meridian, said point being the Real Point of Beginning: Thence S. $89^{\circ}52'00''$ East 888.39 feet along the Northerly boundary of said NW $\frac{1}{4}$ NE $\frac{1}{4}$; thence Southwesterly 1301.51 feet along a curve to the left having a central angle of $53^{\circ}38'54''$; a radius of 1320.00 feet; a tangent of 702.88 feet and a long chord bearing and distance of South $45^{\circ}25'10''$ West 1254.49 feet; thence North $0^{\circ}04'00''$ West 882.62 feet along the Westerly boundary of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ to the Real Point of Beginning. The gross area contained in this land as described above is 6.10 acres.

Parcel B: Township 8 South, Range 15 East of the Boise Meridian, Section 31: Lot 2 Except the following described Tract: Beginning at the Northwest corner of said Lot 2; thence South 521.0 feet along the West boundary of said Lot 2; thence South $89^{\circ}52'$ East, 418.0 feet; thence North 521.0 feet to the North line of said Lot 2; thence North $89^{\circ}52'$ West, 418.0 feet to the Point of Beginning. Lot 3, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$; the North 447.8 feet of Lot 4; the North 447.8 feet of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, the North 447.8 feet of the SW $\frac{1}{4}$ SE $\frac{1}{4}$; part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ lying South of the "S" coulee of the North Side Canal System.

Parcel C: Township 8 South, Range 15 East of the Boise Meridian, Section 31: E $\frac{1}{2}$ SE $\frac{1}{4}$.

Together with all water appurtenant to the land.

EXCEPTING THEREFROM:

A parcel of land being on both sides of the centerline of the Clear Lakes Grade Highway, Project No. RS-2709(6) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, and being a portion of Government Lots 2, 3, and 4 of Section 31, Township 8 South, Range 15 East, Boise Meridian, and is a portion of Parcel 28B as described in that certain Warranty Deed dated May 18, 1989, recorded May 30, 1989 as Instrument No. 136804, records of Gooding County, Idaho, more particularly described as follows, to wit:

Commencing at the Southwest corner of Section 31, Township 8 South, Range 15 East, Boise Meridian which bears North $89^{\circ}16'10''$ West - 75.0 feet from Station 68+68.10 of said Clear Lakes Grade Highway, Project No. RS-2 09(6) Highway Survey;

thence North $0^{\circ}43'50''$ East along the West line of said Section 31 a distance of 875.0 feet to the Northwest corner of the

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South 875.0 feet of Government Lot 4 of said Section 31 which bears North 89°51'42" West - 71.94 feet from Station 77+43.89 of said Highway Survey and being the Real Place of Beginning;

thence continuing North 0°43'50" East along said West line 2569.88 feet to the Southwest corner of the tract of land as described in that certain Warranty Deed dated February 14, 1919, and recorded as Instrument No. 19712, records of said Gooding County which bears North 89°32'19" West - 25.64 feet from Station 103+13.62 of said Highway Survey;

thence South 89°15'09" East along the South line of said tract 85.64 feet to a point in a line parallel with and 60.0 feet Easterly from the centerline and radially from Station 103+13.07 of said Highway Survey;

thence along said parallel line as follows:

Southerly along a 57,235.78 foot radius curve left 1160.24 feet to a point opposite Station 91+51.68 of said Highway Survey;

South 0°42'08" East - 567.23 feet to a point opposite Station 85+84.45 of said Highway Survey;

Southerly along a 57,355.98 foot radius curve right 842.66 feet to a point in the North line of the South 875.0 feet of said Government Lot 4 that bears South 89°51'38" East from Station 77+42.78 of said Highway Survey;

thence North 89°20'55" West along said North line 131.95 feet to the Real Place of Beginning.

Highway Station Reference: 77+42.78 to 103+13.07

The area above described contains approximately 6.32 acres, 1.48 acres of which are acknowledged to be a portion of a public road.

PARCEL 29:

Township 9 South, Range 15, East of the Boise Meridian,
Gooding County, Idaho
Section 5: Lot 4

Township 8 South, Range 15, East of the Boise Meridian,
Gooding County, Idaho

Section 32: $W\frac{1}{2}SW\frac{1}{4}$, EXCEPTING THEREFROM the following described parcel of land: Beginning at the Northwest corner of the $W\frac{1}{2}SW\frac{1}{4}$ of said Section 32; thence East along the North line of said $W\frac{1}{2}SW\frac{1}{4}$, 467 feet; thence South parallel with the West line of said $W\frac{1}{2}SW\frac{1}{4}$ 466 feet; thence West parallel with the North line of said $W\frac{1}{2}SW\frac{1}{4}$, 467 feet to the West line of said

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W $\frac{1}{2}$ SW $\frac{1}{4}$; thence North along said West line, 466 feet to the Point of Beginning.

PARCEL 30:

Township 8 South, Range 15 East of the Boise Meridian
Section 4: That part of the NE $\frac{1}{4}$ described as follows:
Beginning at the Southwest corner of the SE $\frac{1}{4}$ of said Section 4; thence N 0°02'16", E 2642.22 feet along the Westerly boundary of said SE $\frac{1}{4}$ to the Southwest corner of said NE $\frac{1}{4}$; thence N 0°02'16" E. 665.00 feet along the Westerly boundary of said NE $\frac{1}{4}$; thence S 79°55'00" E., 85.05 feet to the Easterly right of way boundary of State Highway No. 46; thence N 2°53'00" E, 481.50 feet along said Easterly right of way boundary; thence N 68°53'20" E, 743.06 feet along the Southerly right of way boundary of Interstate 80 Frontage Road No. 2; thence S 81°11'16" E, 164 feet along said Southerly right of way boundary to the True Point of Beginning; thence S 81°11'16" E, 828.09 feet along said Southerly right of way boundary; thence South 647 feet; thence West 650.12 feet; thence North 300.00 feet; thence N 19°32'32" W, 502.83 feet to the True Point of Beginning.
Containing 11.27 acres, more or less. This property is being conveyed without water or water rights appurtenant thereto.

PARCEL 31:

Township 8 South, Range 15 East of the Boise Meridian Section 33: N $\frac{1}{2}$ NW $\frac{1}{4}$ together with all water appurtenant to the land.

PARCEL 32:

NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 35, Twp. 7 S., Range 15 E.B.M. together with all water appurtenant to the land.

PARCEL 33:

Township 8 South, Range 14 East of the Boise Meridian
Section 17: Part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ and
Section 20: Part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ more particularly described as follows: Commencing at the Section corner common to sections 16, 17, 20 and 21; thence North 60°00' W, 567.61 feet to the True Point of Beginning, said point being Northeast of the Lower Dam site located on Sand Springs Creek; thence South 45°00' W, 252.7 feet to a point on the Rock Wall; thence S 3°30' East along said Rock Wall, 359 feet; thence S 81°30' West along South side of lawn 148 feet; thence N 37°00' W, 200 feet to a point on the concrete ditch; thence N 25°00' West along the north side above concrete ditch, 300 feet; thence N 23°00' W, 98 feet to the corner by TV aerial; thence N 63°00' West along the Rock Wall, 178 feet to edge of road; thence N 25°00' E, 274 feet to center line of bridge; thence N 43°00' E, 109 feet to the North side of corral fence adjacent to Sand Creek; thence 43°00' E, 42 feet along said fence; thence S 79°30' E, 79.7 feet along said fence; thence S 69°30' E, 180

feet along said fence; thence S 50°00' E, 117.2 feet; thence S 56°00' E, 200 feet to an iron pin; thence S 15°00' E, 100 feet to the point of beginning.

That part of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ more particularly described as follows: Beginning at the NE corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said section; thence S 187.96 feet; thence W 1664.4 feet to the True Point of Beginning; thence S along the East bank of the Snake River approximately 700 feet to a stone marker; thence Easterly along a row of poplar trees about 735 feet; thence Northerly about 630 feet; thence W 735 feet to the True Point of Beginning.

Subject to easements and rights of way of record.

Township 8 South, Range 14 East of the Boise Meridian.

Section 16: All of Section lying South of county road as it is now located described in Book 2 Agreements Page 380, records of Gooding County, Idaho.

Section 17: SE $\frac{1}{4}$, Lots 5 and 8

Section 20: N $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$, Lots 5 and 6

Part of N $\frac{1}{2}$ NE $\frac{1}{4}$ described as follows: Commencing at the NE corner of Section 20; thence West 1525 feet to a point in the center of the public road; thence South 32°15' West, 1035.6 feet; thence South 66°0' West, 300 feet; thence South 43°10' East, 462 feet; thence East 2052 feet, more or less, to the SE corner of said N $\frac{1}{2}$ NE $\frac{1}{4}$; thence North 1320 feet, more or less, to the place of beginning, and being all that portion of said N $\frac{1}{2}$ NE $\frac{1}{4}$ of said Section 20, lying east of the public road across the Westerly portion of said subdivision.

EXCEPTING THEREFROM the following in Section 17 and 20:

- A. 50 foot strip of land for right of way across SE $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 17 as set forth in deed dated January 12, 1911 to Twin Falls North Side Land and Water Company, a corporation, recorded February 6, 1911, in Book 1 Deeds Page 153, Gooding County.
- B. Tract of land as deeded to Idaho Power Company, a corporation, as set forth in deed dated August 8, 1921, and recorded April 26, 1922, in Book 15 Deeds, Page 211, Records of Gooding County, Idaho.
- C. Tract of land in Lots 5 and 8 described as follows: Bounded on the South by the Section line running East and West between said Section 17 and Section 20; on the West by Snake River; on the North by the half Section line running East and West through said Section 17, on the East by the Main Rock Wall.
- D. Commencing at the Section corner common to Sections 16, 17, 20 and 21, Twp. 8 S. R 14 E.B.M. thence N 60°00' West, 567.61 feet to the True Point of Beginning, said point being Northeast of the Lower dam site located on Sand Springs Creek; thence South 45°00' W, 252.7 feet to a point on the Rock Wall; Thence S 3°30' E along said Rock Wall, 359 feet; thence South 81°30' West along South

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Side of lawn, 148 feet; thence North 37°00' W, 200 feet to a point on the concrete ditch; thence N 25°00' West along the North side above concrete ditch, 300 feet; thence N 23°00' W, 98 feet to corner of TV aerial; thence N 63°00' West along the rock wall, 178 feet to edge of road, thence North 25°00' E, 274 feet to center line of bridge; thence N 43°00' E, 109 feet to the North side of corral fence adjacent to Sand Creek; thence South 43°00' E, 42 feet along said fence; thence South 79°30' E, 79.7 feet along said fence; thence South 69°30' E, 180 feet along said fence; thence South 50°00' E, 117.2 feet; thence S 56°00' E, 200 feet to an iron pin; thence South 15°00' E, 100 feet to the point of beginning.

Section 21: N $\frac{1}{2}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$

EXCEPT STRIP OF LAND FOR ROAD PURPOSES AS FOLLOWS:

- A. Dated August 30, 1916 to West Point Highway District, recorded October 4, 1916, in Book 3 Deeds, page 51;
- B. Dated September 16, 1916, to West Point Highway District, recorded October 4, 1916, in Book 3 Deeds page 51, (which deeds make a road 50' wide on the East and the South sides of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 21)

Section 22: S $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 29: Lot 1 EXCEPTING THE FOLLOWING:

Beginning about 1500 feet West of the NE corner of said Lot 1; thence in a southerly direction to the edge of the bluff or rimrock of Snake River; thence following said edge of the bluff or rimrock in an Easterly direction to the end of the bluff; thence in a northerly direction to the north line of said lot; thence Westerly along the latter north line to the point of beginning.

Township 8 South, Range 14 East of the Boise Meridian

Section 20: SE $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, Lots 3 and 4 EXCEPTING THEREFROM THE FOLLOWING TRACTS:

- A. Beginning at the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Sec. 20; thence West 1580 feet; thence South 24°15' West 206.1 feet; thence East 1664.6 feet; thence North 187.96 feet to the place of beginning;
- B. Beginning at the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 20, thence South 187.96 feet; thence West 1664.4 feet to the Point of Beginning; thence South along the East bank of Snake River approximately 700 feet to a stone marker; thence Easterly along a row of poplar trees about 735 feet; thence Northerly about 630 feet; thence West 735 feet to the True Point of Beginning.

Together with all rights, interests, easements, hereditaments, water stock, water rights and appurtenances thereunto belonging.

PARCEL 34:

W $\frac{1}{2}$ SW $\frac{1}{4}$ Section 35, Twp. 7S. R. 15 E.B.M.

PERSONAL REPRESENTATIVE'S DEED\10

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Together with all improvements and water rights thereto appertaining, including the water permit G-33260 for 3.0 cubic feet of subterranean waters issued by the Idaho Department of Reclamation.

SUBJECT TO taxes and assessments for the year 1989 and all subsequent years, together with any and all existing easements, rights of way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show, together with their appurtenances.

DATED this 8 day of November, 1995.

Leona Ambrose
LEONA AMBROSE, Personal
Representative of the Estate of A.
Neal Ambrose, deceased

Leona Ambrose
LEONA AMBROSE, a widow

STATE OF IDAHO)
County of Gooding) ss.

On this 8th day of November, 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared LEONA AMBROSE, known to me to be the person whose name is subscribed to the foregoing instrument as Personal Representative of THE ESTATE OF A. NEAL AMBROSE, and acknowledged to me that she executed the same as such Personal Representative.

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

William Cooper
NOTARY PUBLIC
Residence: Wendell, Id
My Commission Expires: 4-28-97

PERSONAL REPRESENTATIVE'S DEED\11
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STATE OF IDAHO

County of Gooding) ss.

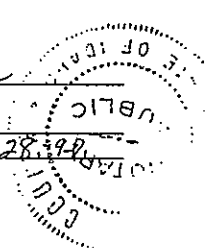
On this 8th day of November, 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared LEONA AMBROSE known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

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

William Cooper
NOTARY PUBLIC

Residence: Wendell, Id

My Commission Expires: 4-28-99



PERSONAL REPRESENTATIVE'S DEED\12

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166838

STATE OF IDAHO COUNTY OF GOODING

Recorded at the request of
Benoit, Alexander, Sinclair,
Harwood & High
126 2nd Avenue North, P.O. Box 366
Twin Falls, Idaho 83303-0366

Mail original to Benoit, Alexander,
Sinclair, Harwood & High

Filed for record at the request of Tom Ambrose
01 min. past 9 o'clock A.m. this 12th
of September, 19 96 \$33.00
By Lenny Watson Deputy

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

FOR VALUE RECEIVED AMBROSE FARMS, INC. hereby conveys, releases, remises and forever quit claims unto SAND SPRINGS RANCH & COMPANY, an Idaho General Partnership, whose address is P.O. Box 247, Wendell, Idaho, the following described premises situated in Gooding County, Idaho:

PARCEL 1:

Township 8 South, Range 15 East of the Boise Meridian

Section 32: E $\frac{1}{2}$ SE $\frac{1}{4}$

Section 33: SW $\frac{1}{4}$

a. Except 25 feet for highway off the East side of said SW $\frac{1}{4}$ as acquired by Decree out of the District Court of the Fourth Judicial District of the State of Idaho, in and for the County of Gooding, Wendell Highway District, Plaintiff vs. Fred J. Schroeder et al, dated May 30, 1917 and filed June 13, 1917 and recorded in Book 1 of Judgments Page 444, records of Gooding County, Idaho.

b. Part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ described as follows: Beginning at the West quarter corner of Section 33; thence South 337.00 feet; thence East 637.3 feet; thence North 337.00 feet; thence West 637.3 feet to the point of beginning.

PARCEL 2:

Township 8 South, Range 14 East of the Boise Meridian, Gooding County, Idaho

Section 13: S $\frac{1}{2}$ SW $\frac{1}{4}$; Excepting therefrom the following described parcel of land; Beginning at a point on the West line of said Section 13, from which the Southwest corner of said section bears South 0°01' East, a distance of 292.43 feet; thence North 0°01' West along said West line, 1028.73 feet; thence South 89°51' East 871.00 feet to the center of the W-9 Irrigation Canal; thence South 26°40' West along the center of said canal 906.60 feet; thence South 65°00' West along the center of said canal, 511.76 feet to the point of beginning.

Section 24: N $\frac{1}{2}$

Including all water appurtenant to the land.

QUITCLAIM DEED\1

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PARCEL 3:

In Township 8 South, Range 15 East of the Boise Meridian, Section 2; that part of the NW $\frac{1}{4}$ described as follows: Beginning at the Southwest corner of said NW $\frac{1}{4}$; thence East to the center of said Sec. 2; thence North along the Half Section line 1234.5 feet to the South line of the Idaho Southern Railroad right of way; thence Northwesterly along the South line of said right of way to the West line of said NW $\frac{1}{4}$; thence South along the West line thereof 1986 feet to the point of beginning, together with all water appurtenant to the land.

PARCEL 4:

That part of Lots 3 and 4 lying North of the South boundary of the abandoned Idaho Southern Railroad Grade Section 2, T. 8 S., R. 15 E.B.M., Together with all water appurtenant to the land.

PARCEL 5:

E $\frac{1}{2}$ NW $\frac{1}{4}$, Section 29, Twp. 8 S., R. 15 E.B.M. Together with all water appurtenant to the land.

PARCEL 6:

Township 8 South, Range 14 East of the Boise Meridian, Gooding County, Idaho
Section 4: S $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$; Lots 3 and 4
Section 5: Lots 1 and 2; S $\frac{1}{2}$ NE $\frac{1}{4}$;
Section 9: N $\frac{1}{2}$ NW $\frac{1}{4}$;
Including all water appurtenant to the land.

PARCEL 7:

NE $\frac{1}{4}$, NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 32, Township 8 South, Range 15 E.B.M., Together with all water appurtenant to the land.

PARCEL 8:

Township 7 South, Range 15 East of the Boise Meridian
Section 28: SW $\frac{1}{4}$, excepting therefrom:
a. A strip across the West side thereof, said strip being 203.5 feet wide on the North end and 202.8 feet wide on the South end and
b. Strip of land 60 feet in width for highway purposes across E $\frac{1}{2}$ SW $\frac{1}{4}$ Section 28, Twp. 7 S.R. 15 E.B.M., as set forth in deed to State of Idaho dated October 2, 1958 and recorded December 11, 1958 in Book 49 Deeds Page 385, records of Gooding County, Idaho.

Together with all existing irrigation mainline, a 150 HP pump and motor situate thereon. Also together with 350-40 foot sections of aluminum handline, with risers and valves and all crops growing thereon.

PARCEL 9:

QUITCLAIM DEED\2

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NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 29, Township 8 South, Range 15 E.B.M., containing 40 acres, more or less, excluding any and all shares of water in the North Side Canal Co., Ltd., which may be appurtenant thereto.

PARCEL 10:

Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$), Section Thirty Four (34), Township Seven (7) South, Range Fifteen (15) E.B.M.

PARCEL 11:

SE $\frac{1}{4}$, Section 33, Township 8 South, Range 15 E.B.M., Gooding County, Idaho.

PARCEL 12:

E $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 29: E $\frac{1}{2}$ NW $\frac{1}{4}$, Section 32: All in Township 8 South, Range 15 E.B.M.

Together with all Improvements and Water Rights thereto appertaining, including the water license 367100 for 4.8 cubic feet of Subterranean waters issued by the Idaho Department of Reclamation.

PARCEL 13:

Lot 3 and SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 4, Twp. 9 S. R. 15 E.B.M.

PARCEL 14:

Township 8 South, Range 15, E.B.M., Section 29: SW $\frac{1}{4}$ NE $\frac{1}{4}$. Together with 40 shares of the North Side Canal Company.

PARCEL 15:

SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 35, Township 7 South, Range 15 East, Boise Meridian. Together with all improvements and water rights thereto appertaining, including the water permit 367103 for 1.6 cubic feet of Subterranean waters issued by the Idaho Department of Reclamation.

PARCEL 16:

A tract of land in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 34, Township 7 South, Range 15 East, Boise Meridian, Gooding County, Idaho, more particularly described as follows:
Beginning at the Southeast corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$: thence N 0°02' W along the East boundary of said Section 34 for a distance of 623.6 feet; thence S 66°49' W, 136.0 feet; thence S 71°55' W, 147.7 feet; thence S 79°42' W, 100.0 feet; thence N 86°39' W, 295.9 feet; thence S 0°06' E, 517.3 feet to the Southerly boundary of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence S 89°32' E along said South boundary, 659.6 feet to the point of beginning, containing in all, 7.97 acres, more or less.

QUITCLAIM DEED\3

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Together with all Improvements and Water Rights thereto appertaining, including 10 shares of stock of the North Side Canal Company.

PARCEL 17:

Lots 1 through 8, Block 5. Lots 1, 2, East 20½' of Lot 3, Block 16, All in Wendell Townsite.

PARCEL 18:

The following described land in the City of Wendell, located in Township 7 South, Range 15 East of the Boise Meridian Section 33: That part of the SE¼ of the SW¼ described as follows: Lots 9, 10, 11, 12, 14, 15, 16 South of Railroad Spur Block 126, Wendell Townsite. Beginning at the Southeast corner of Block 126 Townsite of Wendell, according to the plat thereof on file in the office of the County Recorder of Gooding County, Idaho, thence South 50 feet, thence West parallel with the South line of said Block 126, 150 feet, thence North to the South line of the railroad spur traversing block 126 as it now exists, thence East along the South line of said railroad spur to the East line of Block 16, and thence South to the Point of Beginning.

Also a parcel of land: Beginning at the NE corner of Lot 1 Block 135 thence South along the East line of Shoshone Street, a distance of 117.87 feet to the True Point of Beginning.

Also a parcel of land: Beginning at the NE corner of Lot 1 Block 135 thence South along the East line of Shoshone Street, a distance of 117.87 feet to the True Point of Beginning, thence 30 feet South, thence West 200 feet, thence North 30 feet, thence East 200 feet to Point of Beginning, located in the Townsite of Wendell, according to the plat thereof on file in the office of the County Recorder of Gooding County, Idaho.

PARCEL 20:

Lot 1 and all that part of the South Half (S½) of the Northeast Quarter (NE¼) and the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼), North of the Railroad right of way, and that part of Lot 3 lying south of the S-2 coulee of the North Side Canal Company system as same was located on December 20, 1958, all in Section 3, Township 8 South, Range 15 E.B.M.

Together with all improvements and water rights thereto appertaining, and the water license G-30251 for 75" of subterranean waters issued by the Idaho Department of Reclamation.

PARCEL 21:

QUITCLAIM DEED\4

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An undivided one-half interest in and to the following described property, to wit:
Beginning at a point on the West line of Shoshone Street, from which the NE corner of Lot 1, Block 135 of the Town of Wendell, Idaho bears North 130.00 feet; thence West 190.00 feet; thence South 50.00 feet; thence East 190.00 feet; to the West line of Shoshone Street; thence North 50.00 feet, to the Point of Beginning.

PARCEL 24:

E $\frac{1}{2}$ of the SW $\frac{1}{4}$, SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 32, Township 8 South, Range 15 E.B.M.; Lots 1, 2 and 3 of Section 5, and Lot 4 of Section 4, all in Township 9 South, Range 15 E.B.M.

Together with all improvements and water rights thereto appertaining, including the water license 36-2311 for 3.0 cubic feet of subterranean waters issued by the Idaho Department of Reclamation,

PARCEL 25:

Township 8 South, Range 15 East of the Boise Meridian Section 33: S $\frac{1}{2}$ NW $\frac{1}{4}$ together with all water appurtenant to the land.

PARCEL 26:

Lots 3 and 4, Section 3: SW $\frac{1}{4}$ NW $\frac{1}{4}$, and that part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ lying North of the Canyon Rim.

Section 3: Lots 1 and 2, S $\frac{1}{2}$ NE $\frac{1}{4}$, and that part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ lying North of the Canyon Rim, Section 4: All in Twp. 9 S. R. 15 E.B.M.

Together with all Improvements and Water Rights thereto appertaining, including the water license 21343 for 4.83 cubic feet of Subterranean waters issued by the Idaho Department of Reclamation and the Water permit 367028 for 4.67 cubic feet of Subterranean water issued by the Idaho Department of Reclamation.

PARCEL 27:

A parcel of land being part of a 5.0 acres parcel previously conveyed to Virgil L. Jenks and Barbara S. Jenks, and more particularly described as follows:

Commencing at the Northwest corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ and the Northwest corner of said 5.0 acre parcel:

Thence southerly along the Westerly boundary of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ South 0°04' East 466.0 feet to the Southwest corner of said 5.0 acre parcel; thence Easterly along the Southerly boundary of said 5.0 acre parcel South 89°57'34" East 351.38 feet to the TRUE POINT OF BEGINNING; Thence continuing Easterly along the Southerly boundary of said 5.0 acre parcel South 89°57'34" East 115.62 feet to the Southeast corner of said 5.0 acre

QUITCLAIM DEED\5

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parcel; thence Northerly along the Easterly boundary of said 5.0 acre parcel North 0°04' West 108.32 feet; thence South 46°51'27" West 158.29 feet to the TRUE POINT OF BEGINNING, ALL IN TOWNSHIP 8 South, Range 15 East, Boise Meridian, Section 32.

The above described parcel contains 0.14 acres more or less.

PARCEL 28:

Parcel A: Township 8 South, Range 15 East of the Boise Meridian, Section 31: NE $\frac{1}{4}$ excepting a parcel of land located in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 31, Township 8 South, Range 15 East, Boise Meridian, Gooding County, Idaho, and being more specifically described as follows: Commencing at the Northwest corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 31, Township 8 South, Range 15 East, Boise Meridian, said point being the Real Point of Beginning: Thence South 89°52'00" East 883.39 feet along the Northerly boundary of said NW $\frac{1}{4}$ NE $\frac{1}{4}$; thence Southwesterly 1301.51 feet along a curve to the left having a central angle of 53°38'54"; a radius of 1390.00 feet; a tangent of 702.88 feet and a long chord bearing and distance of South 45°25'10" West 1254.49 feet; thence North 0°04'00" West 882.62 feet along the Westerly boundary of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ to the Real Point of Beginning. The gross area contained in this land as described above is 6.10 acres.

Parcel B: Township 8 South, Range 15 East of the Boise Meridian, Section 31: Lot 2 Except the following described Tract: Beginning at the Northwest corner of said Lot 2; thence South 521.0 feet along the West boundary of said Lot 2; thence South 89°52' East 418.0 feet; thence North 521.0 feet to the North line of said Lot 2; thence North 89°52' West, 418.0 feet to the Point of Beginning. Lot 3, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$; the North 447.8 feet of Lot 4; the North 447.8 feet of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, the North 447.8 feet of the SW $\frac{1}{4}$ SE $\frac{1}{4}$; part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ lying South of the "S" coulee of the North Side Canal System.

Parcel C: Township 8 South, Range 15 East of the Boise Meridian, Section 31: E $\frac{1}{2}$ SE $\frac{1}{4}$.
Together with all water appurtenant to the land.

EXCEPTING THEREFROM:

A parcel of land being on both sides of the centerline of the Clear Lakes Grade Highway, Project No. RS-2709(6) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, and being a portion of Government Lots 2, 3, and 4 of Section 31, Township 8 South, Range 15 East, Boise Meridian, and is a portion of Parcel 28B as described in that certain Warranty Deed dated May 18, 1989, recorded May 30, 1989 as Instrument No. 136804, records of Gooding County, Idaho, more particularly described as follows, to wit:

QUITCLAIM DEED\6

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Commencing at the Southwest corner of Section 31, Township 8 South, Range 15 East, Boise Meridian which bears North 89°16'10" West - 75.0 feet from Station 68+68.10 of said Clear Lakes Grade Highway, Project No. RS-2 09(6) Highway Survey;

thence North 0°43'50" East along the West line of said Section 31 a distance of 875.0 feet to the Northwest corner of the South 875.0 feet of Government Lot 4 of said Section 31 which bears North 89°51'42" West - 71.94 feet from Station 77+43.89 of said Highway Survey and being the Real Place of Beginning;

thence continuing North 0°43'50" East along said West line 2569.88 feet to the Southwest corner of the tract of land as described in that certain Warranty Deed dated February 14, 1919, and recorded as Instrument No. 19712, records of said Gooding County which bears North 89°32'19" West - 25.64 feet from Station 103+13.62 of said Highway Survey;

thence South 89°15'09" East along the South line of said tract 85.64 feet to a point in a line parallel with and 60.0 feet Easterly from the centerline and radially from Station 103+13.07 of said Highway Survey;

thence along said parallel line as follows:

Southerly along a 57,235.78 foot radius curve left 1160.24 feet to a point opposite Station 91+51.68 of said Highway Survey;

South 0°42'08" East - 567.23 feet to a point opposite Station 85+84.45 of said Highway Survey;

Southerly along a 57,355.98 foot radius curve right 842.66 feet to a point in the North line of the South 875.0 feet of said Government Lot 4 that bears South 89°51'38" East from Station 77+42.78 of said Highway Survey;

thence North 89°20'55" West along said North line 131.95 feet to the Real Place of Beginning.

Highway Station Reference: 77+42.78 to 103+13.07

The area above described contains approximately 6.32 acres, 1.48 acres of which are acknowledged to be a portion of a public road.

PARCEL 29:

Township 9 South, Range 15, East of the Boise Meridian,
Gooding County, Idaho
Section 5: Lot 4

QUITCLAIM DEED\7

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Township 8 South, Range 15, East of the Boise Meridian, Gooding County, Idaho
Section 32: $W\frac{1}{2}SW\frac{1}{4}$, EXCEPTING THEREFROM the following described parcel of land: Beginning at the Northwest corner of the $W\frac{1}{2}SW\frac{1}{4}$ of said Section 32; thence East along the North line of said $W\frac{1}{2}SW\frac{1}{4}$, 467 feet; thence South parallel with the West line of said $W\frac{1}{2}SW\frac{1}{4}$, 466 feet; thence West parallel with the North line of said $W\frac{1}{2}SW\frac{1}{4}$, 467 feet to the West line of said $W\frac{1}{2}SW\frac{1}{4}$; thence North along said West line, 466 feet to the Point of Beginning.

PARCEL 30:

Township 8 South, Range 15 East of the Boise Meridian
Section 4: That part of the $NE\frac{1}{4}$ described as follows: Beginning at the Southwest corner of the $SE\frac{1}{4}$ of said Section 4; thence N $0^{\circ}02'16''$, E 2642.22 feet along the Westerly boundary of said $SE\frac{1}{4}$ to the Southwest corner of said $NE\frac{1}{4}$; thence N $0^{\circ}02'16''$ E. 665.00 feet along the Westerly boundary of said $NE\frac{1}{4}$; thence S $79^{\circ}55'00''$ E., 85.05 feet to the Easterly right of way boundary of State Highway No. 46; thence N $2^{\circ}53'00''$ E, 481.50 feet along said Easterly right of way boundary; thence N $68^{\circ}53'20''$ E, 743.06 feet along the Southerly right of way boundary of Interstate 80 Frontage Road No. 2; thence S $81^{\circ}11'16''$ E, 164 feet along said Southerly right of way boundary to the True Point of Beginning; thence S $81^{\circ}11'16''$ E, 828.09 feet along said Southerly right of way boundary; thence South 647 feet; thence West 650.12 feet; thence North 300.00 feet; thence N $19^{\circ}32'32''$ W, 502.83 feet to the True Point of Beginning.
Containing 11.27 acres, more or less. This property is being conveyed without water or water rights appurtenant thereto.

PARCEL 31:

Township 8 South, Range 15 East of the Boise Meridian Section 33: $N\frac{1}{2}NW\frac{1}{4}$ together with all water appurtenant to the land.

PARCEL 32:

$NW\frac{1}{4}SE\frac{1}{4}$, Section 35, Twp. 7 S., Range 15 E.B.M. together with all water appurtenant to the land.

PARCEL 33:

Township 8 South, Range 14 East of the Boise Meridian
Section 17: Part of the $SE\frac{1}{4}SE\frac{1}{4}$ and
Section 20: Part of the $NE\frac{1}{4}NE\frac{1}{4}$ more particularly described as follows: Commencing at the Section corner common to sections 16, 17, 20 and 21; thence North $60^{\circ}00'$ W, 567.61 feet to the True Point of Beginning, said point being Northeast of the Lower Dam site located on Sand Springs Creek; thence South $45^{\circ}00'$ W, 252.7 feet to a point on the Rock Wall; thence S $3^{\circ}30'$ East along said Rock Wall, 359 feet; thence S $81^{\circ}30'$ West along South side of lawn 148 feet; thence N $37^{\circ}00'$ W, 200

QUITCLAIM DEED\8

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feet to a point on the concrete ditch; thence N 25°00' West along the north side above concrete ditch, 300 feet; thence N 23°00' W, 98 feet to the corner by TV aerial; thence N 63°00' West along the Rock Wall, 178 feet to edge of road; thence N 25°00' E, 274 feet to center line of bridge; thence N 43°00' E, 109 feet to the North side of corral fence adjacent to Sand Creek; thence 43°00' E, 42 feet along said fence; thence S 79°30' E, 79.7 feet along said fence; thence S 69°30' E, 180 feet along said fence; thence S 50°00' E, 117.2 feet; thence S 56°00' E, 200 feet to an iron pin; thence S 15°00' E, 100 feet to the point of beginning.

That part of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ more particularly described as follows: Beginning at the NE corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said section; thence S 187.96 feet; thence W 1664.4 feet to the True Point of Beginning; thence S along the East bank of the Snake River approximately 700 feet to a stone marker; thence Easterly along a row of poplar trees about 735 feet; thence Northerly about 630 feet; thence W 735 feet to the True Point of Beginning.

Subject to easements and rights of way of record.

Township 8 South, Range 14 East of the Boise Meridian.

Section 16: All of Section lying South of county road as it is now located described in Book 2 Agreements Page 380, records of Gooding County, Idaho.

Section 17: SE $\frac{1}{4}$, Lots 5 and 8

Section 20: N $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$, Lots 5 and 6

Part of N $\frac{1}{2}$ NE $\frac{1}{4}$ described as follows: Commencing at the NE corner of Section 20; thence West 1525 feet to a point in the center of the public road; thence South 32°15' West, 1035.6 feet; thence South 66°0' West, 300 feet; thence South 43°10' East, 462 feet; thence East 2052 feet, more or less, to the SE corner of said N $\frac{1}{2}$ NE $\frac{1}{4}$; thence North 1320 feet, more or less, to the place of beginning, and being all that portion of said N $\frac{1}{2}$ NE $\frac{1}{4}$ of said Section 20, lying east of the public road across the Westerly portion of said subdivision.

EXCEPTING THEREFROM the following in Section 17 and 20:

- A. 50 foot strip of land for right of way across SE $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 17 as set forth in deed dated January 12, 1911 to Twin Falls North Side Land and Water Company, a corporation, recorded February 6, 1911, in Book 1 Deeds Page 153, Gooding County.
- B. Tract of land as deeded to Idaho Power Company, a corporation, as set forth in deed dated August 8, 1921, and recorded April 26, 1922, in Book 15 Deeds, Page 211, Records of Gooding County, Idaho.
- C. Tract of land in Lots 5 and 8 described as follows: Bounded on the South by the Section line running East and West between said Section 17 and Section 20; on the West by Snake River; on the North by the half Section line

QUITCLAIM DEED\9

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running East and West through said Section 17, on the East by the Main Rock Wall.

- D. Commencing at the Section corner common to Sections 16, 17, 20 and 21, Twp. 8 S. R 14 E.B.M. thence N 60°00' West, 567.61 feet to the True Point of Beginning, said point being Northeast of the Lower dam site located on Sand Springs Creek; thence South 45°00' W, 252.7 feet to a point on the Rock Wall; Thence S 3°30' E along said Rock Wall, 359 feet; thence South 81°30' West along South Side of lawn, 148 feet; thence North 37°00' W, 200 feet to a point on the concrete ditch; thence N 25°00' West along the North side above concrete ditch, 300 feet; thence N 23°00' W, 98 feet to corner of TV aerial; thence N 63°00' West along the rock wall, 178 feet to edge of road, thence North 25°00' E, 274 feet to center line of bridge; thence N 43°00' E, 109 feet to the North side of corral fence adjacent to Sand Creek; thence South 43°00' E, 42 feet along said fence; thence South 79°30' E, 79.7 feet along said fence; thence South 69°30' E, 180 feet along said fence; thence South 50°00' E, 117.2 feet; thence S 56°00' E, 200 feet to an iron pin; thence South 15°00' E, 100 feet to the point of beginning.

Section 21: N $\frac{1}{2}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$

EXCEPT STRIP OF LAND FOR ROAD PURPOSES AS FOLLOWS:

- A. Dated August 30, 1916 to West Point Highway District, recorded October 4, 1916, in Book 3 Deeds, page 51;
B. Dated September 16, 1916, to West Point Highway District, recorded October 4, 1916, in Book 3 Deeds page 51, (which deeds make a road 50' wide on the East and the South sides of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 21)

Section 22: S $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 29: Lot 1 EXCEPTING THE FOLLOWING:

Beginning about 1500 feet West of the NE corner of said Lot 1; thence in a southerly direction to the edge of the bluff or rimrock of Snake River; thence following said edge of the bluff or rimrock in an Easterly direction to the end of the bluff; thence in a northerly direction to the north line of said lot; thence Westerly along the latter north line to the point of beginning.

Township 8 South, Range 14 East of the Boise Meridian

Section 20: SE $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, Lots 3 and 4 EXCEPTING THEREFROM THE FOLLOWING TRACTS:

- A. Beginning at the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Sec. 20; thence West 1580 feet; thence South 24°15' West 206.1 feet; thence East 1664.6 feet; thence North 187.96 feet to the place of beginning;
B. Beginning at the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 20, thence South 187.96 feet; thence West 1664.4 feet to the Point of Beginning; thence South along the East bank of Snake River approximately 700 feet to a stone marker; thence Easterly along a row of poplar trees

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about 735 feet; thence Northerly about 630 feet; thence West 735 feet to the True Point of Beginning. Together with all rights, interests, easements, hereditaments, water stock, water rights and appurtenances thereunto belonging.

PARCEL 34:

W $\frac{1}{2}$ SW $\frac{1}{4}$ Section 35, Twp. 7S. R. 15 E.B.M.
Together with all improvements and water rights thereto appertaining, including the water permit G-33260 for 3.0 cubic feet of subterranean waters issued by the Idaho Department of Reclamation.

SUBJECT TO taxes and assessments for the year 1989 and all subsequent years, together with any and all existing easements, rights of way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show,

together with their appurtenances.

DATED this 11th day of September, 1996.

AMBROSE FARMS, INC.

By [Signature]

President

STATE OF IDAHO)

County of Gosling) ss.

On this 11th day of September, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared Tom N. Ambrose, known to me to be the President of AMBROSE FARMS, INC., the corporation whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same on behalf of the corporation.

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



NOTARY PUBLIC

Residence: LVF&PCL T.D. 8335

My Commission Expires: 11-8-97

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166924

STATE OF IDAHO COUNTY OF GOODING

Filed for record at the request of Land Title & Escrow Inc.

11 min. past 9 o'clock A. m. this 20th
of September 1994 3600

By Penny Watson Deputy

Recorded at the request of
Benoit, Alexander, Sinclair,
Harwood & High
126 2nd Avenue North, P.O. Box 366
Twin Falls, Idaho 83303-0366

Mail original to Benoit, Alexander,
Sinclair, Harwood & High

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

FOR VALUE RECEIVED AMBROSE FARMS, an Idaho General Partnership, hereby conveys, releases, remises and forever quit claims unto SAND SPRINGS RANCH & COMPANY, an Idaho General Partnership, whose address is P.O. Box 247, Wendell, Idaho, the following described premises situated in Gooding County, Idaho:

PARCEL 1:

Township 8 South, Range 15 East of the Boise Meridian

Section 32: E $\frac{1}{2}$ SE $\frac{1}{4}$

Section 33: SW $\frac{1}{4}$

a. Except 25 feet for highway off the East side of said SW $\frac{1}{4}$ as acquired by Decree out of the District Court of the Fourth Judicial District of the State of Idaho, in and for the County of Gooding, Wendell Highway District, Plaintiff vs. Fred J. Schroeder et al, dated May 30, 1917 and filed June 15, 1917 and recorded in Book 1 of Judgments Page 444, records of Gooding County, Idaho.

b. Part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ described as follows: Beginning at the West quarter corner of Section 33; thence South 337.00 feet; thence East 637.3 feet; thence North 337.00 feet; thence West 637.3 feet to the point of beginning.

PARCEL 2:

Township 8 South, Range 14 East of the Boise Meridian, Gooding County, Idaho

Section 13: S $\frac{1}{2}$ SW $\frac{1}{4}$; Excepting therefrom the following described parcel of land; Beginning at a point on the West line of said Section 13, from which the Southwest corner of said section bears South 0°01' East, a distance of 292.43 feet; thence North 0°01' West along said West line, 1028.73 feet; thence South 89°51' East 871.00 feet to the center of the W-9 Irrigation Canal; thence South 26°40' West along the center of said canal 906.60 feet; thence South 65°00' West along the center of said canal, 511.76 feet to the point of beginning.

Section 24: N $\frac{1}{2}$

Including all water appurtenant to the land.

QUITCLAIM DEED\1

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PARCEL 3:

In Township 8 South, Range 15 East of the Boise Meridian, Section 2; that part of the NW $\frac{1}{4}$ described as follows: Beginning at the Southwest corner of said NW $\frac{1}{4}$; thence East to the center of said Sec. 2; thence North along the Half Section line 1236.50 feet to the South line of the Idaho Southern Railroad right of way; thence Northwesterly along the South line of said right of way to the West line of said NW $\frac{1}{4}$; thence South along the West line thereof 1986 feet to the point of beginning, together with all water appurtenant to the land.

PARCEL 4:

That part of Lots 3 and 4 lying North of the South boundary of the abandoned Idaho Southern Railroad Grade Section 2, T. 8 S., R. 15 E.B.M., Together with all water appurtenant to the land.

EXCEPTING THEREFROM the East half of the Northeast Quarter of the Northwest Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 2, Township 8 South, Range 15 East Boise Meridian, Gooding County, Idaho.

PARCEL 5:

E $\frac{1}{2}$ NW $\frac{1}{4}$, Section 29, Twp. 8 S., R. 15 E.B.M. Together with all water appurtenant to the land.

PARCEL 6:

Township 8 South, Range 14 East of the Boise Meridian, Gooding County, Idaho

Section 4: S $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$; Lots 3 and 4

Section 5: Lots 1 and 2; S $\frac{1}{2}$ NE $\frac{1}{4}$;

Section 9: N $\frac{1}{2}$ NW $\frac{1}{4}$;

Including all water appurtenant to the land.

PARCEL 7:

NE $\frac{1}{4}$, NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 32, Township 8 South, Range 15 E.B.M., Together with all water appurtenant to the land.

PARCEL 8:

Township 7 South, Range 15 East of the Boise Meridian
Section 28: SW $\frac{1}{4}$, excepting therefrom:

a. A strip across the West side thereof, said strip being 203.5 feet wide on the North end and 202.8 feet wide on the South end and

b. Strip of land 60 feet in width for highway purposes across E $\frac{1}{2}$ SW $\frac{1}{4}$ Section 28, Twp. 7 S.R. 15 E.B.M., as set forth in deed to State of Idaho dated October 2, 1958 and recorded December 11, 1958 in Book 49 Deeds Page 385, records of Gooding County, Idaho.

Together with all existing irrigation mainline, a 150 HP pump and motor situate thereon. Also together with 350-40 foot

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sections of aluminum handline, with risers and valves and all crops growing thereon.

PARCEL 9:

NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 29, Township 8 South, Range 15 E.B.M., containing 40 acres, more or less, excluding any and all shares of water in the North Side Canal Co., Ltd., which may be appurtenant thereto.

PARCEL 10:

Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$), Section Thirty Four (34), Township Seven (7) South, Range Fifteen (15) E.B.M.

PARCEL 11:

SE $\frac{1}{4}$, Section 33, Township 8 South, Range 15 E.B.M., Gooding County, Idaho.

PARCEL 12:

E $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 29: E $\frac{1}{2}$ NW $\frac{1}{4}$, Section 32: All in Township 8 South, Range 15 E.B.M.

Together with all Improvements and Water Rights thereto appertaining, including the water license 367100 for 4.8 cubic feet of Subterranean waters issued by the Idaho Department of Reclamation.

PARCEL 13:

Lot 3 and SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 4, Twp. 9 S. R. 15 E.B.M.

PARCEL 14:

Township 8 South, Range 15, E.B.M., Section 29: SW $\frac{1}{4}$ NE $\frac{1}{4}$. Together with 40 shares of the North Side Canal Company.

PARCEL 15:

SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 35, Township 7 South, Range 15 East, Boise Meridian. Together with all improvements and water rights thereto appertaining, including the water permit 367103 for 1.6 cubic feet of Subterranean waters issued by the Idaho Department of Reclamation.

PARCEL 16:

A tract of land in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 34, Township 7 South, Range 15 East, Boise Meridian, Gooding County, Idaho, more particularly described as follows:

Beginning at the Southeast corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence N 0°02' W along the East boundary of said Section 34 for a distance of 623.6 feet; thence S 66°49' W, 136.0 feet; thence S 71°55' W, 147.7 feet; thence S 79°42' W, 100.0 feet; thence N 86°39' W, 295.9 feet; thence S 0°06' E, 517.3 feet to the

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Southerly boundary of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence S 89°32' E along said South boundary, 659.6 feet to the point of beginning, containing in all, 7.97 acres, more or less.

Together with all Improvements and Water Rights thereto appertaining, including 10 shares of stock of the North Side Canal Company.

PARCEL 17:

Lots 1 through 8, Block 5. Lots 1, 2, East 20 $\frac{1}{2}$ ' of Lot 3, Block 16, All in Wendell Townsite.

PARCEL 18:

The following described land in the City of Wendell, located in Township 7 South, Range 15 East of the Boise Meridian Section 33: That part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ described as follows: Lots 9, 10, 11, 12, 14, 15, 16 South of Railroad Spur Block 126, Wendell Townsite. Beginning at the Southeast corner of Block 126 Townsite of Wendell, according to the plat thereof on file in the office of the County Recorder of Gooding County, Idaho, thence South 50 feet, thence West parallel with the South line of said Block 126, 150 feet, thence North to the South line of the railroad spur traversing block 126 as it now exists, thence East along the South line of said railroad spur to the East line of Block 16, and thence South to the Point of Beginning.

Also a parcel of land: Beginning at the NE corner of Lot 1 Block 135 thence South along the East line of Shoshone Street, a distance of 117.87 feet to the True Point of Beginning.

Also a parcel of land: Beginning at the NE corner of Lot 1 Block 135 thence South along the East line of Shoshone Street, a distance of 117.87 feet to the True Point of Beginning, thence 30 feet South, thence West 200 feet, thence North 30 feet, thence East 200 feet to Point of Beginning, located in the Townsite of Wendell, according to the plat thereof on file in the office of the County Recorder of Gooding County, Idaho.

PARCEL 20:

Lot 1 and all that part of the South Half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), North of the Railroad right of way, and that part of Lot 3 lying south of the S-2 coulee of the North Side Canal Company system as same was located on December 20, 1958, all in Section 3, Township 8 South, Range 15 E.B.M. That portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ lying North of the Union Pacific Railroad Right of Way.

Together with all improvements and water rights thereto appertaining, and the water license G-30251 for 75" of subterranean waters issued by the Idaho Department of Reclamation.

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PARCEL 21:

An undivided one-half interest in and to the following described property, to wit:
Beginning at a point on the West line of Shoshone Street, from which the NE corner of Lot 1, Block 135 of the Town of Wendell, Idaho bears North 130.00 feet; thence West 190.00 feet; thence South 50.00 feet; thence East 190.00 feet; to the West line of Shoshone Street; thence North 50.00 feet, to the Point of Beginning.

PARCEL 24:

E $\frac{1}{2}$ of the SW $\frac{1}{4}$, SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 32, Township 8 South, Range 15 E.B.M.; Lots 1, 2 and 3 of Section 5, and Lot 4 of Section 4, all in Township 9 South, Range 15 E.B.M.

Together with all improvements and water rights thereto appertaining, including the water license 36-2311 for 3.0 cubic feet of subterranean waters issued by the Idaho Department of Reclamation,

PARCEL 25:

Township 8 South, Range 15 East of the Boise Meridian Section 33: S $\frac{1}{2}$ NW $\frac{1}{4}$ together with all water appurtenant to the land.

PARCEL 26:

Lots 3 and 4, Section 3: SW $\frac{1}{4}$ NW $\frac{1}{4}$, and that part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ lying North of the Canyon Rim.
Section 3: Lots 1 and 2, S $\frac{1}{2}$ NE $\frac{1}{4}$, and that part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ lying North of the Canyon Rim, Section 4: All in Twp. 9 S. R. 15 E.B.M.

Together with all Improvements and Water Rights thereto appertaining, including the water license 21343 for 4.83 cubic feet of Subterranean waters issued by the Idaho Department of Reclamation and the Water permit 367098 for 4.67 cubic feet of Subterranean water issued by the Idaho Department of Reclamation.

PARCEL 27:

A parcel of land being part of a 5.0 acres parcel previously conveyed to Virgil L. Jenks and Barbara S. Jenks, and more particularly described as follows:

Commencing at the Northwest corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ and the Northwest corner of said 5.0 acre parcel:

Thence southerly along the Westerly boundary of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ South 0°04' East 466.0 feet to the Southwest corner of said 5.0 acre parcel; thence Easterly along the Southerly boundary of said 5.0 acre parcel South 89°57'34" East 351.38 feet to the TRUE POINT OF BEGINNING; Thence continuing Easterly along the Southerly boundary of said 5.0 acre parcel South 89°57'34" East 115.62 feet to the Southeast corner of said 5.0 acre parcel; thence Northerly along the Easterly boundary of said

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5.0 acre parcel North 0°04' West 108.32 feet; thence South 46°51'27" West 158.29 feet to the TRUE POINT OF BEGINNING, ALL IN TOWNSHIP 8 South, Range 15 East, Boise Meridian, Section 32.

The above described parcel contains 0.14 acres more or less.

PARCEL 28:

Parcel A: Township 8 South, Range 15 East of the Boise Meridian, Section 31: NE $\frac{1}{4}$ excepting a parcel of land located in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 31, Township 8 South, Range 15 East, Boise Meridian, Gooding County, Idaho, and being more specifically described as follows: Commencing at the Northwest corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 31, Township 8 South, Range 15 East, Boise Meridian, said point being the Real Point of Beginning: Thence South 89°52'00" East 888.39 feet along the Northerly boundary of said NW $\frac{1}{4}$ NE $\frac{1}{4}$; thence Southwesterly 1301.51 feet along a curve to the left having a central angle of 53°38'54"; a radius of 1390.00 feet; a tangent of 702.88 feet and a long chord bearing and distance of South 45°25'10" West 1254.49 feet; thence North 0°04'00" West 882.62 feet along the Westerly boundary of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ to the Real Point of Beginning. The gross area contained in this land as described above is 6.10 acres.

Parcel B: Township 8 South, Range 15 East of the Boise Meridian, Section 31: Lot 2 Except the following described Tract: Beginning at the Northwest corner of said Lot 2; thence South 521.0 feet along the West boundary of said Lot 2; thence South 89°52' East, 418.0 feet; thence North 521.0 feet to the North line of said Lot 2; thence North 89°52' West, 418.0 feet to the Point of Beginning. Lot 3, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$; the North 447.8 feet of Lot 4; the North 447.8 feet of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, the North 447.8 feet of the SW $\frac{1}{4}$ SE $\frac{1}{4}$; part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ lying South of the "S" coulee of the North Side Canal System.

Parcel C: Township 8 South, Range 15 East of the Boise Meridian, Section 31: E $\frac{1}{2}$ SE $\frac{1}{4}$.

Together with all water appurtenant to the land.

EXCEPTING THEREFROM:

A portion of Lots 2, 3, and 4, of Section 31, deeded to West Point Highway District No. 4 by Warranty Deed between dated July 9, 1993, recorded July 22, 1993, as Instrument Number 153454, Gooding County records, more particularly described as follows:

A parcel of land being on both sides of the centerline of the Clear Lakes Grade Highway, Project No. RS-2709(6) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, and being a portion of Government Lots 2, 3, and 4 of Section 31, Township 8 South, Range 15 East, Boise Meridian, and

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is a portion of Parcel 28B as described in that certain Warranty Deed dated May 18, 1989, recorded May 30, 1989 as Instrument No. 136804, records of Gooding County, Idaho, more particularly described as follows, to wit:

Commencing at the Southwest corner of Section 31, Township 8 South, Range 15 East, Boise Meridian which bears North $89^{\circ}16'10''$ West - 75.0 feet from Station 68+68.10 of said Clear Lakes Grade Highway, Project No. RS-2 09(6) Highway Survey;

thence North $0^{\circ}43'50''$ East along the West line of said Section 31 a distance of 875.0 feet to the Northwest corner of the South 875.0 feet of Government Lot 4 of said Section 31 which bears North $89^{\circ}51'42''$ West - 71.94 feet from Station 77+43.89 of said Highway Survey and being the Real Place of Beginning;

thence continuing North $0^{\circ}43'50''$ East along said West line 2569.88 feet to the Southwest corner of the tract of land as described in that certain Warranty Deed dated February 14, 1919, and recorded as Instrument No. 19712, records of said Gooding County which bears North $89^{\circ}32'19''$ West - 25.64 feet from Station 103+13.62 of said Highway Survey;

thence South $89^{\circ}15'09''$ East along the South line of said tract 85.64 feet to a point in a line parallel with and 60.0 feet Easterly from the centerline and radially from Station 103+13.07 of said Highway Survey;

thence along said parallel line as follows:

Southerly along a 57,235.78 foot radius curve left 1160.24 feet to a point opposite Station 91+51.68 of said Highway Survey;

South $0^{\circ}42'08''$ East - 567.23 feet to a point opposite Station 85+84.45 of said Highway Survey;

Southerly along a 57,355.98 foot radius curve right 842.66 feet to a point in the North line of the South 875.0 feet of said Government Lot 4 that bears South $89^{\circ}51'38''$ East from Station 77+42.78 of said Highway Survey;

thence North $89^{\circ}20'55''$ West along said North line 131.95 feet to the Real Place of Beginning.

Highway Station Reference. 77+42.78 to 103+13.07

The area above described contains approximately 6.32 acres, 1.48 acres of which are acknowledged to be a portion of a public road.

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PARCEL 29:

Township 9 South, Range 15, East of the Boise Meridian,
Gooding County, Idaho
Section 5: Lot 4
Township 8 South, Range 15, East of the Boise Meridian,
Gooding County, Idaho
Section 32: $W\frac{1}{2}SW\frac{1}{4}$, EXCEPTING THEREFROM the following
described parcel of land: Beginning at the Northwest corner of
the $W\frac{1}{2}SW\frac{1}{4}$ of said Section 32; thence East along the North line
of said $W\frac{1}{2}SW\frac{1}{4}$, 467 feet; thence South parallel with the West
line of said $W\frac{1}{2}SW\frac{1}{4}$, 466 feet; thence West parallel with the
North line of said $W\frac{1}{2}SW\frac{1}{4}$, 467 feet to the West line of said
 $W\frac{1}{2}SW\frac{1}{4}$; thence North along said West line, 466 feet to the
Point of Beginning.

PARCEL 30:

Township 8 South, Range 15 East of the Boise Meridian
Section 4: That part of the $NE\frac{1}{4}$ described as follows:
Beginning at the Southwest corner of the $SE\frac{1}{4}$ of said Section
4; thence N $0^{\circ}02'16''$, E 2642.22 feet along the Westerly
boundary of said $SE\frac{1}{4}$ to the Southwest corner of said $NE\frac{1}{4}$;
thence N $0^{\circ}02'16''$ E. 665.00 feet along the Westerly boundary
of said $NE\frac{1}{4}$; thence S $79^{\circ}55'00''$ E., 85.05 feet to the Easterly
right of way boundary of State Highway No. 46; thence N
 $2^{\circ}53'00''$ E, 481.50 feet along said Easterly right of way
boundary; thence N $68^{\circ}53'20''$ E, 743.06 feet along the
Southerly right of way boundary of Interstate 80 Frontage Road
No. 2; thence S $81^{\circ}11'16''$ E, 164 feet along said Southerly
right of way boundary to the True Point of Beginning; thence
S $81^{\circ}11'16''$ E, 828.09 feet along said Southerly right of way
boundary; thence South 647 feet; thence West 650.12 feet;
thence North 300.00 feet; thence N $19^{\circ}32'32''$ W, 502.83 feet to
the True Point of Beginning.
Containing 11.27 acres, more or less. This property is being
conveyed without water or water rights appurtenant thereto.

PARCEL 31:

Township 8 South, Range 15 East of the Boise Meridian Section
33: $N\frac{1}{2}NW\frac{1}{4}$ together with all water appurtenant to the land.

PARCEL 32:

$NW\frac{1}{4}SE\frac{1}{4}$, Section 35, Twp. 7 S., Range 15 E.B.M. together with
all water appurtenant to the land.

PARCEL 33:

Township 8 South, Range 14 East of the Boise Meridian
Section 17: Part of the $SE\frac{1}{4}SE\frac{1}{4}$ and
Section 20: Part of the $NE\frac{1}{4}NE\frac{1}{4}$ more particularly described as
follows: Commencing at the Section corner common to sections
16, 17, 20 and 21; thence North $60^{\circ}00'$ W, 567.61 feet to the
True Point of Beginning, said point being Northeast of the

QUITCLAIM DEED\8

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Lower Dam site located on Sand Springs Creek; thence South 45°00' W, 252.7 feet to a point on the Rock Wall; thence S 3°30' East along said Rock Wall, 359 feet; thence S 81°30' West along South side of lawn 148 feet; thence N 37°00' W, 200 feet to a point on the concrete ditch; thence N 25°00' West along the north side above concrete ditch, 300 feet; thence N 23°00' W, 98 feet to the corner by TV aerial; thence N 63°00' West along the Rock Wall, 178 feet to edge of road; thence N 25°00' E, 274 feet to center line of bridge; thence N 43°00' E, 109 feet to the North side of corral fence adjacent to Sand Creek; thence 43°00' E, 42 feet along said fence; thence S 79°30' E, 79.7 feet along said fence; thence S 69°30' E, 180 feet along said fence; thence S 50°00' E, 117.2 feet; thence S 56°00' E, 200 feet to an iron pin; thence S 15°00' E, 100 feet to the point of beginning.

That part of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ more particularly described as follows: Beginning at the NE corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said section; thence S 187.96 feet; thence W 1664.4 feet to the True Point of Beginning; thence S along the East bank of the Snake River approximately 700 feet to a stone marker; thence Easterly along a row of poplar trees about 735 feet; thence Northerly about 630 feet; thence W 735 feet to the True Point of Beginning.

Subject to easements and rights of way of record.

Township 8 South, Range 14 East of the Boise Meridian.

Section 16: All of Section lying South of county road as it is now located described in Book 2 Agreements Page 380, records of Gooding County, Idaho.

Section 17: SE $\frac{1}{4}$, Lots 5 and 8

Section 20: N $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$, Lots 5 and 6

Part of N $\frac{1}{2}$ NE $\frac{1}{4}$ described as follows: Commencing at the NE corner of Section 20; thence West 1525 feet to a point in the center of the public road; thence South 32°15' West, 1035.6 feet; thence South 66°0' West, 300 feet; thence South 43°10' East, 462 feet; thence East 2052 feet, more or less, to the SE corner of said N $\frac{1}{2}$ NE $\frac{1}{4}$; thence North 1320 feet, more or less, to the place of beginning, and being all that portion of said N $\frac{1}{2}$ NE $\frac{1}{4}$ of said Section 20, lying east of the public road across the Westerly portion of said subdivision.

EXCEPTING THEREFROM the following in Section 17 and 20:

- A. 50 foot strip of land for right of way across SE $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 17 as set forth in deed dated January 12, 1911 to Twin Falls North Side Land and Water Company, a corporation, recorded February 6, 1911, in Book 1 Deeds Page 153, Gooding County.
- B. Tract of land as deeded to Idaho Power Company, a corporation, as set forth in deed dated August 8, 1921, and recorded April 26, 1922, in Book 15 Deeds, Page 211, Records of Gooding County, Idaho.

QUITCLAIM DEED\9

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C. Tract of land in Lots 5 and 8 described as follows: Bounded on the South by the Section line running East and West between said Section 17 and Section 20; on the West by Snake River; on the North by the half Section line running East and West through said Section 17, on the East by the Main Rock Wall.

D. Commencing at the Section corner common to Sections 16, 17, 20 and 21, Twp. 8 S. R 14 E.B.M. thence N 60°00' West, 567.61 feet to the True Point of Beginning, said point being Northeast of the Lower dam site located on Sand Springs Creek; thence South 45°00' W, 252.7 feet to a point on the Rock Wall; Thence S 3°30' E along said Rock Wall, 359 feet; thence South 81°30' West along South Side of lawn, 148 feet; thence North 37°00' W, 200 feet to a point on the concrete ditch; thence N 25°00' West along the North side above concrete ditch, 300 feet; thence N 23°00' W, 98 feet to corner of TV aerial; thence N 63°00' West along the rock wall, 178 feet to edge of road, thence North 25°00' E, 274 feet to center line of bridge; thence N 43°00' E, 109 feet to the North side of corral fence adjacent to Sand Creek; thence South 43°00' E, 42 feet along said fence; thence South 79°30' E, 79.7 feet along said fence; thence South 69°30' E, 180 feet along said fence; thence South 50°00' E, 117.2 feet; thence S 56°00' E, 200 feet to an iron pin; thence South 15°00' E, 100 feet to the point of beginning.

Section 21: N $\frac{1}{2}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$

EXCEPT STRIP OF LAND FOR ROAD PURPOSES AS FOLLOWS:

- A. Dated August 30, 1916 to West Point Highway District, recorded October 4, 1916, in Book 3 Deeds, page 51;
- B. Dated September 16, 1916, to West Point Highway District, recorded October 4, 1916, in Book 3 Deeds page 51, (which deeds make a road 50' wide on the East and the South sides of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 21)

Section 22: S $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 29: Lot 1 EXCEPTING THE FOLLOWING:

Beginning about 1500 feet West of the NE corner of said Lot 1; thence in a southerly direction to the edge of the bluff or rimrock of Snake River; thence following said edge of the bluff or rimrock in an Easterly direction to the end of the bluff; thence in a northerly direction to the north line of said lot; thence Westerly along the latter north line to the point of beginning.

Township 8 South, Range 14 East of the Boise Meridian

Section 20: SE $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, Lots 3 and 4

EXCEPTING THEREFROM THE FOLLOWING TRACTS:

- A. Beginning at the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Sec. 20; thence West 1580 feet; thence South 24°15' West 206.1 feet; thence East 1664.6 feet; thence North 187.96 feet to the place of beginning;

B. Beginning at the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 20, thence South 187.96 feet; thence West 1664.4 feet to the Point of Beginning; thence South along the East bank of Snake River approximately 700 feet to a stone marker; thence Easterly along a row of poplar trees about 735 feet; thence Northerly about 630 feet; thence West 735 feet to the True Point of Beginning.

Together with all rights, interests, easements, hereditaments, water stock, water rights and appurtenances thereunto belonging.

PARCEL 34:

W $\frac{1}{2}$ SW $\frac{1}{4}$ Section 35, Twp. 7S. R. 15 E.B.M.

Together with all improvements and water rights thereto appertaining, including the water permit G-33260 for 3.0 cubic feet of subterranean waters issued by the Idaho Department of Reclamation.

SUBJECT TO taxes and assessments for the year 1989 and all subsequent years, together with any and all existing easements, rights of way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show,

together with their appurtenances.

DATED this 18th day of September, 1996.

AMBROSE FARMS

By

W. Ambrose
General Partner

QUITCLAIM DEED\11

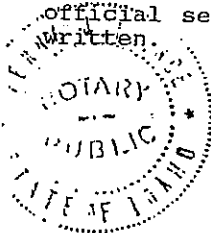
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STATE OF IDAHO

County of Gem) ss.
~~Twin Falls~~

On this 18th day of September, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared TOM AMBROSE, known to me to be the General Partner of AMBROSE FARMS, an Idaho General Partnership, whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of the Partnership.

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



Thomas J. Davis
NOTARY PUBLIC
Residence: Gem
My Commission Expires: 11/28/99

QUITCLAIM DEED

For Value Received

George Ambrose and Marti Ambrose, husband and wife

~~does~~ (do) hereby convey, release, remise and forever quit claim

unto Sand Springs Ranch & Company, and Idaho general partnership

whose address is; P.O. Box 460 Wendell, Id 83355

the following described premises, to-wit:

The East 3 acres of Lot 1, known as Tax No. 1, in Section 29,
Township 8 South, Range 14 E., B.M. Gooding County, Idaho

together with their appurtenances.

Dated: JUNE 23, 1997

Marti Ambrose

STATE OF IDAHO, COUNTY OF TWIN FALLS

On this 23RD day of JUNE, 1997,
before me, a notary public in and for said State, personally
appeared GEORGE AMBROSE AND MARTI AMBROSE

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

William Cooper
Notary Public
Residing at Twin Falls, Idaho
MAIL DEED TO:

STATE OF IDAHO, COUNTY OF Gooding

I hereby certify that this instrument was filed for re-
cord at the request of George Ambrose
at 37 minutes past 3 o'clock P. M.
this 24th day of June
1997 in my office, and duly recorded in Book
of Deeds at page 171370

HELEN P. EDWARDS

Ex-Officio Recorder

By *Renny Watson* Deputy

Fees \$ 3.00

MAIL TAX NOTICE TO:

Name _____
Address _____
City and State _____ Zip _____

QUITCLAIM DEED

FOR VALUE RECEIVED, Ambrose Farms, an Idaho general partnership, the "Grantor", hereby conveys, releases, remises and forever quit claims to Sand Springs Ranch & Company, an Idaho General Partnership, the "Grantee", whose current address is P.O. Box 399, Fairfield, ID 83327, the following described real property situated in the County of Gooding, State of Idaho, to-wit:

All of that certain real property more particularly described on Exhibit A attached hereto and by this reference made a part hereof, together with all water rights appurtenant thereto.

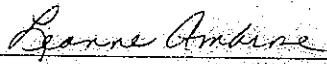
To have and to hold the said premises with their appurtenances unto the said Grantees, their successors and assigns forever.

Dated this 6th day of May, 1998.

GRANTOR:

AMBROSE FARMS

By: 
Tom N. Ambrose - General Partner

By: 
Leanne Ambrose - General Partner

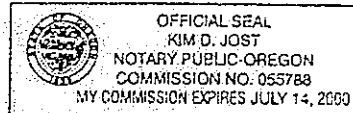
STATE OF OREGON)
) ss.
County of Clackamas)

On this 6th day of May, 1998, before me, a notary public, personally appeared Tom N. Ambrose and Leanne Ambrose, known or identified to me to be the general partners of Ambrose

~~Witness~~ Deed - 1

Farms, the partnership that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said partnership, and acknowledged to me that such partnership 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.



Kim D. Jost
Notary Public for Oregon
Residing at: *1400 SW 10th St, Medford, OR*
Commission Expires: *July 14, 2000*

~~Warranty Deed~~ - 2

EXHIBIT A

Township 8 South, Range 14 East of the Boise Meridian, Gooding
County, Idaho

Section 29: Lot 1 EXCEPTING THEREFROM a tract of land described as
follows:

The East three (3) acres of Lot 1

175399

STATE OF IDAHO COUNTY OF GOODING

Filed for record at the request of Tom Ambrose

20 min. past 12 o'clock P.m. this 8th

of May 1998 9:00

By Demmy Archibald Deputy

QUITCLAIM DEED

GG-01242

For Value Received

North Side Canal Company, an Idaho Corporation, who acquired title as Twin Falls North Side Land & Water Company, a corporation

Hereinafter called the grantor, hereby remises, releases, and forever Quitclaims unto

Sand Springs Ranch & Company, an Idaho Corporation
ADDRESS: 16103 NE 172nd Way, Brush Prairie, WA 98606

Hereinafter called the grantee, the following described premises, in Gooding County, Idaho to-wit:

All that certain strip of land fifty (50) feet in width in the northwestern portion of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Seventeen (17) Township Eight (8) South, Range Fourteen (14) East Boise Meridian, the centerline of which is described as follows:

Beginning at a point on the north boundary of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of said Section Seventeen (17) from which point the quarter Section corner between said Section Seventeen (17) and Section Sixteen (16) bears North 37° 43' East 1668.8 Feet; thence south 6° 40' East, 40 feet; thence south 38° West 430 feet to Sand Springs Creek at a point from which the one-quarter corner between said Section Seventeen (17) and Section Sixteen (16) bears North 37° 5' East 2131 feet.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee, and the grantee's heirs and assigns forever.

Dated: January 14, 2003

North Side Canal Company

Russell Woolley
by Russell Woolley, President
Ted Diehl
by Ted Diehl, Mgr/Sec/Treas

Instrument # 199328
GOODING, GOODING, IDAHO
2003-02-25 11:43:20 No. of Pages: 1
Recorded for: SAND SPRINGS
HELEN EDWARDS Fee: \$ 00
Ex-Officio Recorder Deputy D. Hansen

STATE OF IDAHO)
COUNTY OF Jerome) ss.

On this 21st day of February 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Russell Woolley and Ted Diehl, known or identified to me to be the President and Mgr/Sec/Treas of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Derrick Johnson
Notary Public
Residing at: Jerome, Idaho
My Commission expires: 7-16-03

290 000 FEET

