

Idaho Dept. of Water Resources
322 E. Front St.
P.O. Box 83720
Boise, ID 83720-0098

RECEIVED
MAR 07 2006
DEPARTMENT OF
WATER RESOURCES

To Whom It May Concern:

Simpco Lands, a limited liability partnership, purchased 15 acres from Marjory Dryden and Joenelle E. Dryden the last of October 2005.

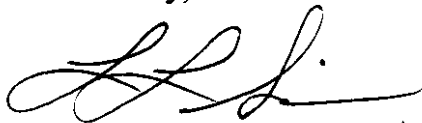
We had asked the Drydens if they had any water rights and they stated that they had made applications for a water rights permit but it had been delayed or not granted.

We received information a few days ago from Marjory Dryden that the application was being reviewed and that there was a possibility that it might become available.

Simpco Lands is very interested in acquiring these water rights for the purpose of irrigating the 15 acres. We called your office in Boise and wondered what we needed to do to resume application for the permit. We were told to write a letter to your department with copies of the warranty deeds to prove our purchase of this property. We were also told we were a few days too late, but we were not notified by you and only by Drydens a few days ago. We are serious about obtaining this irrigation permit and would appreciate any help you could give us.

The application permit number is 78-7356.

Sincerely,



Larry Simonson

3/2/06

Partner and representative of L.H. Simonson (President of Simpco Lands).

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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MAR 07 2006
DEPARTMENT OF
WATER RESOURCES

CHANGE IN ADDRESS

This form can be used to notify the Department of a change in
address of the owners of record for the listed water rights.
(Please print or type)

[] Water Right Number(s): APPLICATION FOR PERMIT # 78-7356

[] Name(s): MARSHALL DRYDEN
MARJORIE DRYDEN

[] Old Mailing Address: P.O. BOX 187
POHLACK ID. 83547

[] ^{NEW OWNERS}
New Mailing Address: SIMPSON LANDS & CALIF LIMITED
PARTNERSHIP.
P.O. BOX 1199 RIGBY ID. 83549

Telephone Number: (208) 628 - 3295

[] Signature(s) of Owner(s) L. A. Simpson by L. A. Simpson
PRESIDENT — PARTNER
(Include your title if on behalf of company or organization)

Date: 2-28-06

443688



WARRANTY DEED

For Value Received, Joenelle E. Dryden, a single woman, and Marjory D. Dryden, an unmarried person, the Grantors,
do hereby grant, bargain, sell and convey unto
Simpco Landa, Limited Liability Partnership
whose address is PO Box 263, Crescent City, CA 95531,
the Grantee, the following described premises, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

TO HAVE AND TO HOLD the premises with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises that said premises are free from all encumbrances except the 2005 taxes and assessments and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: 9.6.05

Joenelle E. Dryden

Marjory D. Dryden
Marjory D. Dryden

State of Idaho)

SS

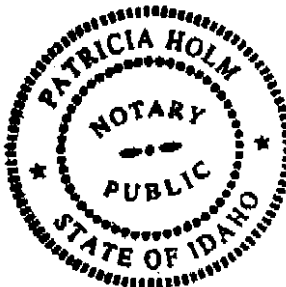
County of Idaho Valley

On this 6 day of Sept, 2005 before me Patricia Holm, a notary public in and for said State, personally appeared Joenelle E. Dryden and Marjory D. Dryden known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Patricia Holm
Notary Public

Residing at: Fruitvale

Commission Expires: 10-27-05



STATE of IDAHO	
County of Idaho	
Recorded at request of	
IDAHO COUNTY TITLE CO.	
at <u>4:10</u> P.m. on <u>9-8-05</u>	
ROSE E. GEHRING	
By <u>Rose E. Gehring</u>	Recorder
Fees \$ <u>9.00</u>	Deputy

m/cu



WARRANTY DEED

For Value Received, Joenelle E. Dryden, a single woman, and Marjory D. Dryden, an unmarried person, the Grantors, do hereby grant, bargain, sell and convey unto **Simpco Lands, Limited Liability Partnership** whose address is PO Box 263, Crescent City, CA 95531, the Grantee, the following described premises, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

TO HAVE AND TO HOLD the premises with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises that said premises are free from all encumbrances except the 2005 taxes and assessments and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: 9/6/05

Joenelle E Dryden
Joenelle E. Dryden

Marjory D. Dryden

State of Idaho)
Nezperce ss
County of Idaho)

On this 6th day of September, 2005 before me Ed J Hasenoehrl, a notary public in and for said State, personally appeared Joenelle E. Dryden and Marjory D. Dryden known or identified to me to be the persons whose names ~~are~~ subscribed to the within instrument, and acknowledged to me that ~~they~~ executed the same.

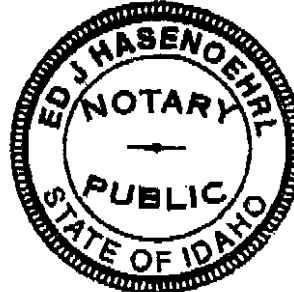
Ed J Hasenoehrl
Notary Public

Residing at:

Commission Expires:

Leaverton ID

9-08-09





507 E. Pine Street
MCCALL, ID 83638

Bus (208) 634-5241
Fax (208) 634-8403

BUYER'S CLOSING STATEMENT

RE: YOUR ESCROW NO: IM06768

DATE: 08/26/2005

ESTIMATED CLOSE OF ESCROW:

Simpco Lands (the "Buyer") is/are buying the subject property described herein from: Joenelle E. Dryden and Marjory D. Dryden (the "Seller").

SUBJECT PROPERTY: Land located in, Riggins, ID 83549

TITLE ORDER NO.: 18892/3

PRORATE DATE: 09/30/2005	CHARGE	CREDIT
PURCHASE PRICE	\$612,000.00	
BUYER DEPOSITS:		
SIMPCO LANDS		5,000.00
PRORATIONS AS OF 09-30-2005 :		
Real Property Taxes @ 1,250.54 paid to 01/01/2005		931.91
Real Property Taxes @ 1,250.54 paid to 01/01/2005		931.91
Real Property Taxes @ 694.16 paid to 01/01/2005		517.29
ESCROW FEES:		
AmeriTitle		
Escrow Closing Fee	200.00	
Wire Transfer Fee	20.00	
TITLE CHARGES:		
Idaho County Title		
Owner's Standard Policy	2,393.50	
Record Warranty Deed	12.00	
ADDITIONAL CHARGES & CREDITS:		
WIRE TRANSFER/CASHIER OK TO CLOSE		607,244.39
PLEASE WIRE TRANSFER TO AmeriTitle		
TOTALS	\$614,625.50	\$614,625.50

The undersigned are aware that the figures listed above are estimated figures and may change between the date of signing and the date of recording. Escrow agent herein is authorized and instructed to make the necessary adjustments at the time of closing. I/We hereby acknowledge receipt of a copy of this statement.

Accepted and Approved: Dated: _____

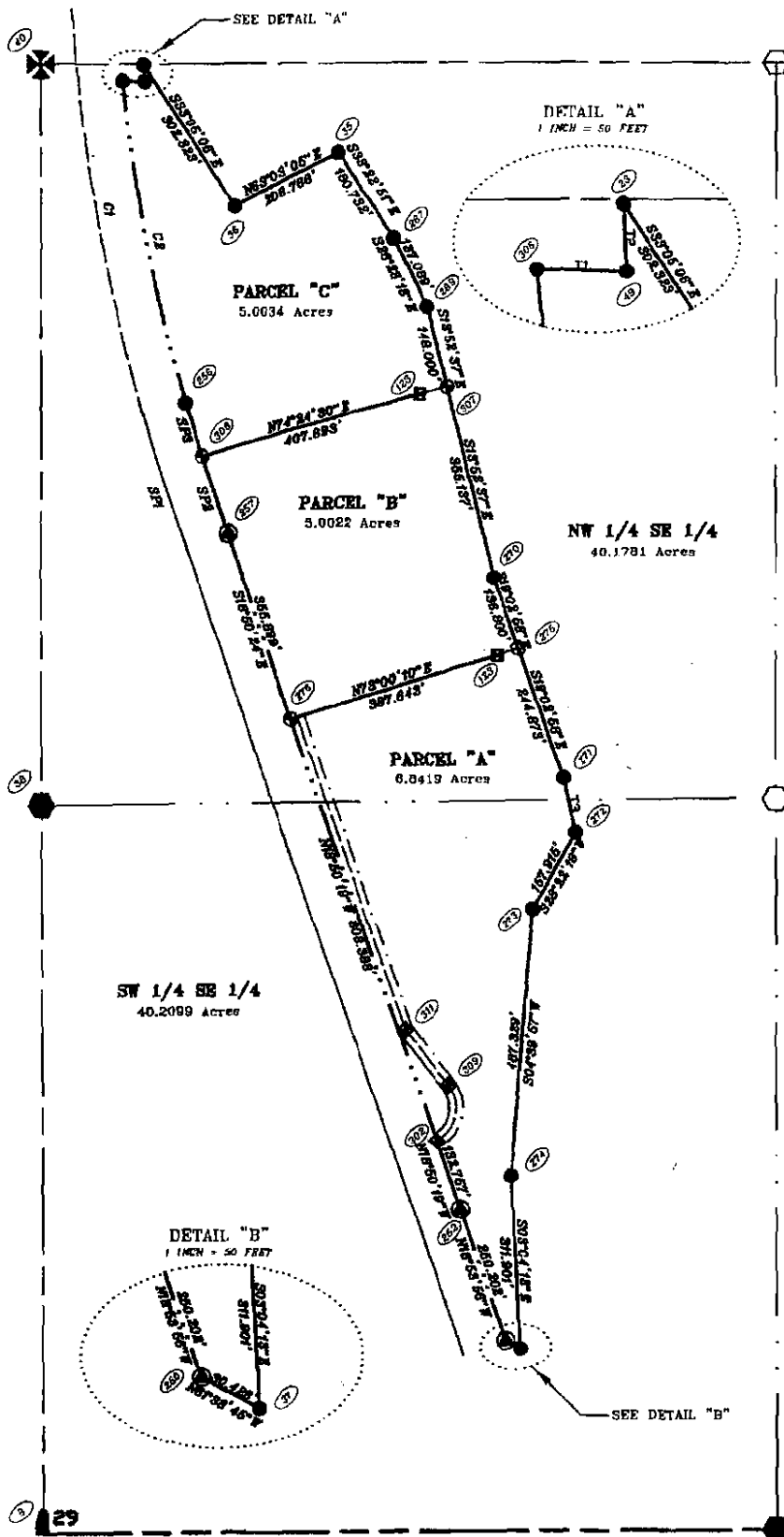
Simpco Lands

BY: _____
L. L. Simonson, Partner

Exhibit 'A'

Township 23 North, Range 1 East, Boise Meridian, Idaho County, Idaho
 Section 29: A parcel of property located within the W½SE¼, more particularly described from a survey as follows:

Beginning at the South ¼ corner of said Section 29;
 thence N 00°02'58" W, 2652.781 feet along the center of section line to the center ¼ corner;
 thence S 80°22'51" E, 189.869 feet to the right-of-way monument at Station 736+08, 120 feet right on the easterly right-of-way of U.S. Highway No. 95, Federal Aid Project No. F-4113(12), which is the Initial Point of Beginning;
 thence N 02°34'46" W, 30.105 feet along said right-of-way;
 thence S 33°05'06" E, 302.323 feet;
 thence N 63°03'05" E, 210.00 feet to the westerly high water line of the Little Salmon River;
 thence S 33°22'51" E, 180.732 feet along said westerly high water line;
 thence S 26°23'16" E, 137.089 feet along said westerly high water line;
 thence S 13°52'37" E, 503.137 feet along said westerly high water line;
 thence S 19°02'58" E, 381.673 feet along said westerly high water line;
 thence S 11°49'43" E, 101.482 feet along said westerly high water line;
 thence S 28°22'19" W, 157.915 feet along said westerly high water line;
 thence S 04°39'57" W, 487.329 feet along said westerly high water line;
 thence S 03°04'13" E, 311.901 feet along said westerly high water line;
 thence N 61°38'45" W, 30.426 feet to the easterly right-of-way of U.S. Highway No. 95 at Station 712+00, 80 feet right;
 thence N 18°53'56" W, 250.202 feet along said easterly right-of-way to Station 714+50, 80 feet right;
 thence N 18°50'24" W, 1297.044 feet to PS Station 727+48.9 feet right-of-way monument;
 thence N 18°06'19" W, 246.882 feet along said easterly right-of-way around a spiral curve with center line data of:
 length = 250 feet S = 02°11.3'
 a = 0.7 to the P.S.C. at Station 729+98.9, 80 feet right
 thence around a circular curve to the right with the following data:
 D = 10°31'42" R = 3194.045 feet
 L = 586.914 feet Ch.bearing = N 11°25'16" W
 T = 294.285 feet Chord length = 586.088 feet
 along said easterly right-of-way to a monument at 736+08, 80 feet right
 thence S 87°59'12" E, 40.155 feet back to the Initial Point of Beginning.
 Sometimes known as Assessor's Tax No. 209.



SCALE

1 INCH = 200 FEET

200	0	200	400	800
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NOTES:

1. IN PROVIDING THIS BOUNDARY SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
2. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS ON RECORD REVIEWED ARE NOTED HEREIN. THERE MAY EXIST OTHER DOCUMENTS THAT MAY AFFECT THIS SURVEYED PARCEL.
3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
4. NO "AS-BUILT" WAS MADE TO SHOW ALL PHYSICAL FEATURES OF THE PROPERTY OR EASEMENTS, RECORDED OR UNRECORDED.

NE 1/4 SE 1/4
40.1305 Acres

TANGENT TABLE

LINE	LENGTH	BEARING
T1	159.306	S87°58'32"E
T2	120.418	N02°34'46"W
T3	101.482	S11°49'43"E

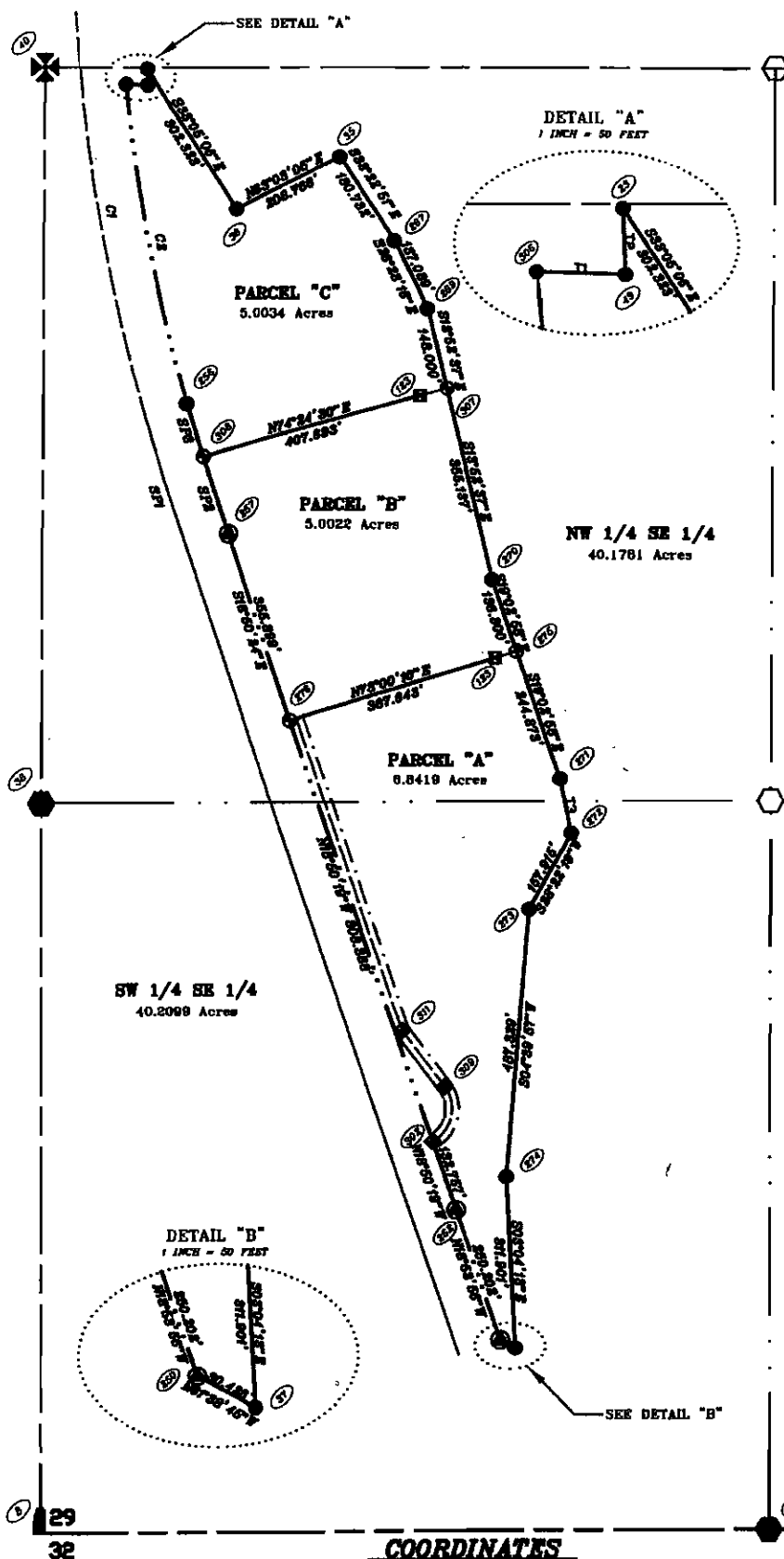
SE 1/4 SE 1/4
40.1622 Acres

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD RANGE
C1	740.623	3274.045	12°57'39"	S10°10'53"E	739.045 371.8
C2	586.845	3194.120	10°31'36"	S11°23'23"E	586.020 294.2

COORDINATES

#	NORTHING	EASTING	INSTR #	DESCRIPTION

**SCALE**

1 INCH = 200 FEET

NOTES:

1. IN PROVIDING THIS BOUNDARY SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
2. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS AND RECORD REVIEWED ARE NOTED HEREIN. THERE MAY EXIST OTHER DOCUMENTS THAT MAY AFFECT THIS SURVEYED PARCEL.
3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THE SURVEYED PARCEL.
4. NO ATTEMPT WAS MADE TO SHOW ALL PHYSICAL FEATURES OF THE PROPERTY OR EASEMENTS, RECORDED OR UNRECORDED.

NE 1/4 SE 1/4
40.1305 Acres

TANGENT TABLE

LINE	LENGTH	BEARING
T1	159.306	S87°58'32"E
T2	120.418	N02°34'46"W
T3	101.482	S11°49'43"E

SE 1/4 SE 1/4
40.1622 Acres

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD	TANGE
C1	740.623	3274.045	12°57'39"	S10°10'53"E	739.045	371.85
C2	586.845	3194.120	10°31'36"	S11°23'23"E	586.020	294.2

COORDINATES

#	NORTHING	EASTING	INSTR #	DESCRIPTION

File No. 18892

SCHEDULE C

Township 23 North, Range 1 East, Boise Meridian, Idaho County, Idaho
Section 29: A parcel of property located within the ~~W1/4SE1/4~~, more particularly described from a survey as follows:

Beginning at the South $\frac{1}{4}$ corner of said Section 29;
thence N $00^{\circ}02'58''$ W, 2652.781 feet along the center of
section line to the center $\frac{1}{4}$ corner;
thence S $80^{\circ}22'51''$ E, 189.869 feet to the right-of-way
monument at Station 736+08, 120 feet right on the
easterly right-of-way of U.S. Highway No. 95, Federal
Aid Project No. F-4113(12), which is the Initial Point
of Beginning;
thence N $02^{\circ}34'46''$ W, 30.105 feet along said right-of-
way;
thence S $33^{\circ}05'06''$ E, 302.323 feet;
thence N $63^{\circ}03'05''$ E, 210.00 feet to the westerly high
water line of the Little Salmon River;
thence S $33^{\circ}22'51''$ E, 180.732 feet along said westerly
high water line;
thence S $26^{\circ}23'16''$ E, 137.089 feet along said westerly
high water line;
thence S $13^{\circ}52'37''$ E, 503.137 feet along said westerly
high water line;
thence S $19^{\circ}02'58''$ E, 381.673 feet along said westerly
high water line;
thence S $11^{\circ}49'43''$ E, 101.482 feet along said westerly
high water line;
thence S $28^{\circ}22'19''$ W, 157.915 feet along said westerly
high water line;
thence S $04^{\circ}39'57''$ W, 487.329 feet along said westerly
high water line;
thence S $03^{\circ}04'13''$ E, 311.901 feet along said westerly
high water line;
thence N $61^{\circ}38'45''$ W, 30.426 feet to the easterly
right-of-way of U.S. Highway No. 95 at Station 712+00,
80 feet right;
thence N $18^{\circ}53'56''$ W, 250.202 feet along said easterly
right-of-way to Station 714+50, 80 feet right;
thence N $18^{\circ}50'24''$ W, 1297.044 feet to PS Station
727+48.9 feet right-of-way monument;
thence N $18^{\circ}06'19''$ W, 246.882 feet along said easterly
right-of-way around a spiral curve with center line
data of:

length = 250 feet S = 02°11.3'
a = 0.7 to the P.S.C. at Station 729+98.9, 80 feet
right

thence ^{right} around a circular curve to the right with the following data:

D = 10°31'42" R = 3194.045 feet
L = 586.914 feet Ch.bearing = N 11°25'16" W
T = 294.285 feet Chord length = 586.088 feet
along said easterly right-of-
way to a monument at 736+08, 80
feet right

thence S 87°59'12" E, 40.155 feet back to the Initial Point of Beginning.

Sometimes known as Assessor's Tax No. 209.

continued...

File No. 18892

SCHEDULE C - continued

LESS: A parcel of property located within the NW¼SE¼ of said Section 29, more particularly described from a survey as follows:

Beginning at the Southeast corner of said Section 29;
thence S 89°45'16" W, 2643.690 feet to the South ¼
corner of said Section 29;
thence N 00°02'58" W, 1326.390 feet to the Center-South
1/16th corner of said Section 29;
thence N 19°57'14" E, 767.676 feet to a right-of-way
monument on the easterly right-of-way of U.S. Highway
No. 95, FAS Project F-4113(12) at Station 729+98.9,
which point is the Initial Point of Beginning;
thence along a curve to the right on the right-of-way
with the following data:

D = 10°31'36" RT	R = 3194.120 feet
L = 586.845 feet	Ch.bearing = N 11°23'23" W
T = 294.251 feet	Chord length = 586.020 feet to an IDT right-of-way monument at Station PS 736+08.0, 80 feet right of CL

thence S 87°58'32" E, 39.827 feet to an IDT right-of-
way monument at Station PS 736+08.0, 120 feet right of
CL;
thence N 02°34'46" W, 30.105 feet along U.S. Highway
No. 95 easterly right-of-way line;
thence S 33°05'06" E, 302.323 feet to a common property
corner;
thence N 63°03'05" E, 210.000 feet to a common property
corner on the mean high water line on the West bank of
the Little Salmon River;
thence S 33°22'51" E, 180.732 feet along said mean high
water line;
thence S 26°23'16" E, 137.089 feet along said line;
thence S 13°52'37" E, 148.000 feet along said line;
thence S 74°24'30" W, 457.693 feet leaving said line to
a point on a spiral curve of said U.S. Highway No. 95
right-of-way;
thence along an 80 feet offset spiral curve to the
right of centerline with the following data:
Chord = 100.003 feet Direction = N 17°26'03" W
back to the Initial Point of Beginning.
Sometimes known as Assessor's Tax No. 230.