

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

RECEIVED

DEC 24 2007

Department of Water Resources
Eastern Region

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 IDWR will produce new water right number(s) for the split(s).

Water Right No(s)	Adjudication Claim No(s)	Split(s)	Water Right No(s)	Adjudication Claim No(s)	Split(s)
✓ 13-631	we do not have				
✓ 13-632	we do not have				
✓ 13-677	we do not have				

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 on file with the county Planning and Zoning or Recorder's Office).
OR
- D. 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 or equivalent **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)

Charles Izatt

OCT 26 2007

SUPPORT DATA

4. New Owner/Claimant(s)

IN FILE # 13-631

REED B. MADSEN & VICKI L. MADSEN

Name Connector (Check one): ☐ and, ☐ or, ☐ and/or

New Mailing Address

2776 S. 2700 E.

City, State and ZIP Code

SALT LAKE CITY, UT 84109

New Telephone Number

(801) 486-8003

Email: rbmadsen@mission.com

5. Date you acquired the property

APRIL 26, 2007

6. **If the change in ownership affects the entire water right for each water right or adjudication claim number listed in line 1, then skip this line and go to line 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 (you may copy this page, if 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 will not be split, skip this area and proceed to line 7)		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Water Right and/or Adjudication Claim Number		
Irrigation		
Stock		
Domestic		
Other		
Totals		
Water Right and/or Adjudication Claim Number		
Irrigation		
Stock		
Domestic		
Other		
Totals		
Water Right and/or Adjudication Claim Number		
Irrigation		
Stock		
Domestic		
Other		
Totals		

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.

7. Signature(s) of New Owner(s) or Claimant(s)

Reed B. Madson

(title if applicable)

Devin Madson

(title if applicable)

IT IS IMPORTANT TO FILE THIS COMPLETED FORM AT THE APPROPRIATE IDWR OFFICE, WITH PAYMENT OF THE FILING FEE AND THE OWNERSHIP DOCUMENT(S), AS REFERRED TO IN LINE 2.

For IDWR Office Use Only:

Received by _____

Date _____

Receipt Amt. \$ 75.00

Received by CB

Date 10/25/07

Receipt No. B00C040

Processed by _____ AJ

Date _____

WR _____ Date _____

Instrument # 178065

CARIBOU COUNTY

2007-04-30

04:00:57 No. of Pages: 2

Recorded for : ALLIANCE TITLE

VEDA MASCARENAS

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED

Fee: 6.00

WARRANTY DEED

Order No.:3080740653KF

FOR VALUE RECEIVED

Parcel 1 and 2: Stanley and Barbara Dorius Living Trust dated May 1, 1997 and Parcel 3: The Izatt Family Trust - John O. Izatt II Schedule - dated the 11th day of June, 2001.

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Reed B. Madsen and Vicki L. Madsen, Husband and Wife

whose current address is

2776 South 2700 East Salt Lake City, UT 84109

the grantee(s), the following described premises, in Caribou County, Idaho, TO WIT:

Parcel 1:

Township 11 South, Range 40 East of the Boise Meridian, Caribou County, Idaho.

Section 21: Southwest $\frac{1}{4}$ Northwest $\frac{1}{4}$, Northwest $\frac{1}{4}$ Southwest $\frac{1}{4}$.

Parcel 2:

Township 11 South, Range 40 East of the Boise Meridian, Caribou County, Idaho.

Section 21: Southeast $\frac{1}{4}$ Northwest $\frac{1}{4}$, Northeast $\frac{1}{4}$ Southwest $\frac{1}{4}$.

Parcel 3:

Township 11 South, Range 40 East of the Boise Meridian, Caribou County, Idaho.

Section 21: North $\frac{1}{2}$ Southeast $\frac{1}{4}$. Also, beginning at a point 20 feet West of the Southeast corner of the Southeast $\frac{1}{4}$ Northeast $\frac{1}{4}$ of said Section 21 and running thence North 100 feet;

Thence West 375 feet;

Thence South 100 feet;

Thence East 375 feet, to the POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated:

27 April 2007

Stanley and Barbara Dorius Living Trust dated May 1, 1997

Stanley F Dorius, Trustee
By: Stanley F Dorius, Trustee

Barbara I Dorius, Trustee
By: Barbara I Dorius, Trustee

The Izatt Family Trust - John O. Izatt II Schedule - dated the 11th day of June, 2001

John O. Izatt II, Trustee
By: John O Izatt II, Trustee

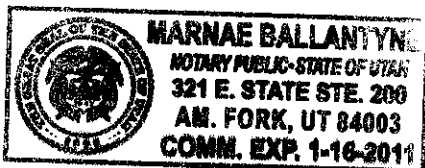
Janice M Izatt, Trustee
By: Janice M Izatt, Trustee

RECEIVED
DEC 24 2007
Department of Water Resources
Eastern Region

State of Utah }
County of Utah } ss.

On this 27th day of April, 2007, before me, a Notary Public in and for said state, personally appeared Stanley F. Dorius and Barbara I. Dorius known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Stanley and Barbara Doius Living Trust, and acknowledged to me that they executed the same as Trustee.

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

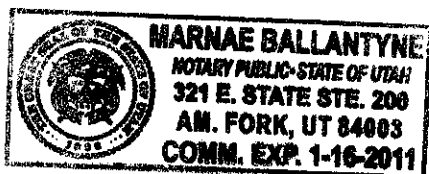


Marnae Ballantyne
Notary Public for the State of Utah
Residing at: Ut. County
Commission Expires: Jan 16, 2011

State of Utah }
County of } ss.

On this 27th day of April, 2007, before me, a Notary Public in and for said state, personally appeared John O. Izatt II and Janice M. Izatt known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of The Izatt Family Trust, and acknowledged to me that they executed the same as Trustee.

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



Marnae Ballantyne
Notary Public for the State of Utah
Residing at: Ut. County
Commission Expires: Jan 16, 2011

Instrument # 178065

CARIBOU COUNTY

2007-04-30

04:00:57 No. of Pages: 2

Recorded for: ALLIANCE TITLE

VEDA MASCARENAS

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED

Fee: 6.00

J Wolf

WARRANTY DEED

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And that (s)he will warrant and defend the same from all lawful claims whatsoever.

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The Izatt Family Trust - John O. Izatt II Schedule - dated the 11th day of June, 2001

John O. Izatt II, Trustee
By: John O Izatt II, Trustee

Janice M Izatt, Trustee
By: Janice M Izatt, Trustee

State of Utah }
County of Utah } ss.

On this 27th day of April, 2007, before me, a Notary Public in and for said state, personally appeared Stanley F. Dorius and Barbara I. Dorius known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Stanley and Barbara Dorius Living Trust, and acknowledged to me that they executed the same as Trustee.

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

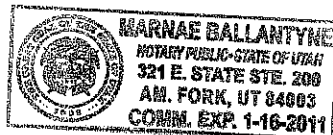


Marnae Ballantyne
Notary Public for the State of Utah
Residing at: Ut. County
Commission Expires: Jan 16, 2011

State of Utah }
County of } ss.

On this 27th day of April, 2007, before me, a Notary Public in and for said state, personally appeared John O. Izatt II and Janice M. Izatt known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of The Izatt Family Trust, and acknowledged to me that they executed the same as Trustee.

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



Marnae Ballantyne
Notary Public for the State of Utah
Residing at: Ut. County
Commission Expires: Jan 14, 2011

Idaho Department of Water Resources Receipt

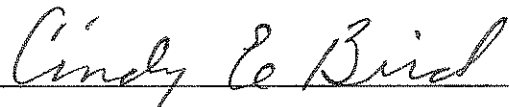
Receipt ID: B000040

Payment Amount \$75.00 Date Received 10/25/07 10:55 Region SODA SPRINGS
Payment Type Check Check Number 3361
Payer MADSEN REED B

Comments OWNERSHIP CHANGE 13-631, 13-632 AND 13-677

Fee Details

Amount	Description	Fund	Fund Detail	PCA	Subobject
\$75.00	OWNERSHIP CHANGES/SECURITY INTERESTS	0229	21	63140	1155



Signature Line (Department Representative)

Parcel 1 / Doc 1

Instrument No. 5356.

THE UNITED STATES OF AMERICA.

Homestead Certificate No. 3767
Apparatus 5354

To all to whom These Presents shall Come Greeting:

WHEREAS, There has been deposited in the General Land Office of the United States a Certificate of the Register of the Land Office as Blaisford, Idaho, whereby a square tract, pursuant to the Act of Congress approved 20th May, 1862, "To Secure Homesteads to Actual Settlers on the Public Domain," and the acts supplemental thereto, the estate of Charles Isatt has been established and duly consummated, in conformity to law, for the

North half of the South west quarter, the North West quarter of the South East quarter and the South West quarter of the North West quarter of Section twenty-one in Township eleven South of Range forty East of Boise Meridian in Idaho, containing one hundred and sixty acres.

according to the Official Plat of the Survey of the said land returned to the General Land Office by the Surveyor General

WILLIAM F. That they be, therefore, granted by the United States unto the said

Charles Isatt

the tract of land above described:

TO HAVE AND TO HOLD the said tract of land, with the appurtenances thereof, unto the said

Charles Isatt

and to his heirs and assigns, forever, subject to

any vested and accrued water right - not being agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of Courts and also subject to the right of the proprietor of a vein or lode, to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided in law but there is reserved from the lands hereby granted a right of way therein for ditches or canals constructed by the authority of the United States.

IN TESTIMONY WHEREOF, I

Theodore Roosevelt

President of the United

States of America, have caused these Letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed

Given under my hand at the City of Washington, the thirtieth

day of December

in the year of our Lord one thousand nine hundred

and two

and of the Independence of the United States the

one hundred and twenty seventh

BY THE PRESIDENT

T. Roosevelt

By

P. W. McKean

Secretary

Recorded Idaho, Vol 48

Page 489

G. H. Brush

Recorder of the General Land Office,

Filed for Record at

6:50

o'clock A. M.,

Sept. 23rd

A. D.

1905, and recorded at the request of

H. E. Hatch,

E. G. Balliet,

By

Deputy.

Recorder.

Fee \$1.25

Parcel 1 / Doc 2
1062

377

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances unto said parties of the second part, and to their heirs and assigns forever.

IN TESTIMONY WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Witnessed, Sealed and Delivered in the presence of W. H. Groves (SEAL) Leona Groves (SEAL)

STATE OF IDAHO } ss.
County of Cassia }

On this twenty-seventh day of July in the year 1939, before me D. M. Rustay, a Notary Public in and for said County and State personally appeared W. H. Groves and Leona Groves, husband and wife known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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

D. M. Rustay
Notary Public.
Residence Burley, Idaho.

(SEAL)
I hereby certify that this instrument was filed for record at request of A. T. & Co at 47 minutes past 3 o'clock P.M., on 4 day of Aug., A. D. 1939, in my office and duly recorded in Book 79 of: deeds at page 378.

Anna Keefe, Recorder Fee \$1.00 By Tretta W. Chambers, Deputy

INSTRUMENT NO. 200896

IN THE PROBATE COURT OF BANNOCK COUNTY, STATE OF IDAHO.

IN THE ESTATE OF THE ESTATE

OF

ORDER SETTLING FIRST AND FINAL ACCOUNT AND DEGREE OF DISTRIBUTION.

CHARLES ISATT, Deceased.

Come now ORPHA ORMOND ISATT, administratrix of the estate of Charles Isatt, deceased, by Merrill C. Merrill, her attorneys, and proven to the satisfaction of the Court that her first and final account, report and petition for distribution of said estate was filed on the 19th day of July, 1939; that on said day the Court appointed Saturday, the 5th day of August, 1939, at the hour of ten o'clock A. M., for the settlement and hearing thereof;

That due and legal notice of the time and place of said settlement has been given as required by law and the said account and petition being now presented to the Court and no person appearing to except, to contest the said account or petition; and

It further appearing to the Court from the evidence, and the Court finds that said account is in all respects true and correct; that it is supported by proper vouchers and that the residue of said estate in the hands of said administratrix at the time of filing said account was \$13,675.47, which consists of Real estate and personal property at the value of \$13,675.47;

It further appearing to the Court, and the Court finds, that the Court heretofore made an Order fixing the clear and net value of all inheritance, devise, bequests and other interests and fixing and computing the inheritance tax thereon, by which said Order it was decreed that no inheritance or transfer tax was due the State of Idaho; and

It further appearing to the Court, and the Court finds, that all claims and debts, including all taxes on personal property, and all expenses of administration, have been paid; that said estate, and the whole thereof, was community property of the said deceased and Orpha Ormond Isatt, his widow; that the said deceased left surviving him the following named heirs at law, and none others, to wit:

Name:	Relationship:	Residence:
Orpha Ormond Isatt	widow	Thatcher, Idaho.
Isabell Isatt Glenn	Daughter	Soda Springs, Idaho.
John C. Isatt	son	Pocostello, Idaho
Charles C. Isatt	son	Thatcher, Idaho.
Jarvis Isatt Teck	Daughter	Truce, Idaho.

And the Court further finds that the said Orpha Ormond Isatt, as the widow of the said Charles Isatt, deceased, is entitled to the whole of said estate, the said estate being the community property of the said Charles Isatt and the said Orpha Ormond Isatt, and the said Orpha Ormond Isatt is entitled to have distributed to her the whole of said estate.

NOW, THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED that the first and final account and report of Orpha Ormond Isatt, administratrix as aforesaid, be and the same is hereby allowed, approved and settled; that there is no inheritance or transfer tax due the State of Idaho and no inheritance tax due the United States of America, and that all other taxes on the personal property of said estate have been fully paid; that all expenses of administration have been fully paid;

PROPERTY, His Death Distribut

decease, & portions

(SEAL)

STATE OF

COUNTY OF

do hereby SETTLING

CHARLES ISATT

5th day of

(SEAL)

RECORDED

of Idaho.

Anna Keefe

INSTRUMENT

and nine wife of OR and GEORGE part.

That the said estate hereinafter described, and the whole thereof, and any other property, either discovered or undiscovered, which may belong to said deceased at the time of his death, or in which the said deceased may have had any interest, be and the same is hereby distributed as follows to wit:

TO ORFNA ORWOND IZATT, THE WHOLE THEREOF.

That the following is a particular description of the estate referred to in this decree, and which distribution is ORDERED, ADJUDGED AND DECREED in the manner and in the proportions above set forth, so far as is known, to wit:

REAL ESTATE

- Parcel 1. The Northeast quarter of the Southeast quarter; the Northwest quarter of the Southeast quarter; the North Half of the Southwest quarter; the Southwest quarter of the Northwest quarter; the Southeast quarter of the Northwest quarter, all in Section 21, Township 11 South, Range 40 East of the Boise Meridian, in Bannock County, Idaho;
- Parcel 2: The South Half of the Southeast quarter; the South Half of the Southwest quarter, all in Section 23, Township 11 South, Range 40 East of the Boise Meridian, in Bannock County, Idaho;
- Parcel 3: Tax No. 2 containing 2.5 acres in Section 22, Township 11 South, Range 40 East of the Boise Meridian, more particularly described as follows: Commencing 18 rods south of the northeast corner of the Southeast quarter of the Southeast quarter of Section 22, and running thence West 20 rods; thence South 20 rods; thence East 20 rods; thence North 20 rods to the place of beginning, in Section 22, Township 11 South, Range 40 East of the Boise Meridian, in Bannock County, Idaho;
- Parcel 4: Tax #1 containing 1 acre in Section 21, Township 11 South, Range 40 East of the Boise Meridian, more particularly described as follows: Commencing at a point 20 feet West from the Southeast corner of the Southeast quarter of the Northwest quarter of Section 21, Township 11 South, Range 40 East of the Boise Meridian, thence running North 10 feet; thence West 375 feet; thence South 100 feet; thence East 375 feet to the place of beginning, containing 37,500 square feet, according to the official plat of the survey of the said lands returned to the General Land Office by the Surveyor General;

Together with the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and any and all water, water rights and ditch rights belonging to said lands, or used on the same;

PERSONAL PROPERTY

Household furniture and effects;
One 1933 Chevrolet Automobile;
Farm machinery;
10 head of horses of various ages and colors
branded BL on left thigh;
30 head of steers;
30 head of heifers;
107 head of range cattle;

DATED this 5th day of August, 1939.

(SEAL)

Robert S. Collins
Probate Judge

IN THE PROBATE COURT OF BANNOCK COUNTY, STATE OF IDAHO

STATE OF IDAHO

COUNTY OF BANNOCK

ss.

I, Helen Dick, Clerk of the Probate Court for the County of Bannock, State of Idaho, do hereby certify that the foregoing is a full, true and correct copy of the original ORDER SETTLING FIRST AND FINAL ACCOUNT AND DECREE OF DISTRIBUTION in the matter of the Estate of CHARLES IZATT, deceased, now on file and a matter of record in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 5th day of August, 1939.

(SEAL)

Helen Dick
Clerk of the Probate Court

RECORDED AUG 5 1939 10 20AM., in Book 79 of Deeds page 377 Records of Bannock County State of Idaho. At Request of Merrill & Merrill.

Anna Keefe, Recorder

Fee \$2.00 By Gretta W. Chambers,
Deputy

INSTRUMENT NO. 203908

QUITCLAIM DEED

THIS INSTRUMENT, Made this seventeenth day of June in the year of our Lord one thousand nine hundred and thirty-nine between CARMA PALMER, formerly CARMA ELLIS, and formerly wife of GEORGE J. ELLIS, of Boise County of Ada State of Idaho, the party of the first part, and GEORGE J. ELLIS ofocatello County of Bannock State of Idaho, the party of the second part.

Panel 1 / Dec 3
1067

IN THE PROBATE COURT OF CARIBOU COUNTY, STATE OF IDAHO

IN THE MATTER OF THE ESTATE)
OF) FIRST AND FINAL ACCOUNTING
ORPHA O. IZATT, Deceased.) AND DECREE OF DISTRIBUTION
: : : : :)

This matter coming on for hearing upon the petition of ISABELLE IZATT BEUS and CHARLES C. IZATT, executrix and executor respectively of the above estate.

IT APPEARING TO THE COURT That an Inventory and appraisement has been filed herein, Notice to Creditors had, and an order thereon and that all of the property of the deceased has been inventoried and appraised.

IT APPEARING FURTHER That all costs of administration have been paid by your executrix and executor herein and the estate is ready for distribution.

IT APPEARING FURTHER That the final accounting as made by your executrix and executor herein, shows all sums received and paid out since their appointment; that the amount received by the executrix and executor is as follows:

Real estate as described in the Last Will and Testament and as shown and reflected on the inventory and appraisement and hereinafter described with particularity.

A savings account at the Soda Springs Branch of the First National Bank in the amount of \$8,787.45.

Mortgage and note by Charles C. and June Izatt, husband and wife, to Orpha O. Izatt with a balance due thereon in the sum of \$15,539.00.

That the executor is as follows

Intermountain Gas,
Horsley Brothers,
Ralph Anderson, C
Intermountain Amb
Dr. L. H. Anderson
Dr. Allen Tigert,
Isabelle Beus and
Executor's fees
Baum, Peterson & I
James W. England,
Caribou County Sur
Telephone calls,
Telephone calls,
Guaranty Insurance
Death Certificate
Filing fees
Allen Funeral Home
Edwards Floral, F
Grave Marker

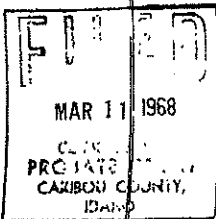
IT FURTHER and publication of the fer and sale of certain and said stipulation is estate be distributed of the transaction since accordance with the pro

IT FURTHER have contemporaneously Order Fixing Value of : executors have paid on Izatt Beus, \$283.57, M Izatt, \$213.57, and Jol proof of the payment o

IT FURTHER Return Form 706 has be

Law
Office
O. R. Baum
Don Peterson
and
John B. Hugler
Pocatello, Idaho

Law
Office
O. R. Baum
Don Peterson
and
John B. Hugler
Pocatello, Idaho



2087

That the amount paid out by your executrix and executor is as follows:

Intermountain Gas, heat	\$ 32.25
Horsley Brothers, shingles for roof	597.00
Ralph Anderson, Cultivation of 64 acres	134.00
Intermountain Ambulance Service	10.00
Dr. L. H. Anderson, medical fees	40.00
Dr. Allen Tigert, medical fees	16.00
Isabelle Beus and Charles C. Izatt, Executor's fees	1,500.00
Baum, Peterson & Kugler, Attorneys' fee	1,970.00
James W. England, C.P.A., accounting fee	335.00
Caribou County Sun, publication	36.62
Telephone calls, executor	31.00
Telephone calls, attorney	11.70
Guaranty Insurance, Bond	10.00
Death Certificate	1.00
Filing fees	12.50
Allen Funeral Home, Burial	1,188.00
Edwards Floral, Floral offerings	36.05
Grave Marker	75.00

IT FURTHER APPEARING To the court that since the filing and publication of the will that the heirs have entered into transfer and sale of certain property between them. It was stipulated, and said stipulation is on file in the matter that said real estate be distributed by the court in accordance with the result of the transaction since the filing of the will rather than in accordance with the provisions of the will.

IT FURTHER APPEARING to the court that the executors have contemporaneously filed with the court an Inheritance Tax Order Fixing Value of Inheritance, E.C., and tax and that the executors have paid on behalf of the inheritance: Isabelle Izatt Beus, \$283.57, Mardeen Izatt Pack, \$237.57, Charles C. Izatt, \$213.57, and John Ormond Izatt, \$153.57; that documentary proof of the payment of all the foregoing sums tendered herewith.

IT FURTHER APPEARING to the court that an Estate Tax Return Form 706 has been filed with the United States Treasury

Internal Revenue Service, and in accordance with the law the

That all of said s justly due and owing.

NOW IT IS FURTHER agreed by and between all the real estate devised in the last and share alike to Mardeen Izatt C. Izatt, and John Ormond Izatt after set forth rather than as execution of said will and the between the heirs concerning the devisee Mardeen Izatt Pack, and deeded to John Ormond Izatt th

Westerly one-half (1/2) (Quarter of the Southeast ship 11 South, Range 40 E TOGETHER with a pro rata as pertains the NW 1/4, Range 40 E.B.M., Grace, C

and further have deeded to Cha property:

Easterly one-half (1/2) (Quarter of the Northwest ship 11 South, Range 40 E TOGETHER with 0.8 cfs of into a reservoir and to b and a pro rata share to b one-half (1/2) of the NW 1/4 Range 40 E.B.M., Grace, C cfs of wter to be diverte domestic purposes.

and have deeded to Isabelle Iz property:

Easterly one-half (1/2) (Quarter of the Southwest ship 11 South, Range 40 E TOGETHER with a pro rata SPRINGS.

3007

Internal Revenue Service, and the executors of the estate have paid in accordance with the law the sum of \$12.40, Federal Estate Tax.

That all of said sums paid out by your executors were justly due and owing.

NOW IT IS FURTHER ORDERED AND DECREED That it has been agreed by and between all the parties that that portion of the real estate devised in the last will and testament of decedent share and share alike to Mardean Izatt Pack, Isabelle Izatt Beus, Charles C. Izatt, and John Ormond Izatt be distributed to them as herein after set forth rather than as tenants in common and since the execution of said will and the execution of said agreement herein between the heirs concerning the division of the property, the devisee Mardean Izatt Pack, and her husband J. T. Pack, have deeded to John Ormond Izatt the following described property:

Westerly one-half (1/2) (Twenty (20) acres) of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) Section 21, Township 11 South, Range 40 E.B.M., Grace, Caribou County, Idaho.. TOGETHER with a pro rata share of the waters of IZATT SPRINGS as pertains the NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 21, Township 11 South, Range 40 E.B.M., Grace, Caribou County, Idaho.

and further have deeded to Charles C. Izatt the following described property:

Easterly one-half (1/2) (Twenty (20) acres) of the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) Section 21, Township 11 South, Range 40 E.B.M., Grace, Caribou County, Idaho.. TOGETHER with 0.8 cfs of water from ADLER CREEK to be diverted into a reservoir and to be used for irrigation on above lands and a pro rata share to be used with the owner of the Westerly one-half (1/2) of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 21, Township 11 South, Range 40 E.B.M., Grace, Caribou County, Idaho. ALSO 0.2 cfs of wter to be diverted to said reservoir to be used for domestic purposes.

and have deeded to Isabelle Izatt Beus the following described property:

Easterly one-half (1/2) (Twenty (20) acres) of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) Section 21, Township 11 South, Range 40 E.B.M., Grace, Caribou County, Idaho.. TOGETHER with a pro rata share of the waters of IZATT SPRINGS.

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All the above land is subject to a perpetual easement for roadway purposes, furnishing ingress and egress to the South Half of the Northwest Quarter, North Half of the Southwest Quarter and North Half of the Southeast Quarter, two rods in width adjacent to and South of the latitudinal center line of Section Twenty-one (21), Township Eleven (11) South, Range Forth (40) East of the Boise Meridian, running from a point two rods West of the West 1/16 corner to the East Quarter corner of said section, all as reflected and shown on the attached map marked Exhibit "A" and attached hereto for clarification.....

and Mardean Izatt Pack has accepted therefor promissory note evidencing payment for said property and that the agreement between the heirs referred to above is marked Exhibit "B" and made a part of this decree by reference.

*Law
Office
O. R. Baum
Ben Peterson
and
John B. Taylor
Bozelle, Idaho*

IT IS FURTHER ORDERED ADJUDGED AND DECREED That to

Charles C. Izatt the following described property be decreed:

Commencing at the Northeast Corner of Lot 7, in Block 36 of the City of Soda Springs, in the County of Caribou, State of Idaho, as per the official plat of said city, on file in the Office of the County Recorder of Caribou County, Idaho, and in accordance with Ordinance No. 89 of said City of Soda Springs, Idaho: Thence running west 181 feet; thence South 82 1/2 feet; thence East 181 feet; thence North 82 1/2 feet, to the point of beginning, being a tract in Lot 7, Block 36, City of Soda Springs, County of Caribou, State of Idaho.....

IT IS FURTHER ORDERED* ADJUDGED AND DECREED That to

John Ormond Izatt the following described property be decreed:

Commencing at a point on the North Boundary line of Lot 5 of Block 35 of the City of Soda Springs, Idaho, as the same is now platted and on file with the Caribou County Recorder, State of Idaho, and in accordance with Ordinance No. 89 of said City, which point is 90 1/2 feet East of the Northwest corner of said Lot 5; thence running South at right angles to the North boundary line of said Lot 5 a distance of 112 feet; thence East at right angles 90 1/2 feet to the East boundary line of said Lot 5; thence North along the East boundary line of said Lot 5 a distance of 112 feet to the Northeast corner of said Lot 5; thence West 90 1/2 feet to the place of beginning.....

507

Also beginning at a point Ten and 33/100 (10.33) chains North of the center of Section Twenty-three (23) in Township Twelve (12) North of Range One, East of the Salt Lake Meridian, and running thence West Ten (10) chains; thence North Two (2) chains; thence East Ten (10) chains; thence South Two (2) chains to the place of beginning, containing Two (2) acres.

Together with two (2) shares of water in the Logan Hyde Park and Smithfield Canal Co. as evidenced by Certificate Number 1245.

ALSO:

Commencing at a point Twenty (20) feet west from the Southeast corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-one (21), Township Eleven (11) South, Range Forty (40) East of the Boise Meridian; thence running North one hundred (100) feet; thence West Three hundred and Seventy-five (375) feet; thence South One hundred (100) feet; thence East Three hundred seventy-five (375) feet to place of beginning, containing 37,500 square feet, according to the official plat of the Survey of said lands, returned to the General Land Office by the Surveyor General.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED That

Isabelle Izatt Beus be decreed the following described property:

Commencing at the Northeast Corner of Lot Six (6) of Block Thirty-six (36) of the City of Soda Springs, Idaho (which is the Northeast corner of said block) as the said City of Soda Springs, Idaho is now platted and on file with the County Recorder of Caribou County, Idaho and in accordance with Ordinance No. 89 of said city; thence running South along the East boundary line of said Lot 6 a distance of one hundred sixty-five (165) feet to the Southeast corner of said Lot 6; thence West along the South Boundary Line of said Lot 6 a distance of one hundred thirteen (113) feet; thence North at right angles a distance of one hundred sixty-five (165) feet to the north boundary line of said Lot 6; thence East along the said North boundary line of said Lot 6 a distance of one hundred thirteen (113) feet to the place of beginning: Same being the Eastmost one hundred thirteen (113) feet to Lot Six (6) of Block Thirty-six (36) of the City of Soda Springs, Idaho; together with all water and water rights of every nature and kind belonging to the same or appertaining thereto, and together also with water stock in the Soda Springs Water Co., Ltd., which

*Law
Office
O. R. Baum
Don Peterson
and
John B. Hugen
Bozelle, Idaho*

6067

last mentioned water right now supplies, and for many years has supplied, the culinary and household water used in the dwelling house situated upon said premises.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED That

Mardean Izatt Pack be decreed the following described property:

Commencing at the Northwest corner of Lot 5, Block 35 of the City of Soda Springs, Idaho, as the same is now platted and on file with the County Recorder of Caribou County, Idaho, and in accordance with Ordinance 89 of said city; thence running South along the West Boundary Line of said Lot 5 a distance of 112 feet; thence East at right angles thereto 90 1/2 feet; thence North at right angles thereto 112 feet to the North Boundary Line of said Lot 5; thence West at right angles along the North Boundary Line of Lot 5 a distance of 90 1/2 feet to the place of beginning.....

IT IS FURTHER ORDERED, ADJUDGED AND DECREED That

Isabelle Izatt Beus be decreed the following described property:

The Northwest Quarter Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$); West Half (W $\frac{1}{2}$) of Northeast Quarter Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) in Section 21, Township 11 South, Range 40 East, Boise Meridian.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED That

Isabelle Izatt Beus be decreed, as pertains the W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, be decreed a pro rata share of the waters of Izatt Springs.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED That

Charles C. Izatt be decreed the following described property:

The Southwest Quarter Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$); West Half (W $\frac{1}{2}$) of Southeast Quarter Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) in Section 21, Township 11 South, Range 40 East, Boise Meridian..TOGETHER with the aforementioned use of ADLER CREEK.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED That

John Ormond Izatt be decreed the following described property:

The Northeast Quarter Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$); East Half (E $\frac{1}{2}$) of Northwest Quarter Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) in Section 21, Township 11 South, Range 40 East, Boise Meridian..As applies to the E $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 21, Township 11 South, Range 40 East, Boise Meridian, a pro rata share of the waters of IZATT SPRINGS.

Law
Offices
O. R. Baum
Don Peterson
and
John B. Kuyler
Bozette, Idaho

Law
Offices
O. R. Baum
Don Peterson
and
John B. Kuyler
Bozette, Idaho

7 of 7

IT IS FURTHER ORDERED, ADJUDGED AND DECREED That the rest and residue of the estate, consisting of the amount left from the savings account of \$8,787.45 at the Soda Springs Branch of the Idaho First National Bank, furniture and personal effects, and cash on hand at the time of death, after all the payment of taxes, attorney and accounting fees, executor's fees and payments, be divided equally between Charles C. Izatt, John Ormond Izatt, Isabelle Izatt Beus and Mardean Izatt Pack, and the executors are so directed.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED That concerning the certain mortgage covering the South 1/2 of Section Twenty-three (23), in Township Eleven (11) East, Range Forty (40) East of the Boise Meridian, Idaho, that the payments thereon in accordance with the note in the original amount of \$20,000.00, dated October 17, 1959, be distributed share and share alike between the four heirs, Charles C. Izatt, John Ormond Izatt, Isabelle Izatt Beus and Mardean Izatt Pack, or that Charles C. Izatt, and his wife, Loa June Izatt, withhold from the payment a sum equal to one-fourth of the balance of said note, that sum being decreed to him in accordance with the provisions of the residual bequeath.

AND IT IS SO ORDERED, ADJUDGED AND DECREED.

DATED this 11th day of March, 1968.

63302

L. RAY DAVIS, PROBATE JUDGE
CARIBOU COUNTY, STATE OF IDAHO

(OFFICIAL SEAL)

STATE OF IDAHO
County of Caribou

I hereby certify that this instrument was filed at the request of
this 5th day of March, 1968, at 1:15 o'clock PM

in my office and
duly recorded in the records of Caribou County

No. 63302 Kenneth M. Fowler
County Recorder

By Lynne Gellie Deputy
duly

Law
Office
O. H. Bussan
Don Peterson
and
John B. Kuylen
Pocatello, Idaho

STATE OF IDAHO, COUNTY OF CARIBOU: SS.

I hereby certify that this instrument was filed for record at the request of Caribou Title Company
 at 2:10 o'clock PM, this 6th day of December 9, 1967, in my office, and duly recorded
 in Book the 00 Deeds, page microfilm records.

INSTRUMENT NO. 72628

Fees: \$ 1.00

Return to:

By: William Britton Ex-Officio Recorder
 Deputy

Parcel 1 / Doc 4

WARRANTY DEED

For Value Received, Isabelle Izatt Beus, a married woman, of Soda Springs, Caribou County, Idaho, dealing with her sole and separate property,

the grantor, does hereby grant, bargain, sell and convey unto Charles C. Izatt and Loa June Izatt, husband and wife, of Grace, Caribou County, Idaho,

grantee s, the following described premises in Caribou County, State of Idaho, to-wit:

Township 11 South, Range 40 East of the Boise Meridian:

Section 21: NW $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$.

REVENUE STAMPS

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

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

DATED: December 6, 1971.

Isabelle Izatt Beus

STATE OF IDAHO] ss.
 County of Caribou]

On this 6th day of December, 1971 ~~before~~ before me, Leonard O. Kingsford, a Notary Public in and for said State personally appeared Isabell Izatt Beus,

known to me to be the person whose name is subscribed to the within 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.

Leonard O. Kingsford
 NOTARY PUBLIC for Idaho, residing
 at Soda Springs, Idaho.

Parcel 1 / Doc 16

WARRANTY DEED

154867

For Value Received, STANLEY F. DORIUS AND BARBARA L. DORIUS,

Hereinafter called grantor, hereby grants, bargains, sells and conveys unto: STANLEY F. DORIUS and BARBARA L. DORIUS, Trustees, or their successors in trust, under the STANLEY AND BARBARA DORIUS LIVING TRUST dated May 1, 1997, and any amendments thereto.

Hereinafter called the grantee, whose current address is:

311 West 400 South
Soda Springs, ID 83276

the following described premises, in Caribou County, Idaho, to-wit:

Township 11 South, Range 40 East of the Boise Meridian:

Section 21: SW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$.

Together with all decreed water rights in Adler and Steves Creek.

TOGETHER with an easement over and across the following described premises:

Beginning at the center of said Section 21, and running
thence South 33 feet;
thence West 33 feet;
thence North 1320 feet;
thence West 1287 feet to the West line of SE $\frac{1}{4}$ NW $\frac{1}{4}$;
thence North 33 feet;
thence East 1320 feet;
thence South 1320 feet,
to the point of beginning.

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

DATED: JUL 22 1997

Stanley F. Dorius
STANLEY F. DORIUS

Barbara L. Dorius
BARBARA L. DORIUS

STATE OF IDAHO, COUNTY OF BANNOCK

On this JUL 22 1997 before
me, a notary public in and for said State, personally
appeared

STANLEY F. DORIUS
BARBARA L. DORIUS

known to me to be the person(s) whose name(s)
is/are subscribed to the within instrument, and
acknowledged to me that they executed the
same.

Edie Izatt
Notary Public
Residing at Boise, Idaho
Comm. Expires 5-2-2002
PUBLIC

STATE OF IDAHO, COUNTY OF Caribou
I hereby certify that this instrument was filed for
at the request of M. Gary Atkinson
at minutes past o'clock A. M.
this 01 day of Aug.
1997, in my office, and duly recorded in Book of
Deeds at page

EDIE IZATT
Ex-Officio Recorder

By Senise Husley
Deputy.
Fees \$300
Mail to:

Parcel 2/Doc 1

Instrument No. 5756.

THE UNITED STATES OF AMERICA.

Homestead Certificate No. 3767
Application 5354

To all to whom These Presents shall Come Greeting:

WHEREAS, There has been deposited in the General Land Office of the United States a Certificate of the Register of the Land Office as Winkford, Idaho, wherein it appears that, pursuant to the Act of Congress approved 20th May, 1862, "To Secure Homesteads to Actual Settlers on the Public Domain," and the laws supplemental thereto, the claim of Charles Izatt has been established and duly commuted, in conformity to law, for the

North half of the South west quarter, the North West quarter of the South East quarter and the South West quarter of the North West quarter of Section twenty-one in Township eleven South of Range forty East of Boise Meridian in Idaho, containing one hundred and sixty acres.

according to the Official Plat of the Survey of the said land, returned to the General Land Office by the Surveyor General

NOW, KNOW YE, That there is, therefore granted by the United States unto the said Charles Izatt the tract of land above described:

TO HAVE AND TO HOLD the said tract of land, with the appurtenances thereto, unto the said

Charles Izatt and to his heirs and assigns, forever, subject to

any valid and accrued water rights not serving agricultural, manufacturing or other purposes, and rights in ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs and decisions of courts and also subject to the right of the proprietor of a vein or lode, to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law and title is reserved from the lands hereby granted a right of way therein for ditches or canals constructed by the authority of the United States.

IN TESTIMONY WHEREOF, I

Theodore Roosevelt

President of the United

States of America, have caused these Letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed

Given under my hand at the City of Washington, the thirtieth

day of December in the year of our Lord one thousand nine hundred and two and of the Independence of the United States the one hundred and twenty seventh

BY THE PRESIDENT T. Roosevelt

By F.W. McKean Secretary

Recorded Idaho, Vol 48 Page 499

C.H. Brush Recorder of the General Land Office,

Paid for Record at 5.50

checked A.M., Sept. 23rd

A. D. 1905, and recorded at the request of

H.E. Hatch,

E.S. Gallet,

Deputy.

Recorder.

Fee \$1.25

Jan. 8, 1916.

The United States of America

Blackfoot, 010862

To All to Whom These Presents Shall Come, Greeting:

WHEREAS, A certificate of the register of the Land Office at Blackfoot, Idaho has been deposited in the General Land Office, whereby it appears that full payment has been made by the claimant

Charles Isatt

according to the provision of the Act of Congress of April 24, 1900, entitled "An Act making further provision for the sale of the Public Lands," and the acts supplemental thereto, for the southeast quarter of the northwest quarter of Section twenty-one in Township eleven south of Range forty east of the Boise Meridian, Idaho, containing forty acres.

according to the Official Plat of the Survey of the said Land, returned to the GENERAL LAND OFFICE for the Surveyor General:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the sum of ten dollars, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED by these presents DOES GIVE AND GRANT, unto the said claimant and to the heirs of the said claimant, to have and to hold the same, together with all the rights, privileges, immunities, and of easements, of whatsoever nature, thereto belonging, unto the said claimant, and to the heirs and assigns of the said claimant, forever, subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local courts, laws, and decisions of courts; and there it recites from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States

IN TESTIMONY WHEREOF, I, WOODROW WILSON President of the United States of America, have caused these letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed.

GIVEN under my hand, at the City of Washington, the TWENTY SECOND day of DECEMBER in the year of our Lord one thousand nine hundred and FIFTEEN and of the Independence of the United States, the one hundred and FORTIETH

By the President WOODROW WILSON

(SEAL)

By M. E. LeROY, Secretary

L. Q. C. LADAR
Recorder of the General Land Office

RECORDED: Patent Number 554400

Filed for Record at 1:40 P. M., March 6, 1919

A. D. 1919, and recorded at the request of

B. O. L. O.

By William Sponberg, Deputy Fee, \$1.00

C. W. Pomroy Recorder

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TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances unto said parties of the second part, and to their heirs and assigns forever.

IN TESTIMONY WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Witnessed, Sealed and Delivered in the presence of
 W. R. Groves (SEAL)
 Leona Groves (SEAL)

STATE OF IDAHO } ss.
 County of Cassia }

On this twenty-seventh day of July in the year 1939, before me D. M. Rustay, a Notary Public in and for said County and State personally appeared W. R. Groves and Leona Groves, husband and wife known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they 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.

D. M. Rustay
 Notary Public.
 Residence Burley, Idaho.

(SEAL)
 I hereby certify that this instrument was filed for record at request of A & T O Co at 57 minutes past 3 o'clock P.M., this 4 day of Aug., A. D. 1939, in my office and duly recorded in Book 79 of records at page 376.

Anna Keefe, Recorder Fee \$1.00 By Treva W. Chambers, Deputy

INSTRUMENT NO. 203808

IN THE PROBATE COURT OF BANNOCK COUNTY, STATE OF IDAHO.

IN THE MATTER OF THE ESTATE

OF

CHARLES ISATT,

Deceased.

ORDER SETTLING FIRST AND FINAL ACCOUNT AND DEGREE OF DISTRIBUTION.

Come now ORPHA ORMOND ISATT, administratrix of the estate of Charles Isatt, deceased, by Terrill C. Terrill, her attorneys, and proves to the satisfaction of the Court that her first and final account, report and petition for distribution of said estate was filed at the 19th day of July, 1939; that on said day the Court appointed Saturday, the 5th day of August, 1939, at the hour of ten o'clock A. M., for the settlement and hearing thereof;

That due and legal notice of the time and place of said settlement has been given as required by law and the said account and petition being now presented to the Court and no objection appearing to except to or contain the said account or petition; and

It further appearing to the Court from the evidence, and the Court finds that said account is in all respects true and correct; that it is supported by proper vouchers and that the residue of said estate in the hands of said administratrix at the time of filing said account was \$13,575.47, which consists of real estate and personal property at the value of the settlement;

It further appearing to the Court, and the Court finds, that the Court heretofore made an Order fixing the clear and net value of all inheritance, devise, bequests and other interests and fixing and computing the inheritance tax thereon, by which said Order it was decreed that no inheritance or transfer tax was due the State of Idaho; and

It further appearing to the Court, and the Court finds, that all claims and debts, including all taxes on personal property, and all expenses of administration, have been paid; that said estate, and the whole thereof, was community property of the said deceased and Orpha Ormond Isatt, his widow; that the said deceased left surviving him the following named heirs at law, and none others, to wit:

Name:	Relationship:	Residence:
Orpha Ormond Isatt	widow	Thatcher, Idaho.
Isabell Isatt Glenn	Daughter	Soda Springs, Idaho.
John C. Isatt	son	Pocatello, Idaho
Charles C. Isatt	son	Thatcher, Idaho.
Hardean Isatt Pack	Daughter	Truce, Idaho.

And the Court further finds that the said Orpha Ormond Isatt, as the widow of the said Charles Isatt, deceased, is entitled to the whole of said estate, the said estate being the community property of the said Charles Isatt and the said Orpha Ormond Isatt, and the said Orpha Ormond Isatt is entitled to have distributed to her the whole of said estate.

NOW, THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED that the first and final account and report of Orpha Ormond Isatt, administratrix as aforesaid, be and the same is hereby allowed, approved and settled; that there is no inheritance or transfer tax due the State of Idaho and no inheritance tax due the United States of America, and that all other taxes on the personal property of said estate have been fully paid; that all expenses of administration have been fully paid;

property. His death distributed

decease, a portions

(SEAL)

STATE OF IDAHO
 COUNTY OF

do hereby SETTLING CHARLES I

5th day of (SEAL)

RECORDED of Idaho. Anna Keefe

INSTRUMENT

and nine wife of C and GEORGE part.

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That the said estate hereinafter described, and the whole thereof, and any other property, either discovered or undiscovered, which may belong to said deceased at the time of his death, or in which the said deceased may have had any interest, be and the same is hereby distributed as follows to wit:

TO ORPHA ORMOND IZATT, THE WHOLE THEREOF.

That the following is a particular description of the estate referred to in this decree, and which distribution is ORDERED, ADJUDGED AND DECREED in the manner and in the proportions above set forth, so far as is known, to wit:

REAL ESTATE

- Parcel 1. The Northeast quarter of the Southeast quarter; the Northwest quarter of the Southeast quarter; the North Half of the Southwest quarter; the Southwest quarter of the Northwest quarter; the Southeast quarter of the Northwest quarter, all in Section 21, Township 11 South, Range 40 East of the Boise Meridian, in Bannock County, Idaho;
- Parcel 2. The South Half of the Southeast quarter; the South Half of the Southwest quarter, all in Section 22, Township 11 South, Range 40 East of the Boise Meridian, in Bannock County, Idaho;
- Parcel 3. Tax No. 6 containing 9.5 acres in Section 22, Township 11 South, Range 40 East of the Boise Meridian, more particularly described as follows: Commencing 10 rods south of the northeast corner of the Southeast quarter of the Southeast quarter of Section 22, and running thence West 20 rods; thence South 20 rods; thence East 20 rods; thence North 20 rods to the place of beginning, in Section 22, Township 11 South, Range 40 East of the Boise Meridian, in Bannock County, Idaho;
- Parcel 4. Tax #1 containing 1 acre in Section 21, Township 11 South, Range 40 East of the Boise Meridian, more particularly described as follows: Commence at a point 20 feet West from the Southeast corner of the Southeast quarter of the Northeast quarter of Section 21, Township 11 South, Range 40 East of the Boise Meridian, thence running North 1' feet; thence West 375 feet; thence South 100 feet; thence East 375 feet to the place of beginning, containing 37,300 square feet, according to the official plat of the survey of the said lands returned to the General Land Office by the Surveyor General;
- Together with the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and any and all water, water rights and ditch rights belonging to said lands, or used on the same;

PERSONAL PROPERTY

Household furniture and effects;
One 1933 Chevrolet Automobile;
Farm machinery;
10 head of horses of various ages and colors
branded BL on left thigh;
30 head of steers;
30 head of heifers;
107 head of range cattle;

DATED this 8th day of August, 1939.

(SEAL)

Robert S. Callis
Probate Judge

IN THE PROBATE COURT OF BANNOCK COUNTY, STATE OF IDAHO

STATE OF IDAHO

COUNTY OF BANNOCK

ss.

I, Helen Dick, Clerk of the Probate Court for the County of Bannock, State of Idaho, do hereby certify that the foregoing is a full, true and correct copy of the original; ORDER SETTLING FIRST AND FINAL ACCOUNT AND DECREE OF DISTRIBUTION in the matter of the Estate of CHARLES IZATT, deceased, now on file and a matter of record in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 8th day of August, 1939.

(SEAL)

Helen Dick
Clerk of the Probate Court

RECORDED AUG 6 1939 10 26AM, in Book 79 of Deeds page 377 Records of Bannock County State of Idaho. At Request of Merrill & Merrill.

Anna Keefe, Recorder

Fee \$2.00 By Gretta W. Chambers,
Deputy

INSTRUMENT NO. 200308

QUITCLAIM DEED

THIS INSTRUMENT, made this seventeenth day of June in the year of our Lord one thousand nine hundred and thirty-nine between CARMA PALMER, formerly CARMA ELLIS, and formerly wife of GEORGE J. ELLIS, of Boise County of Ada State of Idaho, the party of the first part, and GEORGE J. ELLIS ofocatello County of Bannock State of Idaho, the party of the second part.

Parcel 2/Box 4 1067

IN THE PROBATE COURT OF CARIBOU COUNTY, STATE OF IDAHO

IN THE MATTER OF THE ESTATE)

OF)

FIRST AND FINAL ACCOUNTING
AND DECREE OF DISTRIBUTION

ORPHA O. IZATT, Deceased.)

: : : : :)

This matter coming on for hearing upon the petition of ISABELLE IZATT BEUS and CHARLES C. IZATT, executrix and executor respectively of the above estate.

IT APPEARING TO THE COURT That an Inventory and appraisement has been filed herein, Notice to Creditors had, and an order thereon and that all of the property of the deceased has been inventoried and appraised.

IT APPEARING FURTHER That all costs of administration have been paid by your executrix and executor herein and the estate is ready for distribution.

IT APPEARING FURTHER That the final accounting as made by your executrix and executor herein, shows all sums received and paid out since their appointment; that the amount received by the executrix and executor is as follows:

Real estate as described in the Last Will and Testament and as shown and reflected on the inventory and appraisement and hereinafter described with particularity.

A savings account at the Soda Springs Branch of the First National Bank in the amount of \$8,787.45.

Mortgage and note by Charles C. and June Izatt, husband and wife, to Orpha O. Izatt with a balance due thereon in the sum of \$15,539.00.

That the executor is as follows:

Intermountain Gas,
Horsley Brothers,
Ralph Anderson, Cu
Intermountain Amb
Dr. L. H. Anderson
Dr. Allen Tigert,
Isabelle Beus and
Executor's fees
Baum, Peterson & I
James W. England,
Caribou County Sur
Telephone calls, (Telephone calls, :
Guaranty Insurance
Death Certificate
Filing fees
Allen Funeral Home
Edwards Floral, F
Grave Marker

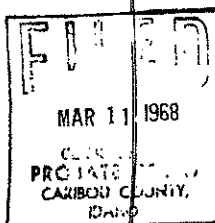
IT FURTHER and publication of the fer and sale of certain and said stipulation is estate be distributed of the transaction sin accordance with the pr

IT FURTHER have contemporaneously Order Fixing Value of executors have paid on Izatt Beus, \$283.57, M Izatt, \$213.57, and Jo proof of the payment c

IT FURTHER Return Form 706 has be

Law
Office
O. R. Baum
Don Peterson
and
John B. Hugler
Bozelle, Idaho

Baum
Peterson
Hugler
Bozelle



207

That the amount paid out by your executrix and executor is as follows:

Intermountain Gas, heat	\$ 32.25
Horsley Brothers, shingles for roof	597.00
Ralph Anderson, Cultivation of 64 acres	134.00
Intermountain Ambulance Service	10.00
Dr. L. H. Anderson, medical fees	40.00
Dr. Allen Tigert, medical fees	16.00
Isabelle Beus and Charles C. Izatt, Executor's fees	1,500.00
Baum, Peterson & Kugler, Attorneys' fee	1,970.00
James W. England, C.P.A., accounting fee	335.00
Caribou County Sun, publication	36.62
Telephone calls, executor	31.00
Telephone calls, attorney	11.70
Guaranty Insurance, Bond	10.00
Death Certificate	1.00
Filing fees	12.50
Allen Funeral Home, Burial	1,188.00
Edwards Floral, Floral offerings	36.05
Grave Marker	75.00

IT FURTHER APPEARING To the court that since the filing and publication of the will that the heirs have entered into transfer and sale of certain property between them. It was stipulated, and said stipulation is on file in the matter that said real estate be distributed by the court in accordance with the result of the transaction since the filing of the will rather than in accordance with the provisions of the will.

IT FURTHER APPEARING to the court that the executors have contemporaneously filed with the court an Inheritance Tax Order Fixing Value of Inheritance, E.C., and tax and that the executors have paid on behalf of the inheritance: Isabelle Izatt Beus, \$283.57, Mardeen Izatt Pack, \$237.57, Charles C. Izatt, \$213.57, and John Ormond Izatt, \$153.57; that documentary proof of the payment of all the foregoing sums tendered herewith

IT FURTHER APPEARING to the court that an Estate Tax Return Form 706 has been filed with the United States Treasury

Internal Revenue Service, and in accordance with the law the

That all of said s justly due and owing.

NOW IT IS FURTHER agreed by and between all the real estate devised in the last and share alike to Mardean Izatt C. Izatt, and John Ormond Izatt after set forth rather than as execution of said will and the between the heirs concerning the devisee Mardean Izatt Pack, and deeded to John Ormond Izatt the

Westerly one-half (1/2) (Quarter of the Southeast ship 11 South, Range 40 E TOGETHER with a pro rata as pertains the WNW 1/4 Range 40 E.B.M., Grace, C and further have deeded to Cha property:

Easterly one-half (1/2) (Quarter of the Northwest ship 11 South, Range 40 E TOGETHER with 0.8 cfs of into a reservoir and to b and a pro rata share to b one-half (1/2) of the NW 1/4 Range 40 E.B.M., Grace, C cfs of wter to be divert domestic purposes.

and have deeded to Isabelle Iz property:

Easterly one-half (1/2) (Quarter of the Southwest ship 11 South, Range 40 E TOGETHER with a pro rata SPRINGS.

307

Internal Revenue Service, and the executors of the estate have paid in accordance with the law the sum of \$12.40, Federal Estate Tax.

That all of said sums paid out by your executors were justly due and owing.

NOW IT IS FURTHER ORDERED AND DECREED That it has been agreed by and between all the parties that that portion of the real estate devised in the last will and testament of decedent share and share alike to Mardean Izatt Pack, Isabelle Izatt Beus, Charles C. Izatt, and John Ormond Izatt be distributed to them as herein- after set forth rather than as tenants in common and since the execution of said will and the execution of said agreement herein between the heirs concerning the division of the property, the devisee Mardean Izatt Pack, and her husband J. T. Pack, have deeded to John Ormond Izatt the following described property:

Westerly one-half (1/2) (Twenty (20) acres) of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) Section 21, Township 11 South, Range 40 E.B.M., Grace, Caribou County, Idaho.. TOGETHER with a pro rata share of the waters of IZATT SPRINGS as pertains the W $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 21, Township 11 South, Range 40 E.B.M., Grace, Caribou County, Idaho.

and further have deeded to Charles C. Izatt the following described property:

Easterly one-half (1/2) (Twenty (20) acres) of the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) Section 21, Township 11 South, Range 40 E.B.M., Grace, Caribou County, Idaho.. TOGETHER with 0.8 cfs of water from ADLER CREEK to be diverted into a reservoir and to be used for irrigation on above lands and a pro rata share to be used with the owner of the Westerly one-half (1/2) of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 21, Township 11 South, Range 40 E.B.M., Grace, Caribou County, Idaho. ALSO 0.2 cfs of wter to be diverted to said reservoir to be used for domestic purposes.

and have deeded to Isabelle Izatt Beus the following described property:

Easterly one-half (1/2) (Twenty (20) acres) of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) Section 21, Township 11 South, Range 40 E.B.M., Grace, Caribou County, Idaho.. TOGETHER with a pro rata share of the waters of IZATT SPRINGS.

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All the above land is subject to a perpetual easement for roadway purposes, furnishing ingress and egress to the South Half of the Northwest Quarter, North Half of the Southwest Quarter and North Half of the Southeast Quarter, two rods in width adjacent to and South of the latitudinal center line of Section Twenty-one (21), Township Eleven (11) South, Range Forth (40) East of the Boise Meridian, running from a point two rods West of the West 1/16 corner to the East Quarter corner of said section, all as reflected and shown on the attached map marked Exhibit "A" and attached hereto for clarification.....

and Mardean Izatt Pack has accepted therefor promissory note evidencing payment for said property and that the agreement between the heirs referred to above is marked Exhibit "B" and made a part of this decree by reference.

*Law
Office
O. R. Baum
Ben Peterson
and
John B. Kugler
Bozelle, Idaho*

IT IS FURTHER ORDERED ADJUDGED AND DECREED That to Charles C. Izatt the following described property be decreed:

Commencing at the Northeast Corner of Lot 7, in Block 36 of the City of Soda Springs, in the County of Caribou, State of Idaho, as per the official plat of said city, on file in the office of the County Recorder of Caribou County, Idaho, and in accordance with Ordinance No. 89 of said City of Soda Springs, Idaho: Thence running west 181 feet; thence South 82 1/2 feet; thence East 181 feet; thence North 82 1/2 feet, to the point of beginning, being a tract in Lot 7, Block 36, City of Soda Springs, County of Caribou, State of Idaho.....

IT IS FURTHER ORDERED² ADJUDGED AND DECREED That to John Ormond Izatt the following described property be decreed:

Commencing at a point on the North Boundary line of Lot 5 of Block 35 of the City of Soda Springs, Idaho, as the same is now platted and on file with the Caribou County Recorder, State of Idaho, and in accordance with Ordinance No. 89 of said City, which point is 90 1/2 feet East of the Northwest corner of said Lot 5; thence running South at right angles to the North boundary line of said Lot 5 a distance of 112 feet; thence East at right angles 90 1/2 feet to the East boundary line of said Lot 5; thence North along the East boundary line of said Lot 5 a distance of 112 feet to the Northeast corner of said Lot 5; thence West 90 1/2 feet to the place of beginning.....

507

Also beginning at a point Ten and 33/100 (10.33) chains North of the center of Section Twenty-three (23) in Township Twelve (12) North of Range One, East of the Salt Lake Meridian, and running thence West Ten (10) chains; thence North Two (2) chains; thence East Ten (10) chains; thence South Two (2) chains to the place of beginning, containing Two (2) acres.

Together with two (2) shares of water in the Logan Hyde Park and Smithfield Canal Co. as evidenced by Certificate Number 1245.

ALSO:

Commencing at a point Twenty (20) feet west from the Southeast corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-one (21), Township Eleven (11) South, Range Forty (40) East of the Boise Meridian; thence running North one hundred (100) feet; thence West Three hundred and Seventy-five (375) feet; thence South One hundred (100) feet; thence East Three hundred seventy-five (375) feet to place of beginning, containing 37,500 square feet, according to the official plat of the Survey of said lands, returned to the General Land Office by the Surveyor General.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED That

Isabelle Izatt Reus be decreed the following described property:

Commencing at the Northeast Corner of Lot Six (6) of Block Thirty-six (36) of the City of Soda Springs, Idaho (which is the Northeast corner of said block) as the said City of Soda Springs, Idaho is now platted and on file with the County Recorder of Caribou County, Idaho and in accordance with Ordinance No. 89 of said city; thence running South along the East boundary line of said Lot 6 a distance of one hundred sixty-five (165) feet to the Southeast corner of said Lot 6; thence West along the South Boundary Line of said Lot 6 a distance of one hundred thirteen (113) feet, thence North at right angles a distance of one hundred sixty-five (165) feet to the north boundary line of said Lot 6; thence East along the said North boundary line of said Lot 6 a distance of one hundred thirteen (113) feet to the place of beginning; Same being the Eastmost one hundred thirteen (113) feet to Lot Six (6) of Block Thirty-six (36) of the City of Soda Springs, Idaho; together with all water and water rights of every nature and kind belonging to the same or appertaining thereto, and together also with water stock in the Soda Springs Water Co., Ltd., which

*Lucas
Officer
O. R. Baum
Ben Peterson
and
John B. Higley
Bozelle, Idaho*

6 of 7

last mentioned water right now supplies, and for many years has supplied, the culinary and household water used in the dwelling house situated upon said premises.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED That

Mardean Izatt Pack be decreed the following described property:

Commencing at the Northwest corner of Lot 5, Block 35 of the City of Soda Springs, Idaho, as the same is now platted and on file with the County Recorder of Caribou County, Idaho, and in accordance with Ordinance 89 of said city; thence running South along the West Boundary Line of said Lot 5 a distance of 112 feet; thence East at right angles thereto 90 1/2 feet; thence North at right angles thereto 112 feet to the North Boundary Line of said Lot 5; thence West at right angles along the North Boundary Line of Lot 5 a distance of 90 1/2 feet to the place of beginning.....

IT IS FURTHER ORDERED, ADJUDGED AND DECREED That

Isabelle Izatt Beus be decreed the following described property:

The Northwest Quarter Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$); West Half (W $\frac{1}{2}$) of Northeast Quarter Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) in Section 21, Township 11 South, Range 40 East, Boise Meridian.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED That

Isabelle Izatt Beus be decreed, as pertains the W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, be decreed a pro rata share of the waters of Izatt Springs.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED That

Charles C. Izatt be decreed the following described property:

The Southwest Quarter Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$); West Half (W $\frac{1}{2}$) of Southeast Quarter Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) in Section 21, Township 11 South, Range 40 East, Boise Meridian..TOGETHER with the aforementioned use of ADLER CREEK.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED That

John Ormond Izatt be decreed the following described property:

The Northeast Quarter Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$); East Half (E $\frac{1}{2}$) of Northwest Quarter Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) in Section 21, Township 11 South, Range 40 East, Boise Meridian..As applies to the E $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 21, Township 11 South, Range 40 East, Boise Meridian, a pro rata share of the waters of IZATT SPRINGS.

Law
Office
O. R. Baum
Don Peterson
and
John B. Hughes
Pocatello, Idaho

Law
Office
O. R. Baum
Don Peterson
and
John B. Hughes
Pocatello, Idaho

7 of 7

IT IS FURTHER ORDERED, ADJUDGED AND DECREED That the rest and residue of the estate, consisting of the amount left from the savings account of \$8,787.45 at the Soda Springs Branch of the Idaho First National Bank, furniture and personal effects, and cash on hand at the time of death, after all the payment of taxes, attorney and accounting fees, executor's fees and payments, be divided equally between Charles C. Izatt, John Ormond Izatt, Isabelle Izatt Beus and Mardean Izatt Pack, and the executors are so directed.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED That concerning the certain mortgage covering the South 1/2 of Section Twenty-three (23), in Township Eleven (11) East, Range Forty (40) East of the Boise Meridian, Idaho, that the payments thereon in accordance with the note in the original amount of \$20,000.00, dated October 17, 1959, be distributed share and share alike between the four heirs, Charles C. Izatt, John Ormond Izatt, Isabelle Izatt Beus and Mardean Izatt Pack, or that Charles C. Izatt, and his wife, Loa June Izatt, withhold from the payment a sum equal to one-fourth of the balance of said note, that sum being decreed to him in accordance with the provisions of the residual bequeath.

AND IT IS SO ORDERED, ADJUDGED AND DECREED.

DATED this 11th day of ^{March} ~~February~~, 1968.

63302

L. RAY DAVIS, PROBATE JUDGE
CARIBOU COUNTY, STATE OF IDAHO

STATE OF IDAHO
County of Caribou

I hereby certify that this instrument was filed at the request of
James H. Beus at 1:15 o'clock PM

this 5-24-68 April 1968 in my office and

duly recorded in the Caribou County Records
No. 63302 Kenneth M. Fowler

By Lytle G. Allen 7.50
County

(OFFICIAL SEAL)

Law
Office
O. R. Beus
Don Peterson
and
John B. Huggan
Pocatello, Idaho

Parcel 2/Doc 5 1002

Printed and For Sale by—Gateway Printers, Inc., Pocatello

QUIT CLAIM DEED

THIS INDENTURE, Made the 28th day of September, in the year of our Lord, One Thousand Nine Hundred and Sixty-seven, between

MARDEAN IZATT PACK and J. T. PACK, wife and husband

of Grace County of Caribou and
State of Idaho the parties of the first part, and

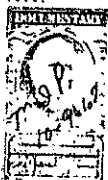
ISABELLE IZATT BEUS

of Soda Springs of the County of Caribou and
State of Idaho the party of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION — — — — — Dollars lawful money of the United States of America to them in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents demise, release and forever Quitclaim unto the said party of the second part, and to her heirs and assigns, all that certain real estate situated in Caribou County, of the State of Idaho, particularly described as follows, to-wit:

Easterly one-half (1/2) (Twenty (20) acres) of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) Section 21, Township 11 South, Range 40 E.B.M. Grace, Caribou County, Idaho.....

Together with all water rights appurtenant to said lands.



Together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances unto said party of the second part, and to her heirs and assigns forever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Margie Miller

Mardian Izatt Pack (Seal)
MARDEAN IZATT PACK

J. T. PACK (Seal)
J. T. PACK

(Seal)

2002

STATE OF IDAHO
County of CARIBOU

} ss.

On this 9th day of October in the year 1957, before
me, the undersigned, a Notary Public in and for
said county and state, personally appeared
MARDEAN IZATT PACK and J. T. PACK, wife and husband, known
to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me
that they 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.

(SEAL)

Kenneth M. Fowler
NOTARY PUBLIC FOR IDAHO
RESIDING AT: Clerk of District Court

63160

No.

to

QUIT CLAIM DEED

Dated ... 19...

Filed for record at the request of

Mardian Pack

March 20, 1968

at *07* minutes past *1* o'clock

08 M. in Record of Deeds, page *63160*

Kenneth M. Fowler
County Recorder

By *Lyette G. Laid*
Deputy

Recorder's Fee \$ *1.50*

Parcel 2/Doc 6 1062

Printed and For Sale by—Gateway Printers, Inc., Pocatello

QUIT CLAIM DEED

THIS INDENTURE, Made the 28th day of September, in the year of our Lord, One Thousand Nine Hundred and sixty-seven, between

MARDEAN IZATT PACK and J. T. PACK, wife and husband

of Grace County of Caribou and
State of Idaho the parties of the first part, and

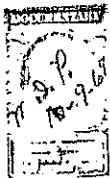
CHARLES C. IZATT

of Grace County of Caribou and
State of Idaho the party of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION - - - - - DOLLARS lawful money of the United States of America to them in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents demise, release and forever Quitclaim unto the said party of the second part, and to his heirs and assigns, all that certain real estate situated in Caribou County, of the State of Idaho, particularly described as follows, to-wit:

Easterly one-half (1/2) (Twenty (20) acres) of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4), Section 21, Township 11 South, Range 40 E.B.M. Grace, Caribou County, Idaho.....

Together with all water rights appurtenant to said lands.



Together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances unto said party of the second part, and to his heirs and assigns forever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Margie M. Lee

Mardean Izatt Pack (Seal)
MARDEAN IZATT PACK

J. T. Pack (Seal)
J. T. PACK

..... (Seal)

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STATE OF IDAHO
County of CARIBOU

} ss.

On this 9th day of October in the year 19 67 , before
me, the undersigned , a Notary Public in and for
said county and state , personally appeared

MARDEAN IZATT PACK and J. T. PACK, wife and husband , known
to me to be the persons whose name s subscribed to the within instrument, and acknowledged to me
that they 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.

Kenneth M. Fowler
~~NOTARY PUBLIC FOR IDAHO~~
RESIDING AT: Clerk of District Court

(SEAL)

No. 03161

10

QUIT CLAIM DEED

Dated 19 ..

Filed for record at the request of

Mardian Pack

March 20 1967

at 12 minutes past 1 o'clock

P. M. in Record of Deeds page 03161

Kenneth M. Fowler

Clerk's Recorder

By J. J. G. G. G.

Deputy

Recorder's Fees \$ 1.50

GP

Warranty Deed

THIS INDENTURE, Made this 18th day of May
in the year of our Lord One Thousand Nine Hundred and Seventy One, between
Isabelle Izatt Beus and J. E. Beus, her husband,
of Soda Springs, County of Cribou, State of Idaho,
the parties of the first part, and John O. Izatt and Jeanne Izatt, husband and wife,

of Houston, County of Harris, State of Texas.
the parties of the second part:

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of TWO THOUSAND AND NO/100 ----- DOLLARS, lawful money of the United States of America, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged

of the second part, and to their heirs and assigns forever: All that certain lot or parcels of land situate, lying and being in the County of Caribou, State of Idaho, bounded and more particularly described as follows, to-wit:

Township 11 South, Range 40 East of the Boise Meridian:

Section 21: $E\frac{1}{2}NE\frac{1}{4}SW\frac{1}{4}$.

Together with all and singular, the tithements, hereditaments and appurtenances therunto belonging or in anywise appertaining, and the rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances and privileges thereunto incident unto the said parties of the second part, and to their heirs and assigns forever. And the said parties of the first part, and their heirs the said premises to the quiet and peaceable possession of the said parties of the second part their heirs and assigns against the said parties of the first part, and their heirs and against all and every person or persons whomsoever, lawfully claiming or to claim the same, shall and will warrant and by these presents forever defend.

IN WITNESS WHEREOF, The said part 188 of the first part be ve hereinto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

[Seal]
 [Seal]
 [Seal]
 [Seal]
 [Seal]

2 of 2

STATE OF IDAHO,
County of Caribou.

On this 18th day of May in the year 1971, before me

the undersigned, a Notary Public in and for said County and State, personally appeared
Isabelle Izatt Beus and J. E. Beus, her husband

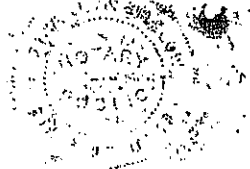
known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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

Dona Jean Bigelow
Notary Public.

Residence and P. O. Address: Soda Springs, Idaho.

My commission expires August 14, 1973.



WARRANTY DEED

71172

TO

Isabelle Izatt Beus and J. E.
Beus, her husband

John O. Izatt and Jeane
Izatt, husband and wife.

Dated May 18, 1971

STATE OF IDAHO,
County of Caribou.

I hereby certify that this instrument was filed for
record at the request of

Isabelle Izatt Beus

at 2:55 minutes past 1

o'clock P. M., this 18th day

of May, A. D. 1971

in my office and duly recorded in Book

of Deeds at page

Kenneth M. Fowles

Ex-Officio Recorder

By *Dona Jean Bigelow*

Deputy.

Page 2 of 2

910, 900011000, INC., MICHELLE, IDAHO

STATE OF IDAHO, COUNTY OF CARIBOU: SS.

I hereby certify that this instrument was filed for record at the request of Caribou Title Company
 at 2:10 o'clock PM, this 6th day of December 9, 1967, in my office, and duly recorded
 in Book the 000000 page microfilm records.

INSTRUMENT NO. 72628

Fees: \$ 1.00

Return to:

Parcel 2/Box 8

By: Debra Britton Deputy
 Ex-Officio Recorder

WARRANTY DEED

For Value Received, Isabelle Izatt Beus, a married woman, of Soda Springs, Caribou County, Idaho, dealing with her sole and separate property,

the grantor, does hereby grant, bargain, sell and convey unto Charles C. Izatt and Loa June Izatt, husband and wife, of Grace, Caribou County, Idaho,

grantee s, the following described premises in Caribou County, State of Idaho, to-wit:

Township 11 South, Range 40 East of the Boise Meridian:

Section 21: NW $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$.

REVENUE STAMPS

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

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

DATED: December 6, 1971.

Isabelle Izatt Beus

STATE OF IDAHO]
 County of Caribou] ss.

On this 6th day of December, 1971 ~~before~~ before me, Leonard O. Kingsford, a Notary Public in and for said State personally appeared Isabell Izatt Beus,

known to me to be the person whose name is subscribed to the within 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.

Leonard O. Kingsford
 NOTARY PUBLIC for Idaho

Parcel 2 / Doc 891002

Warranty Deed

THIS INDENTURE, Made this 13th day of May,
in the year of our Lord One Thousand Nine Hundred and Seventy-five, between
Charles C. Izatt and Loa June Izatt, husband and wife,
of Grace County of Caribou, State of Idaho,
the parties of the first part, and
John O. Izatt and Jeanne M. Izatt, husband and wife,
of Houston County of Harris, State of Texas,
the parties of the second part:

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of
SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 ----- DOLLARS,
lawful money of the United States of America, to them in hand paid by the said parties of the second part, the receipt
whereof is hereby acknowledged

do by these presents, Grant, Bargain, Sell and Convey and Confirm unto said parties
of the second part, and to their heirs and assigns forever: All that certain lot
piece or parcel of land situate, lying and being in the County of Caribou, State of Idaho, bounded
and more particularly described as follows, to-wit:

Township 11 South, Range 40 East of the Boise Meridian:

Section 21: W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ QTR.

TOGETHER with an undivided $\frac{1}{2}$ interest in Izatt Springs.
SUBJECT to the following described easement:

Beginning at the center of said Section 21, and running
thence South 33 feet;
thence West 33 feet;
thence North 1320 feet;
thence West 1287 feet, to the West line of SE $\frac{1}{4}$ QTR;
thence North 33 feet;
thence East 1320 feet;
thence South 1320 feet,
to the point of beginning.

It is hereby understood that possession of the above described premises
shall be given to parties of the second part as of November 1, 1975. It
is further understood that the 1975 taxes shall be pro-rated as of the date
of possession.

The above and foregoing easement is given in replacement of an easement
across the North 2 rods of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 21, which replaced
easement is hereby abandoned, except to the extent included in said foregoing
easement.

Together with all and singular, the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and
the rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances and privileges thereto incident
unto the said parties of the second part, and to their heirs and assigns forever. And the said
parties of the first part, and their heirs the said premises in the quiet and peaceable possession
of the said parties of the second part, and their heirs and assigns against the said parties of the
first part, and their heirs and against all and every person or persons whomsoever, lawfully claiming
or to claim the same, shall and will warrant and by these presents forever defend

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and
seals the day and year first above written.
Signed, Sealed and Delivered in the Presence of

Charles C. Izatt [Seal]
Loa June Izatt [Seal]
[Seal]
[Seal]

202

County of Caribou.

the undersigned, Notary Public in and for said County and State, personally appeared Charles C. Izatt and Loa June Izatt, husband and wife,

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

Leonard O. Huggins
Notary Public.

Residence and P. O. Address Soda Springs, Idaho.
My commission expires August 14, 1977.

WARRANTY DEED

82860

Charles C. Izatt and Loa June Izatt, husband and wife,

TO

John O. Izatt and Jeanne M. Izatt, husband and wife.

Date May 13, 1975.

STATE OF IDAHO.

County of Caribou.

I hereby certify that this instrument was filed for record at the request of

Caribou Title Co.

at 34 minutes past

o'clock A. M. on 16th day

of May A. D. 1975.

In my office and duly recorded in my

office records.

Elaine S. Huggins
Notary Public.

By Deputy.

Fee \$ 2.00

John O. Izatt
12643 Pebblebrook, Fern Villas
Houston, Texas 77026

Parcel 2 / Doc 10 / of 2

CORRECTED
Warranty Deed

THIS INDENTURE, Made this 6th day of October, in the year of our Lord One Thousand Nine Hundred and Seventy-five, between Charles C. Izatt and Loa June Izatt, husband and wife, of Grace, County of Caribou, State of Idaho, the parties of the first part, and John O. Izatt and Jeanne M. Izatt, husband and wife, of Houston, County of Harris, State of Texas, the parties of the second part:

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS, lawful money of the United States of America, to them in hand paid by the said parties of the second part, to receipt whereof is hereby acknowledged

do by these presents, Grant, Bargain, Sell and Convey and Confirm unto said parties of the second part, and to their heirs and assigns forever: All that certain lot piece or parcel of land situate, lying and being in the County of Caribou, State of Idaho, bounded and more particularly described as follows, to-wit:

Township 11 South, Range 40 East of the Boise Meridian:

Section 21: W¹/4, NE¹/4, TOGETHER with a $\frac{1}{4}$ interest in the waters of Izatt Springs as decreed. SE¹/4, TOGETHER with 0.8 cfs of waters of Adler Creek to be diverted into a reservoir and to be used for irrigation in the above lands. ALSO, 0.2 cfs of water to be diverted to said reservoir to be used for domestic purposes. SUBJECT to the following described easement: Beginning at the center of said Section 21, and running thence South 33 feet; thence West 33 feet; thence North 1320 feet; thence West 1287 feet, to the West line of SE¹/4; thence North 33 feet; thence East 1320 feet; thence South 1320 feet, to the point of beginning.

It is hereby understood that possession of the above described premises shall be given to parties of the second part as of November 1, 1975. It is further understood that the 1975 taxes shall be pro-rated as of the date of possession.

The above and foregoing easement is given in replacement of an easement across the North 2 rods of the NE¹/4 of said Section 21, which replaced easement is hereby abandoned, except to the extent included in said foregoing easement.

This deed is given to correct that certain Warranty Deed between the parties hereto dated May 13, 1975, recorded May 16, 1975, under recorder's instrument No. 82860, in the microfilm records of Caribou County, Idaho.

Together with all and singular, the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances and privileges thereto incident unto the said parties of the second part, and to their heirs and assigns forever. And the said parties of the first part, and their heirs the said premises in the quiet and peaceable possession and assigns against the said parties of the first part, and their heirs and against all and every person or persons whomsoever, lawfully claiming or to claim the same, shall and will warrant and by these presents forever defend

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Signed, Stated and Delivered in the Presence of

Charles C. Izatt (Seal)
Loa June Izatt (Seal)
(Seal)
(Seal)

STAT
County of
On this
the 11
Charles
be the person
IN W
above written,

By: Michael J. Leland
Notary Public
Idaho
My Comm. Expires 12/31/78
Deposited

202

STATE OF IDAHO,
County of Caribou.

On this 8 day of October in the year 1975, before me
the undersigned, Notary Public in and for said County and State, personally appeared
Charles C. Izatt and Lea June Izatt, husband and wife,

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

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

[Signature]
Notary Public.

Residence and P. O. Address *[Signature]* Idaho
My commission expires *[Signature]* 17 1977

84324
WARRANTY DEED

Charles C. Izatt and Lea June
Izatt, husband and wife,

TO
John O. Izatt and Jeanne M.
Izatt, husband and wife,

Dated October 6, 1975.
STATE OF IDAHO,
County of Caribou.

I hereby certify that this instrument was filed for
record at the request of

[Signature]

at *[Signature]* minutes past 12:00

o'clock P. M., on 10th day

of October, A. D. 1975

in my office and duly recorded in Book

of Deeds at page

Ethel S. Johnson
Notary Public

By *[Signature]*
Deputy

Per S. J. S.

NOT RECORDED THE FOLLOWING DATE

John O. Izatt
12643 Pebblebrook, Fort Valley
Houston, Texas 77024

ENCLOSURE SYSTEMS

Parcel 2/ Doc 11 1082

LEONARD O. KINGSFORD
Attorney at Law
241 South Main
P. O. Box 915
Soda Springs, ID 83276
Telephone: (208) 347-2186

STATE OF IDAHO) ss 134614
County of Caribou)
I hereby certify that this instrument was filed
at the request of Leonard O. Kingsford
at 9:30 o'clock A M this 30th day of
June, 1988 in my office and duly
recorded in Microfilm Records
My Comm. Expires Dec 31, 1990
Ex-Officio Recorder Deputy 6.00 Deputy

IN THE DISTRICT COURT OF THE SIXTH JUDICIAL DISTRICT
OF THE STATE OF IDAHO, IN AND FOR CARIBOU COUNTY
MAGISTRATE'S DIVISION

IN THE MATTER OF THE ESTATE OF) Case No. 4213M
JEANNE MERRILL IZATT,)
Deceased.) DECREE

The petition of John O. Izatt for Summary Administration of an Estate in Which a Surviving Spouse is the Sole Devisee, dated June 13, 1988, having come before the Court for consideration this 30th day of June, 1988, the Court makes the following findings:

1. The decedent, Jeanne Merrill Izatt, died testate on the 29th day of March, 1988, at the age of 78 years, domiciled at Houston, County of Harris, State of Texas.
2. The decedent and the petitioner were married to each other on the 8th day of June, 1937, at Logan, Utah, and continued as husband and wife until the death of decedent as above set forth.
3. The petitioner, John O. Izatt is the surviving husband of Jeanne Merrill Izatt, deceased.
4. The decedent left a will which named the petitioner as her sole heir, should he survive her.
5. Petitioner is therefore the sole heir of decedent, and is entitled to inherit the estate of said decedent, and the whole thereof, to the exclusion of any and all persons otherwise claiming as heirs of said decedent.

NOW, THEREFORE, IT IS
property, located in Caribou
property of John O. Izatt
claim against the estate

Beginning at the Nor
of Soda Springs, acc
recorded in the offi
County, Idaho, under
thence East 150 feet
thence West 150 feet
to the point of be

ALSO, Beginning at t
City of Soda Springs
as recorded in the o
County, Idaho under
thence South 112 fee
thence North 112 fee
to the point of be

ALSO:
Township 11 South, E
Section 21: S
Dated this 30th day

STATE OF IDAHO)
County of Caribou)

I, the undersigned,
Judicial District of the
certify that the within
copy of the original DEC
IN WITNESS WHEREOF,
seal of said Court this

2 of 2

NOW, THEREFORE, IT IS HEREBY DECREED that the following described property, located in Caribou County, Idaho, is the sole and separate property of John O. Izatt, subject to any indebtedness which might be a claim against the estate of the decedent:

Beginning at the Northwest Corner of Lot 5, Block 11, City of Soda Springs, according to the official plat thereof as recorded in the office of the County Recorder of Caribou County, Idaho, under recorder's instrument No. 328, and running thence East 150 feet; thence South 70 feet; thence West 150 feet; thence North 70 feet, to the point of beginning.

ALSO, Beginning at the Northwest Corner of Lot 5, Block 35, City of Soda Springs, according to the official plat thereof as recorded in the office of the County Recorder of Caribou County, Idaho under recorder's instrument No. 328, and running thence South 112 feet; thence East 99 feet; thence North 112 feet; thence West 99 feet, to the point of beginning.

ALSO:

Township 11 South, Range 40 East of the Boise Meridian

Section 21: SE1NW1, NE1SW1, W1NW1SE1.

Dated this 30th day of June, 1988.

Original Signed by
Ronald M. Hart

RONALD M. HART
Attorney Magistrate

CERTIFICATE OF TRUE COPY

STATE OF IDAHO)
County of Caribou)

ss.

I, the undersigned, Deputy Clerk, in the District Court of the Sixth Judicial District of the State of Idaho, in and for Caribou County, hereby certify that the within and foregoing instrument is a full, true and correct copy of the original DECREE entered in the above entitled matter.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court this 30th day of June, 1988.

Veda Macarione
DEPUTY CLERK

Parcel 2 / Doc 12 1 of 2

143517

Warranty Deed

THIS INDENTURE, Made this 5th day of January in the year of our Lord One Thousand Nine Hundred and Ninety One, between John O. Izatt, a widower, of Houston, County of Harris, State of Texas, the party of the first part, and

Stanley F. Dorius and Barbara I. Dorius, husband and wife, of 311 West 4th South, Soda Springs, County of Caribou, State of Idaho 83276, the parties of the second part:

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TWENTY THOUSAND NINE HUNDRED SIXTY AND NO/100 = DOLLARS, lawful money of the United States of America, to him in hand paid by the said part i.e. of the second part, the receipt whereof is hereby acknowledged

do es by these presents, Grant, Bargain, Sell and Convey unto said part i.e. of the second part, and to their heirs and assigns forever: All that certain lot piece or parcel of land situate, lying and being in the County of Caribou, State of Idaho, bounded and more particularly described as follows, to-wit:

Township 11 South, Range 40 East of the Boise Meridian:

Section 21: SE1/4NW1/4, NE1/4SW1/4, TOGETHER WITH an easement providing access to a county road, being 2 rods wide, beginning at the Northwest Corner of the N1/4SE1/4 of said Section 21, and running thence East parallel and adjacent to the North line of said N1/4SE1/4, a distance of approximately 2,245 feet; thence crossing into the SE1/4NE1/4 of said Section 21, and crossing a 100 x 375 foot tract, known as Tax #1, along an existing road to the East line of said tract; thence continuing Easterly to the Northeast Corner of the N1/4SE1/4 of said Section 21 and running thence Easterly adjacent and parallel to the North line of the NW1/4SW1/4 of Section 22, Township and Range aforesaid, a distance of about 1,000 feet; thence crossing diagonally into the SW1/4NW1/4 of said Section 22, and continuing from there, parallel and adjacent to the South line of said SW1/4NW1/4 of said Section 22, a distance of approximately 320 feet, to an intersection with said county road.

ALSO, the following described water right, appertenant to said lands:

Water decreed by Case No. 203, Utah Power & Light Co., vs Last Chance Canal Company, Ltd., et al, in the United States District Court for the District of Idaho, Eastern Division, dated July 14, 1920, recorded October 8, 1920, as instrument No. 1698, records of Caribou County, Idaho, as follows:

Entry No. 260: 0.8 c.f.s. for irrigation of the SE1/4NW1/4 of Section 21, aforesaid. 0.2 c.f.s. for domestic use.

Entry No. 305: 0.8 c.f.s. for irrigation of the NE1/4SW1/4 of Section 21, aforesaid.

Subject to all reservations, exceptions, easements and rights of way of record or established by use.

Together with all and singular, the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, and the rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances and privileges therunto incident unto the said parties of the second part, and to their heirs and assigns forever. And the said part y of the first part, and his heirs the said premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns against the said part y of the first part, and his heirs and against all and every person or persons whomsoever, lawfully claiming or to claim the same, shall and will warrant and by these presents forever defend.

IN WITNESS WHEREOF, The said part y of the first part he D hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

John O. Izatt (Sign)
(Seal)
(Seal)
(Seal)
(Seal)

STAT
County of
On this
the under
John O.
be the person
IN W
above written.



By _____
Notary Public, State of Idaho

202

STATE OF TEXAS
County of Harris

On this 2nd day of January, 1991, before me,
the undersigned, Notary Public in and for said County and State, personally appeared

John O. Izatt, a widower, known to me to
be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



Linda B. Woodall
Notary Public

Residence and P. O. Address: Houston, Texas.

My commission expires:

WARRANTY DEED

140517

JOHN O. IZATT,
a widower.

TO

STANLEY F. DORRIS and
BARBARA I. DORRIS,
husband and wife.

Dated: January 5, 1991.

STATE OF IDAHO,
County of Caribou

I hereby certify that this instrument was filed for
recording in the presence of

Donald O. Kingford
55 minutes past 11

o'clock A. M. the 8th day
of January, A. D. 1991

at my office and duly recorded in Book *Microfilm*

of Books at page

REBECCA A. JENNINS
Ex-Officio Recorder

By *Ruth Clevy*
Deputy
Fee \$1.00

610-7880-2325, H.E., PORTLAND, OREGON

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STATE OF IDAHO
County of Caribou
I hereby certify that this
instrument was filed for
recording in the presence of
at 2:20 o'clock P
M. the 5th day of
January, A. D. 1991
recorded in Microfilm at
Rebecca A. Jenkins
Linda B. Woodall
Ex-Officio Recorder

Parcel 21 Doc 13 1 of 2

WARRANTY DEED

154870

For Value Received, STANLEY F. DORIUS AND BARBARA L DORIUS,

Hereinafter called grantor, hereby grants, bargains, sells and conveys unto: STANLEY F. DORIUS and BARBARA L. DORIUS, Trustees, or their successors in trust, under the STANLEY AND BARBARA DORIUS LIVING TRUST dated May 1, 1997, and any amendments thereto.

Hereinafter called the grantee, whose current address is:

311 West 400 South
Soda Springs, ID 83276

the following described premises, in Caribou County, Idaho, to-wit:

SEE ATTACHED EXHIBIT "A"

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

DATED: JUL 22 1997

Stanley F. Dorius
STANLEY F. DORIUS

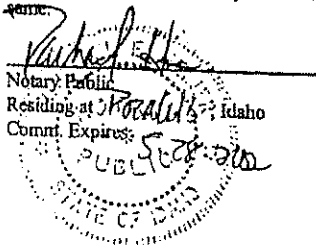
Barbara L. Dorius
BARBARA L. DORIUS

STATE OF IDAHO, COUNTY OF BANNOCK

On this JUL 22 1997 before
me, a notary public in and for said State, personally
appeared

STANLEY F. DORIUS
BARBARA L. DORIUS

known to me to be the person(s) whose name(s)
is/are subscribed to the within instrument, and
acknowledged to me that they executed the

Richard E. Izatt
Notary Public
Residing at Moreau, Idaho
Comm. Expires: 5-28-2000


STATE OF IDAHO, COUNTY OF Caribou

I hereby certify that this instrument was filed for
at the request of M. Gary Atkinson
at minutes past 1:00 clock m.
this 31 day of Aug.
1997 in my office, and duly recorded in Book of
Deeds at page

EDIE IZATT
Ex-Officio Recorder

By Senise Housley
Deputy.
Fees \$ 6.00
Mail to:

Township 11 South, Range 40 East of the Boise Meridian:

Section 21: SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, TOGETHER WITH an easement providing access to a county road, being 2 rods wide, beginning at the Northwest Corner of the N $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 21, and running thence East parallel and adjacent to the North line of said N $\frac{1}{2}$ SE $\frac{1}{4}$, a distance of approximately 2,245 feet; thence crossing into the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 21, and crossing a 100 x 375 foot tract, known as Tax #1, along an existing road to the East line of said tract; thence continuing Easterly to the Northeast Corner of the N $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 21 and running thence Easterly adjacent and parallel to the North line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 22, Township and Range aforesaid, a distance of about 1,000 feet; thence crossing diagonally into the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 22, and continuing from there, parallel and adjacent to the South line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 22, a distance of approximately 320 feet, to an intersection with said county road.

ALSO, the following described water right, appertenant to said lands:

Water decreed by Case No. 203, Utah Power & Light Co., vs Last Chance Canal Company, Ltd., et al, in the United States District Court for the District of Idaho, Eastern Division, dated July 14, 1920, recorded October 8, 1920, as instrument No. 1698, records of Caribou County, Idaho, as follows:

Entry No. 260: 0.8 c.f.s. for irrigation of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 21, aforesaid.
0.2 c.f.s. for domestic use.

Entry No. 305: 0.8 c.f.s. for irrigation of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, aforesaid.

Subject to all reservations, exceptions, easements and rights of way of record or established by use.

Parcel 3 / Doc 1

Instrument No. 5356.

THE UNITED STATES OF AMERICA.

Homestead Certificate No. 3767
Application 5354

To all to whom These Presents shall Come Greeting:

WHEREAS, There has been deposited in the General Land Office of the United States a Certificate of the Register of the Land Office of Blaine, Idaho, whereby it appears that, pursuant to the Act of Congress Approved 20th May, 1862, "To Secure Homesteads to Actual Settlers on the Public Domain," and the Acts supplemental thereto, the claim of Charles Izatt has been established and duly commuted, in conformity to law, for the

North half of the South west quarter, the North West quarter of the South East quarter and the South West quarter of the North West quarter of Section twenty-one in Township eleven South of Range forty East of Boise Meridian in Idaho, containing one hundred and sixty acres.

according to the Official Plat of the Survey of the said land returned to the General Land Office by the Surveyor General

WILLIAM F. E. That claim is, therefore, granted by the United States unto the said

Charles Izatt

the intent of said above described

TO HAVE AND TO HOLD the said tract of land, with the appurtenances thereon, unto the said

Charles Izatt

and to his heirs and assigns, forever, subject to

any vested and accrued water rights now existing agricultural, manufacturing or other purposes, and rights in ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of Courts and also subject to the right of the proprietor of a vein or lode, to extend and recover his mine therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law and there is reserved from the lands hereby granted a right of way thereon for ditches as can be constructed by the authority of the United States.

IN TESTIMONY WHEREOF, I

Theodore Roosevelt

President of the United

States of America, have caused these Letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed

GIVEN under my hand in the City of Washington, the thirtieth

day of December

in the year of our Lord one thousand nine hundred

and two

and of the Independence of the United States the

one hundred and twenty seventh

BY THE PRESIDENT

T. Roosevelt

By

F. W. McKean Secretary

Recorded Idaho, Vol 45

Page 499

C. J. Brush

Recorder of the General Land Office,

Paid for Record at

5.50

o'clock A. M.,

Sept. 23rd

A. D. 1905, and recorded at the request of

H. E. Hatch,

E. S. Gallet,

By

Deputy

Recorder.

Fee \$1.25

Parcel 3 / Doc 2 1002

DEED RECORD NO. 31

herby certify the within and foregoing to be a full, true and correct copy of the original Order Settling Final Account and for Distribution now on file and a matter of record in the said Probate Court.

WITNESS my hand and Seal of said Court, this 24th day of May, 1916--

(Seal) 100(1. R. B. attached and cancelled.) O. J. Ball, Probate Judge.

Recorded at the request of M. M. Terrell at 5:04 P. M. May 24, 1916.

By Harry J. Fox, Deputy. Fee \$1.20 C. W. Pomeroy, Recorder.

INSTRUMENT NO. 46927.

Act 6-5-12
TOP4-196
DEPARTMENT OF THE INTERIOR UNITED STATES LAND OFFICE
BLACKFOOT, IDAHO.CERTIFICATE
H. ESTEAD.Serial No. 09900
Receipt No. 774272 - 1653201

It is hereby certified that, pursuant to the provisions of Section 2291, Revised Statutes of the United States, Carl M. Peck, Senator, Idaho has made payment in full for H22 104 Sec. 29; S24 S34, W4 S32 Section 20, Township 8 South, Range 40 East, Boise Meridian, Idaho, containing 160 acres.

And, therefore, be it known that, on presentation of this Certificate to the Commissioner of the General Land Office, the said Carl M. Peck shall be entitled to receive a Patent for the land above described if all then be found regular.

This duplicate certificate should be held until notice of issuance of patent is received.

Approved: J. C. Carruth, Register, Division.

Recorded at the request of Utah Mortgage Loan Corp. at 11:12 A. M. May 25, 1916.

By Sidonia Gross, Deputy. Fee 40¢ C. W. Pomeroy, Recorder.

INSTRUMENT NO. 46957.

FARM J.
STATE OF IDAHO
Final Certificate

Entry No. 27, Boise, Idaho, Aug. 11, 1915.

It is hereby certified that, under the provisions of an act of the Legislature of the State of Idaho, approved Mar. 2, 1899, entitled, "An act to provide for a State Engineer, defining his duties and regulating his compensation, and to provide for the acceptance by the State of Idaho from the United States of Certain Lands, and to provide for the declaration of Occupation, and Disposal of the Same," commonly known as the "Carney Act," and the act of the Legislature supplementary thereto of M. F. Finney, Downey, Ida. has made payment in full for H22 S34 & S35 W4 S32 in Section 20, in Township 12 N. of Range 27 E., Boise Meridian, containing 80 acres, and submits evidence of the reclamation, cultivation, and settlement of said land, which has been examined and approved by the State Board of Land Commissioners, this 11th day of Aug. 1916.

And, therefore, be it known that, upon the issuance of a patent from the United States to the State of Idaho for the above described lands, the said M. F. Finney shall be entitled to receive a patent from the State on presentation of this certificate to the Register of the State Board of Land Commissioners.

(Seal) M. Jenness, Register.

Recorded at the request of Downey State Bank at 11:14 A. M. May 26, 1916.

By Sidonia Gross, Deputy. Fee 40¢ C. W. Pomeroy, Recorder.

INSTRUMENT NO. 46912.

(4-405 a.)

THE UNITED STATES OF AMERICA,
TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

Homestead Certificate No. 2132 Application 5849

Whereas, There has been deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at Blackfoot, Idaho, whereby it appears that, pursuant to the act of Congress approved 20th May, 1862, "to secure Homesteads to Actual Settlers on the Public Domain," and the acts supplemental thereto, the claim of Thomas Allrop has been established and duly consummated, in conformity to law, for the west half of the south west quarter of Section twenty-two, and the north east quarter of the south west quarter of Section twenty-two, and the north east quarter of Section twenty-one in Township eleven south, of Range forty east of Boise Meridian in Idaho, containing one hundred and sixty acres, according to the official plat of the survey of the said land, returned to the General Land Office by the Surveyor General;

NOW KNOW YE, that there is, therefore, granted by the United States unto the said Allrop the tract of land above described: TO HAVE AND TO HOLD the said tract of land, with the appurtenances thereof, unto the said Thomas Allrop and to his heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights.

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Signed,
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Fred B.

STATE OF

County of

a Notary

wife, etc

BANNOCK COUNTY, IDAHO

as may be recognized and acknowledged by the local customs, laws, and decisions of courts, as well as subject to the right of the proprietor to vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided. And there is reserved from the land hereby granted, a right of way thereon for ditto or canal constructed by the authority of the United States, and for the use of the said ditto or canal constructed by the United States. In witness whereof I, William McKinley, President of the United States, have caused these letters to be made and signed by my hand, at the City of Washington, the twenty seventh day of January, in the year of our Lord one thousand nine hundred and one, and of the Independence of the United States the one hundred and twenty-fifth.

By The President: William McKinley.
John A. McKim, Secretary.

By The President; William McKinley.

By F. M. McKean, Secretary.
C. H. Brush, Recd.

C. H. Brush, Recorder of the General
Land Office.

(REAL) Reported Idaho, Vol. 46, page 297.

Recorded at request of Bannock Ab- & T. Co., 1:22 P.M., May 26th, 1916.
By Gladys Brown, Deputy. Fee \$1.00 C. T. Pomeroy, Recorder.

INSTRUMENT NO. 46993.

4-196

DEPARTMENT OF THE INTERIOR

United States Land Office Blackfoot, Idaho.
Per: 1 No. 074

Verh. 1 No. 07425

Receipt No. 39263-1729342

CERTIFICATE

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April 5, 1916, 19.

I HEREBY CERTIFY that, pursuant to the provisions of Section 21C1, Rev. Stat. 1907, of the United States, William H. Crowley, Thatcher, Idaho, has made a patent for full term of 17 years, No. 54,142; Section 29, Township 11 North, Range 40 East, 30th Meridian, Idaho, Serial No. 110,000.

I, J. J. Carruth, BE IT KNOWN that, on presentation of this Certificate to the Commissioner of the General Land Office, the said William H. Crowley shall be entitled to receive a patent for the land above described if all that he found regular.

J. J. Carruth,
Register.

J. T. Carruth.

This duplicate Certificate should be held until notice of issuance of Patent is received.
By..... Division.....

Recorded request of D. S. Bennett.
By Vidonia Greco, Deputy.

10:56 A.M.

May 27th, 1916.

C. H. ... Recorder.

INSTRUMENT 1A46996

WYCKOFF 1A46996.

THAT WHEREFORE, made the 23rd day of May in the year of our Lord one thousand nine hundred and sixteen between Omond Bell and Eliza F. Bell, his wife of Hatch, County of Bennecko, State of Idaho, the parties of the first part, and Israel F. Bell of Chertrofield, County of Bennecko, State of Idaho, the party of the second part.

Witnesseth: That the parties of the second part, for and in consideration of the sum of Eleven hundred and Fifty and no/100 Dollars, lawfully money, the United States of America, do hereby certify that the land paid by the said party of the second part, and the receipt thereof is hereby acknowledged, was granted, bargained, and sold, by and for the present do grant, bargain, sell, convey and confirm unto the said party of the second part, one to his heir and assigns, forever, all of the following described real estate situated in Chertrofield, County of Bennecko, State of Idaho, to wit:

That certain parcel of the north east quarter (NE1/4) of section twenty eight (28) of township 36 North, Range 10 East, T36N, R10E, in the Boise Meridian in Idaho, and

The north west quarter (36) of the north east quarter (102) of section twenty eight (28) township six (6) south, range thirty nine (39) east of the Boise Meridian in Idaho, containing forty seven (47) acres according to the official survey of said land returned to the General Land Office by the Surveyor General, together with all ditch and water right appurtenant thereto, is hereby sold to one certain mortgage of six hundred dollars now held on the said land of the State of Idaho.

This deed is made subject to one certain mortgage of six hundred dollars now held on the above described land, by the Utah Mortgage & Loan Corporation, of Logan Utah.

TO HAVE AND TO HOLD unto the said tenants, heirs, assigns and remainder and remaindermen, belonging or in anywise appearing, and all estate, right, title and interest in and to the said premises, together with all and singular the above mentioned and described premises, to the said heirs, assigns and remaindermen, unto the party of the first part, and their heirs, assigns and remaindermen forever. And the said parties of the first part, and their heirs, assigns and remaindermen, do hereby covenant, warrant and agree to defend, maintain and keep the said premises in the quiet and peaceable possession of the said party of the second part, and to his heirs and assigns forever. And the said parties of the first part, and their heirs, assigns and remaindermen, do hereby covenant, warrant and agree to defend, maintain and keep the said premises in the quiet and peaceable possession of the said party of the second part, and to his heirs and assigns forever. And the said parties of the first part, and their heirs, assigns and remaindermen, do hereby covenant, warrant and agree to defend, maintain and keep the said premises in the quiet and peaceable possession of the said party of the second part, and to his heirs and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Donald Gill (Seal)
 _____ (Seal)

Signed, sealed and delivered
in the presence of
Fred E. Lee, Jr.

STATE OF IDAHO,)

County of Barnock.

* Notary Public in

On this 23rd day of May in the year 1918, before me Fred E. Logue
said County, personally appeared Omond Call and Elise F. Call, his
person whose names subscribed to the within instrument, and so

wife, known to me to be the person whose name was given

Parcel 3 / Doc 3 1 of 2

BANNOCK COUNTY, IDAHO

STATE OF IDAHO. }
County of Bannock. }

On this 24th day of February in the year 1919, before me J. F. Fergessen, a Notary Public in and for said State, personally appeared Wm. H. Skinner and Mary A. Skinner known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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

(Notarial Seal) J. F. Fergessen,
My commission expires July 2, 1921. Notary Public, Residing at Soda Springs, Idaho

\$50 I. M. S. Attached and duly cancelled.

Recorded at Request of
Ira H. Hogan, Grantee, Ida.
By Margaret Blake, Deputy

9:20 A. M. March 19, 1919
Fee \$1.20 C. W. Pomroy, Recorder.

INDEMNITY NO. 57774

THIS INDEMNITY, Made the Fifth day of December in the year of our Lord one thousand nine hundred and Five between Thomas Allsop and Sylvia Allsop, his wife, of Blatchley County of Bannock State of Idaho, the parts of the first part, and Charles Knott of Blatchley County of Bannock State of Idaho, the party of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Four Hundred and Twenty-five (\$425.00) Dollars, lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents, Grant, Bargain, Sell and Convey and Confirm unto said party of the second part, and to his heirs and assigns forever; All that certain lot, piece or parcel of land situate, lying and being in the County of Bannock, State of Idaho, bounded and more particularly described as follows, to-wit:

The Northeast Quarter of the Southeast Quarter of Section Twenty-one (21), in Township Eleven (11), South of Range Forty (40) East of the Boise Meridian in Idaho, Containing Forty (40) acres.

Also commencing at a point Twenty (20) feet west from the South East corner of the South-east quarter of the Northeast quarter of Section Twenty-one (21), Township Eleven (11) South of Range Forty (40) East of Boise Meridian, thence running North One Hundred (100) feet, thence West Three hundred and Seventy-five (375) feet, thence South One Hundred (100) feet, thence East Three Hundred Seventy-five (375) feet to place of beginning, containing 37,000 square feet, according to the official plat of the survey of said lands, returned to the General Land Office by the Surveyor General.

Together with all and singular, the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the rents, issues and profits thereon.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances and privileges thereunto incident, unto the said party of the second part, and to his heirs and assigns forever. And the said parts of the first part, and their heirs, the said premises in the quiet and peaceable possession of the said party of the second part, his heirs, and assigns against the said parts of the first part, and their heirs, and against all and every person or persons whomsoever, lawfully claiming or to claim the same, shall and will warrant and by these presents forever defend.

IN WITNESS WHEREOF, The said parts of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and delivered in the presence of
Walter Hogan,
Wm. H. Mendenhall.

Thomas Allsop, (Seal)
Sylvia Allsop (Seal)

206 2
DEED RECORD No. 36

STATE OF IDAHO,
County of Bannock.

On this 18th day of December in the year 1906, before me William H. Mendenhall, a Notary Public in and for said County, personally appeared Thomas Allsop known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same; and on this 18th day of December in the year 1906, before me, the officer herein described, personally appeared Sylvia Allsop, known to me to be the person whose name is subscribed to the within instrument described as a married woman; and upon an examination, without the hearing of her husband, I made her acquainted with the contents of the instrument, and thereupon she acknowledged to me that she executed the same and that she does not wish to retract such execution.

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

(Notarial Seal)
My commission expires Dec. 29th, 1907.

Wm. H. Mendenhall,
Notary Public.

Recorded at request of
Charles Pratt, Thatcher, Ida.
By Ellien Sprongberg, Deputy

2:35 P. M. March 19, 1919
Fee \$1.40 O. W. Doneray, Recorder.

INSTRUMENT NO. 47819

WARRANTY DEED.

THIS INSTRUMENT, made the 18th day of February, in the year of our Lord, one thousand nine hundred and nineteen between William T. Brown and his wife, Dorothy Brown, of Salt Lake City, County of Salt Lake, State of Utah, parties of the first part, and James C. Smith, of Montpelier, County of Bear Lake, State of Idaho, party of the second part;

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of twenty one hundred twenty five and no/100 Dollars, lawful money of the United States of America to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, released, conveyed, confirmed and by these presents do GRANT, BARGAIN, SELL, ALIEN, RELEASE, CONFIRM, CONVEY AND CONFIRM unto the said party of the second part, and to his heirs and assigns forever, all all their right title and interest in and to that certain piece or parcel of land, situated in the County of Bannock, State of Idaho, and known and described as follows, to wit:

The South west quarter of Section twenty four (24); the North west quarter of the North west quarter of Section twenty five (25); the East half of the South east quarter of Section twenty three (23) and the East half of the Northeast quarter of Section twenty six (26) all in Township seven (7) South of Range thirty nine (39) East of the Boise Meridian; also all of their right, title and interest in and to all livestock, implements, tools and equipment of every kind used in connection with the cultivation of said land.

Subject to a certain mortgage in the sum of \$2300.00 in favor of Brennan & Davis, which mortgage is recorded in Book 28 of Mortgages on Page 68 of the Records of Bannock County, Idaho, and which the grantee agrees to assume and pay.

\$2.50 I. R. S. Attached and duly cancelled.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in any wise appertaining, and the rents, issues and profits thereof, and also, all the estate, right, title, interest, property, possessions, claim and demand whatsoever, as well in law as in equity, of the said parties of the first part, of, in or to said premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, All and singular, the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever, and the said parties of the first part, and their heirs, the said premises, in the quiet and peaceable possession of the said party of the second part, his heirs and assigns against the said parties of the first part, and their heirs, and against any and all persons whomsoever, lawfully claiming or to claim the same, shall and will warrant and by these presents forever defend.

Parcel 3/Doc 4 1 of 2

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances unto said parties of the second part, and to their heirs and assigns forever.

IN TESTIMONY WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Witnessed, Sealed and Delivered in the presence of W. R. Groves (SEAL) Leona Groves (SEAL)

STATE OF IDAHO ss. County of Cassia

On this twenty-seventh day of July in the year 1939, before me D. M. Rustay, a Notary Public in and for said County and State personally appeared W. R. Groves and Leona Groves, husband and wife known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they 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.

D. M. Rustay Notary Public. Residence Burley, Idaho.

I hereby certify that this instrument was filed for record at request of A. T. & Co at 57 minutes past 3 o'clock P.M., this 4 day of Aug., A. D. 1939, in my office and duly recorded in Book 98 of Wedo at page 376.

Anna Keefe, Recorder Fee \$1.00 By Bretta W. Chambers, Deputy

INSTRUMENT NO. 2033906

IN THE PROBATE COURT OF BANNOCK COUNTY, STATE OF IDAHO.

IN THE ESTATE OF THE ESTATE

OF

CHARLES ISATT,

Deceased.

ORDER SETTLING FIRST AND FINAL ACCOUNT AND DECREE OF DISTRIBUTION.

Come now ORPHA ORMOND ISATT, administratrix of the estate of Charles Isatt, deceased, by Merrill C. Merrill, her attorneys, and proven to the satisfaction of the Court that her first and final account, report and petition for distribution of said estate was filed on the 19th day of July, 1939; that on said day the Court appointed Saturday, the 5th day of August, 1939, at the hour of ten o'clock A. M., for the settlement and hearing thereof;

That due and legal notice of the time and place of said settlement has been given as required by law and the said account and petition being now presented to the Court and no person appearing to except to or contest the said account or petition; and

It further appearing to the Court from the evidence, and the Court finds that said account is in all respects true and correct; that it is supported by proper vouchers and that the residue of said estate in the hands of said administratrix at the time of filing said account was \$13,675.47, which consists of real estate and personal property at the value of \$13,675.47;

It further appearing to the Court, and the Court finds, that the Court heretofore made an Order fixing the clear and net value of all inheritance, devise, bequests and other interests and fixing and computing the inheritance tax thereon, by which said Order it was decreed that no inheritance or transfer tax was due the State of Idaho; and

It further appearing to the Court, and the Court finds, that all claims and debts, including all taxes on personal property, and all expenses of administration, have been paid; that said estate, and the whole thereof, was community property of the said deceased and Orpha Ormond Isatt, his widow; that the said deceased left surviving him the following named heirs at law, and none others, to wit:

Name:	Relationship:	Residence:
Orpha Ormond Isatt	widow	Thatcher, Idaho.
Isabell Isatt Glenn	Daughter	Soda Springs, Idaho.
John C. Isatt	son	Pocostello, Idaho.
Charles C. Isatt	son	Thatcher, Idaho.
Hardeon Isatt Tack	Daughter	Trace, Idaho.

And the Court further finds that the said Orpha Ormond Isatt, as the widow of the said Charles Isatt, deceased, is entitled to the whole of said estate, the said estate being the community property of the said Charles Isatt and the said Orpha Ormond Isatt, and the said Orpha Ormond Isatt is entitled to have distributed to her the whole of said estate.

NOW, THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED that the first and final account and report of Orpha Ormond Isatt, administratrix as aforesaid, be and the same is hereby allowed, approved and settled; that there is no inheritance or transfer tax due the State of Idaho and no inheritance tax due the United States of America, and that all other taxes on the personal property of said estate have been fully paid; that all expenses of administration have been fully paid;

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(SEAL)

STATE OF COUNTY OF

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(SEAL)

RECORDED of Idaho. Anna Keefe

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That the said estate hereinafter described, and the whole thereof, and any other property, either discovered or undiscovered, which may belong to said deceased at the time of his death, or in which the said deceased may have had any interest, be and the same is hereby distributed as follows to wit:

TO ORPHA ORMOND IZATT, THE WHOLE THEREOF.

That the following is a particular description of the estate referred to in this decree, and which distribution is ORDERED, ADJUDGED AND DECREED in the manner and in the proportions above set forth, so far as is known, to wit:

REAL ESTATE

Parcel 1. The Northeast quarter of the Southeast quarter; the Northwest quarter of the Southeast quarter; the North Half of the Southwest quarter; the Southwest quarter of the Northwest quarter; the Southeast quarter of the Northwest quarter, all in Section 21, Township 11 South, Range 40 East of the Boise Meridian, in Bannock County, Idaho;

Parcel 2. The South Half of the Southeast quarter; the South Half of the Southwest quarter, all in Section 25, Township 11 South, Range 40 East of the Boise Meridian, in Bannock County, Idaho;

Parcel 3. Tax No. 2 containing 2.8 acres in Section 20, Township 11 South, Range 40 East of the Boise Meridian, were particularly described as follows: Commencing 16 rods south of the northeast corner of the Southeast quarter of the Southeast quarter of Section 22, and running thence West 20 rods; thence South 20 rods; thence East 20 rods; thence North 20 rods to the place of beginning, in Section 22, Township 11 South, Range 40 East of the Boise Meridian, in Bannock County, Idaho;

Parcel 4. Tax 21 containing 1 acre in Section 21, Township 11 South, Range 40 East of the Boise Meridian, were particularly described as follows: Commencing at a point 20 feet West from the Southeast corner of the Southeast quarter of the Northwest quarter of Section 21, Township 11 South, Range 40 East of the Boise Meridian, thence running North 10 feet; thence West 3/4 feet; thence South 100 feet; thence East 3/4 feet to the place of beginning, containing 37,300 square feet, according to the official plat of the survey of the said lands returned to the General Land Office by the Surveyor General;

Together with the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and any and all water, water rights and ditch rights belonging to said lands, or used on the same;

PERSONAL PROPERTY

Household furniture and effects;
One 1933 Chevrolet Automobile;
Farm Machinery;
10 head of horses of various ages and colors
branded DI on left thigh;
30 head of steers;
30 head of heifers;
107 head of range cattle;

DATED this 5th day of August, 1939.

(SEAL)

Robert S. Callis
Probate Judge

IN THE PROBATE COURT OF BANNOCK COUNTY, STATE OF IDAHO

STATE OF IDAHO
COUNTY OF BANNOCK

ss.

I, Helen Dick, Clerk of the Probate Court for the County of Bannock, State of Idaho, do hereby certify that the foregoing is a full, true and correct copy of the original: ORDER SETTLING FIRST AND FINAL ACCOUNT AND DECREE OF DISTRIBUTION in the matter of the Estate of CHARLES IZATT, Deceased, now on file and a matter of record in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 5th day of August, 1939.

(SEAL)

Helen Dick
Clerk of the Probate Court

RECORDED AUG 5 1939 10 26AM. in Book 79 of Deeds page 377 Records of Bannock County State of Idaho. At Request of Merrill & Merrill.

Anna Keefe, Recorder

Fee \$2.00 By Gretta W. Chambers,
Deputy

INSTRUMENT NO. 203908

QUITCLAIM DEED

THIS INDENTURE, made this seventeenth day of June in the year of our Lord one thousand nine hundred and thirty-nine between CARMA PALDEN, formerly CARMA ELLIS, and formerly wife of GEORGE J. ELLIS, of Boise County of the State of Idaho, the party of the first part, and GEORGE J. ELLIS of Pocatello County of Bannock State of Idaho, the party of the second part.

Parcel 3/Doc 5 1087

IN THE PROBATE COURT OF CARIBOU COUNTY, STATE OF IDAHO

IN THE MATTER OF THE ESTATE)
OF) FIRST AND FINAL ACCOUNTING
AND DECREE OF DISTRIBUTION
ORPHA O. IZATT, Deceased.)
: : : : :)

This matter coming on for hearing upon the petition of ISABELLE IZATT BEUS and CHARLES C. IZATT, executrix and executor respectively of the above estate.

IT APPEARING TO THE COURT That an Inventory and appraisement has been filed herein, Notice to Creditors had, and an order thereon and that all of the property of the deceased has been inventoried and appraised.

IT APPEARING FURTHER That all costs of administration have been paid by your executrix and executor herein and the estate is ready for distribution.

IT APPEARING FURTHER That the final accounting as made by your executrix and executor herein, shows all sums received and paid out since their appointment; that the amount received by the executrix and executor is as follows:

Real estate as described in the Last Will and Testament and as shown and reflected on the inventory and appraisement and hereinafter described with particularity.

A savings account at the Soda Springs Branch of the First National Bank in the amount of \$8,787.45.

Mortgage and note by Charles C. and June Izatt, husband and wife, to Orpha O. Izatt with a balance due thereon in the sum of \$15,539.00.

That the executor is as follows

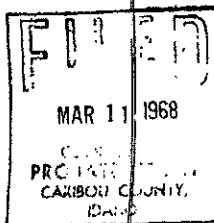
Intermountain Gas
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Ralph Anderson, C
Intermountain Amb
Dr. L. H. Anderson
Dr. Allen Tigert,
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Executor's fees
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Izatt, \$213.57, and Jo
proof of the payment o

IT FURTHER
Return Form 706 has be

Law
Office
O. R. Baum
Don Plamen
and
John B. Hyslop
Bozelle, Idaho



2007

That the amount paid out by your executrix and executor is as follows:

Intermountain Gas, heat	\$ 32.25
Horsley Brothers, shingles for roof	597.00
Ralph Anderson, Cultivation of 64 acres	134.00
Intermountain Ambulance Service	10.00
Dr. L. H. Anderson, medical fees	40.00
Dr. Allen Tigert, medical fees	16.00
Isabelle Beus and Charles C. Izatt, Executor's fees	1,500.00
Baum, Peterson & Kugler, Attorneys' fee	1,970.00
James W. England, C.P.A., accounting fee	335.00
Caribou County Sun, publication	36.62
Telephone calls, executor	31.00
Telephone calls, attorney	11.70
Guaranty Insurance, Bond	10.00
Death Certificate	1.00
Filing fees	12.50
Allen Funeral Home, Burial	1,188.00
Edwards Floral, Floral offerings	36.05
Grave Marker	75.00

IT FURTHER APPEARING To the court that since the filing and publication of the will that the heirs have entered into transfer and sale of certain property between them. It was stipulated, and said stipulation is on file in the matter that said real estate be distributed by the court in accordance with the result of the transaction since the filing of the will rather than in accordance with the provisions of the will.

IT FURTHER APPEARING to the court that the executors have contemporaneously filed with the court an Inheritance Tax Order Fixing Value of Inheritance, E.c., and tax and that the executors have paid on behalf of the inheritance: Isabelle Izatt Beus, \$283.57, Mardeen Izatt Pack, \$237.57, Charles C. Izatt, \$213.57, and John Ormond Izatt, \$153.57; that documentary proof of the payment of all the foregoing sums tendered herewith.

IT FURTHER APPEARING to the court that an Estate Tax Return Form 706 has been filed with the United States Treasury

Internal Revenue Service, and in accordance with the law the

That all of said s justly due and owing.

NOW IT IS FURTHER agreed by and between all the real estate devised in the last and share alike to Mardeen Izatt C. Izatt, and John Ormond Izatt after set forth rather than as execution of said will and the between the heirs concerning the devisee Mardeen Izatt Pack, and deeded to John Ormond Izatt the

Westerly one-half (1/2) (Quarter of the Southeast ship 11 South, Range 40 E TOGETHER with a pro rata as pertains the NW 1/4, Range 40 E.B.M., Grace, C

and further have deeded to Cha property:

Easterly one-half (1/2) (Quarter of the Northwest ship 11 South, Range 40 E TOGETHER with 0.8 cfs of into a reservoir and to b and a pro rata share to b one-half (1/2) of the NW 1/4 Range 40 E.B.M., Grace, C cfs of wter to be diverte domestic purposes.

and have deeded to Isabelle Iz property:

Easterly one-half (1/2) (Quarter of the Southwest ship 11 South, Range 40 E TOGETHER with a pro rata SPRINGS.

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Westerly one-half (1/2) (Twenty (20) acres) of the Northwest Quarter of the Southeast Quarter (NWSE¹/₄) Section 21, Township 11 South, Range 40 E.B.M., Grace, Caribou County, Idaho.. TOGETHER with a pro rata share of the waters of IZATT SPRINGS as pertains the WNWSE¹/₄, Section 21, Township 11 South, Range 40 E.B.M., Grace, Caribou County, Idaho.

Easterly one-half (1/2) (Twenty (20) acres) of the Southeast Quarter of the Northwest Quarter (SE¹/₄NW¹/₄), Section 21, Township 11 South, Range 40 E.B.M., Grace, Caribou County, Idaho.. TOGETHER with 0.8 cfs of water from ADLER CREEK to be diverted into a reservoir and to be used for irrigation on above lands and a pro rata share to be used with the owner of the Westerly one-half (1/2) of the NW¹/₄SE¹/₄ Section 21, Township 11 South, Range 40 E.B.M., Grace, Caribou County, Idaho. ALSO 0.2 cfs of wter to be diverted to said reservoir to be used for domestic purposes.

Easterly one-half (1/2) (Twenty (20) acres) of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) Section 21, Township 11 South, Range 40 E.B.M., Grace, Caribou County, Idaho.. TOGETHER with a pro rata share of the waters of IZATT SPRINGS.

4067

All the above land is subject to a perpetual easement for roadway purposes, furnishing ingress and egress to the South Half of the Northwest Quarter, North Half of the Southwest Quarter and North Half of the Southeast Quarter, two rods in width adjacent to and South of the latitudinal center line of Section Twenty-one (21), Township Eleven (11) South, Range Forth (40) East of the Boise Meridian, running from a point two rods West of the West 1/16 corner to the East Quarter corner of said section, all as reflected and shown on the attached map marked Exhibit "A" and attached hereto for clarification.....

and Mardean Izatt Pack has accepted therefor promissory note evidencing payment for said property and that the agreement between the heirs referred to above is marked Exhibit "B" and made a part of this decree by reference.

*Law
Office
O. R. Busen
Don Peterson
and
John B. Kugler
Pocatello, Idaho*

IT IS FURTHER ORDERED ADJUDGED AND DECREED That to Charles C. Izatt the following described property be decreed:

Commencing at the Northeast Corner of Lot 7, in Block 36 of the City of Soda Springs, in the County of Caribou, State of Idaho, as per the official plat of said city, on file in the Office of the County Recorder of Caribou County, Idaho, and in accordance with Ordinance No. 89 of said City of Soda Springs, Idaho: Thence running west 181 feet; thence South 82 1/2 feet; thence East 181 feet; thence North 82 1/2 feet, to the point of beginning, being a tract in Lot 7, Block 36, City of Soda Springs, County of Caribou, State of Idaho.....

IT IS FURTHER ORDERED* ADJUDGED AND DECREED That to John Ormond Izatt the following described property be decreed:

Commencing at a point on the North Boundary line of Lot 5 of Block 35 of the City of Soda Springs, Idaho, as the same is now platted and on file with the Caribou County Recorder, State of Idaho, and in accordance with Ordinance No. 89 of said City, which point is 90 1/2 feet East of the Northwest corner of said Lot 5; thence running South at right angles to the North boundary line of said Lot 5 a distance of 112 feet; thence East at right angles 90 1/2 feet to the East boundary line of said Lot 5; thence North along the East boundary line of said Lot 5 a distance of 112 feet to the Northeast corner of said Lot 5; thence West 90 1/2 feet to the place of beginning.....

5 of 7

Also beginning at a point Ten and 33/100 (10.33) chains North of the center of Section Twenty-three (23) in Township Twelve (12) North of Range One, East of the Salt Lake Meridian, and running thence West Ten (10) chains; thence North Two (2) chains; thence East Ten (10) chains; thence South Two (2) chains to the place of beginning, containing Two (2) acres.

Together with two (2) shares of water in the Logan Hyde Park and Smithfield Canal Co. as evidenced by Certificate Number 1245.

ALSO:

Commencing at a point Twenty (20) feet west from the Southeast corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-one (21), Township Eleven (11) South, Range Forty (40) East of the Boise Meridian; thence running North one hundred (100) feet; thence West Three hundred and Seventy-five (375) feet; thence South One hundred (100) feet; thence East Three hundred seventy-five (375) feet to place of beginning, containing 37,500 square feet, according to the official plat of the Survey of said lands, returned to the General Land Office by the Surveyor General.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED That

Isabelle Izatt Beus be decreed the following described property:

Commencing at the Northeast Corner of Lot Six (6) of Block Thirty-six (36) of the City of Soda Springs, Idaho (which is the Northeast corner of said block) as the said City of Soda Springs, Idaho is now platted and on file with the County Recorder of Caribou County, Idaho and in accordance with Ordinance No. 89 of said city; thence running South along the East boundary line of said Lot 6 a distance of one hundred sixty-five (165) feet to the Southeast corner of said Lot 6, thence West along the South Boundary Line of said Lot 6 a distance of one hundred thirteen (113) feet, thence North at right angles a distance of one hundred sixty-five (165) feet to the north boundary line of said Lot 6, thence East along the said North boundary line of said Lot 6 a distance of one hundred thirteen (113) feet to the place of beginning: Same being the Eastmost one hundred thirteen (113) feet to Lot Six (6) of Block Thirty-six (36) of the City of Soda Springs, Idaho; together with all water and water rights of every nature and kind belonging to the same or appertaining thereto, and together also with water stock in the Soda Springs Water Co., Ltd., which

*Law
Office
O. R. Baum
Don Peterson
and
John B. Hughes
Bozelle, Idaho*

6 of 7

last mentioned water right now supplies, and for many years has supplied, the culinary and household water used in the dwelling house situated upon said premises.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED That

Mardean Izatt Pack be decreed the following described property:

Commencing at the Northwest corner of Lot 5, Block 35 of the City of Soda Springs, Idaho, as the same is now platted and on file with the County Recorder of Caribou County, Idaho, and in accordance with Ordinance 89 of said city; thence running South along the West Boundary Line of said Lot 5 a distance of 112 feet; thence East at right angles thereto 90 1/2 feet; thence North at right angles thereto 112 feet to the North Boundary Line of said Lot 5; thence West at right angles along the North Boundary Line of Lot 5 a distance of 90 1/2 feet to the place of beginning.....

IT IS FURTHER ORDERED, ADJUDGED AND DECREED That

Isabelle Izatt Beus be decreed the following described property:

The Northwest Quarter Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$); West Half (W $\frac{1}{2}$) of Northeast Quarter Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) in Section 21, Township 11 South, Range 40 East, Boise Meridian.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED That

Isabelle Izatt Beus be decreed, as pertains the W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, be decreed a pro rata share of the waters of Izatt Springs.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED That

Charles C. Izatt be decreed the following described property:

The Southwest Quarter Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$); West Half (W $\frac{1}{2}$) of Southeast Quarter Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) in Section 21, Township 11 South, Range 40 East, Boise Meridian..TOGETHER with the aforementioned use of ADLER CREEK.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED That

John Ormond Izatt be decreed the following described property:

The Northeast Quarter Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$); East Half (E $\frac{1}{2}$) of Northwest Quarter Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) in Section 21, Township 11 South, Range 40 East, Boise Meridian..As applies to the E $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 21, Township 11 South, Range 40 East, Boise Meridian, a pro rata share of the waters of IZATT SPRINGS.

Law
Office
O. R. Baum
Ben Peterson
and
John B. Hughes
Pocatello, Idaho

Law
Office
O. R. Baum
Ben Peterson
and
John B. Hughes
Pocatello, Idaho

707

IT IS FURTHER ORDERED, ADJUDGED AND DECREED That the rest and residue of the estate, consisting of the amount left from the savings account of \$8,787.45 at the Soda Springs Branch of the Idaho First National Bank, furniture and personal effects, and cash on hand at the time of death, after all the payment of taxes, attorney and accounting fees, executor's fees and payments, be divided equally between Charles C. Izatt, John Ormond Izatt, Isabelle Izatt Beus and Mardean Izatt Pack, and the executors are so directed.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED That concerning the certain mortgage covering the South 1/2 of Section Twenty-three (23), in Township Eleven (11) East, Range Forty (40) East of the Boise Meridian, Idaho, that the payments thereon in accordance with the note in the original amount of \$20,000.00, dated October 17, 1959, be distributed share and share alike between the four heirs, Charles C. Izatt, John Ormond Izatt, Isabelle Izatt Beus and Mardean Izatt Pack, or that Charles C. Izatt, and his wife, Loa June Izatt, withhold from the payment a sum equal to one-fourth of the balance of said note, that sum being decreed to him in accordance with the provisions of the residual bequeath.

AND IT IS SO ORDERED, ADJUDGED AND DECREED.

DATED this 11th day of March, 1968.

63302

[Signature]
L. RAY DAVIS, PROBATE JUDGE
CARIBOU COUNTY, STATE OF IDAHO

(OFFICIAL SEAL)

STATE OF IDAHO
County of Caribou

I hereby certify that this instrument was filed at the request of
[Signature] at 1:15 o'clock PM

this 5th day of April, 1968 in my office and

duly recorded in the Caribou County Records
No. 63302 Kenneth M. Fowler

By *[Signature]* 7.50
4 JULY

Parcel 3 / Doc 4 1002

Printed and For Sale by Gateway Printers, Inc., Pacetello

QUIT CLAIM DEED

THIS IDENTURE, Made the 28th day of September, in the year of our Lord, One Thousand Nine Hundred and Sixty-seven, between

MARDEAN IZATT PACK and J. T. PACK; wife and husband

of Grace County of Caribou and
State of Idaho the part 3rd of the first part, and

of JOHN O. IZATT
State of Westfield of the County of Union and
New Jersey the part y of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION - - - - - DOLLARS - lawful money of the United States of America to them in hand paid by the said part y of the second part, the receipt of which is hereby acknowledged, do by these presents demise, release and forever Quitclaim unto the said part y of the second part, and to his heirs and assigns, all that certain real estate situated in Caribou County, of the State of Idaho, particularly described as follows, to-wit:

Westerly one-half (1/2) (Twenty (20) acres) of the Northwest Quarter of the Southeast Quarter, Section 21, Township 11 South, Range 4, Grace, Caribou County, Idaho.

Together with all water or water rights appurtenant thereto and subject to a (2) rods wide and forty (40) feet of the Northwest (NW) corner of the Southeast Quarter (SW 1/4) of Township 11 South, Range 4, for a distance of forty (40) feet.

Together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances unto said part y of the second part, and to his heirs and assigns forever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Margie McKee

Mardean Izatt Pack (Seal)
J. T. PACK (Seal)

STATE OF IDAHO
County of CARIBOU

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IN WITNESS
for this certificate fi

No.

STATE OF IDAHO
County of CARIBOU

2062
} ss.
On this 9th day of September in the year 1967, before me, the undersigned, a Notary Public in and for said county and state, personally appeared

MARDEAN IZATT PACK and J. T. PACK, wife and husband, known to me to be the persons whose names subscribed to the within instrument, and acknowledged to me that they 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.

(SPAT.)

Kenneth M. Swanson
Notary Public
L. T. N. L. T. X

No

QUIT CLAIM

Dated . . . 19.

Filed for record at the request of

Mardean Pack

March 20, 1968

at 1:15 minutes past 1 o'clock

P. M. in Record of Deeds, page 3162

By *[Signature]* County Recorder

Deputy

Recorder's Fees \$1.50

GP

Parcel 3/Doc 7 log 2

Warranty Deed

140516

THIS INDENTURE, Made this 5th day of January, in the year of our Lord One Thousand Nine Hundred and Ninety One

John O. Izatt, a widower,

of Houston

the party of the first part, and

County of Harris

State of Texas,

John O. Izatt II and Janice M. Izatt, husband and wife, of 1171 East 1150 South, Clearfield

the parties of the second part:

County of Davis

State of Utah 84015,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TWENTY ONE THOUSAND TWO HUNDRED TWENTY TWO AND NO/100 = = = = = DOLLARS, lawful money of the United States of America, to him in hand paid by the said part ies of the second part, the receipt whereof is hereby acknowledged

do as by these presents, Grant, Bargain, Sell and Confirm unto said part ies their heirs and assigns forever: All that certain lot piece or parcel of land situate, lying and being in the County of Caribou, = = = = = State of Idaho, bounded and more particularly described as follows, to-wit:

Township 11 South, Range 40 East of the Boise Meridian:

Section 21: N1SE1. ALSO, Beginning at a point 20 feet West of the Southeast Corner of the SE1NE1 of said Section 21 and running thence North 100 feet; thence West 375 feet; thence South 100 feet; thence East 375 feet, to the point of beginning, and containing approximately 80.86 acres.

TOGETHER WITH an easement for ingress and egress from and to an existing county road, described as follows:

Beginning at the Northeast Corner of the N1SE1 of said Section 21, and running thence Easterly adjacent and parallel to the North line of the NW1SW1 of Section 22, Township and Range aforesaid, a distance of about 1,000 feet; thence crossing diagonally into the SW1NW1 of said Section 22, and continuing from there, parallel and adjacent to the South line of said SW1NW1 of said Section 22, a distance of approximately 320 feet, to an intersection with said county road.

ALSO, the following-described water right, appertenant to said lands:

Water decreed by Case No. 203, Utah Power & Light Co. vs. Last Chance Canal Company, Ltd., et al, in the United States District Court for the District of Idaho, Eastern Division, dated July 14, 1920, recorded October 8, 1920, as instrument No. 1698, records of Caribou County, Idaho, as follows:

Entry No. 305: 0.8 c.f.s. for the irrigation of the NW1SE1 of said Section 21, together with points of diversion and easements for the use of said water as established by said decree.

(SEE OVER)

Together with all and singular, the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, and the rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances and privileges therunto incident unto the said parties of the second part, and to their heirs and assigns forever. And the said part y of the first part, and his heirs the said premises in the quiet and peaceable possession of the said part ies of the second part, their heirs and assigns against the said party of the first part, and his heirs and against all and every person or persons whomsoever, lawfully claiming or to claim the same, shall and will warrant and by these presents forever defend.

IN WITNESS WHEREOF, The said part y of the first part ha s hereunto set his hand and seal the day and year first above written.
Signed, Sealed and Delivered in the Presence of

John O. Izatt
[Seal]
[Seal]
[Seal]
[Seal]

STATE OF
County of HARRIS

On this
the undersign

John O. Izatt

be the person who

IN WITNESS

above written.



Fee \$6.00

By: Ruth Avery
Deputy
Notary Public, State of Texas

SUBJECT: 1
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STATE OF TEXAS

County of Harris

On this 2nd day of January in the year 1991, before me, the undersigned Notary Public in and for said County and State, personally appeared

John O. Izatt, a widower, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



Linda S. Woodall
Notary Public

Residence and P. O. Address: Houston, Texas

My commission expires:

143516
WARRANTY DEED

JOHN O. IZATT,
a widower,
TO
JOHN O. IZATT II and
JANICE M. IZATT,
husband and wife.
Dated January 5, 1991.
STATE OF IDAHO,
County of Caribou, ss.
I hereby certify that this instrument was filed for record at the request of
Donna O. Kingford
35 minutes past 11
o'clock A. M. the 8th day
of January, A. D. 1991
in my office and duly recorded in the Microfilm Records of said County.
RENEE A. JENNINGS
County Clerk
By Ruth Avery, Deputy.
Fee \$6.00

CONTINUED FROM THE BACK HEREOF

SUBJECT TO any and all reservations, exceptions or easements of record, and particularly subject to an easement for ingress and egress from and to a county road, beginning at the Northwest Corner of the N1/4 of Section 21, aforesaid, and running thence East, parallel and adjacent to the North line of said N1/4, a distance of approximately 2,245 feet; thence crossing into the SE1/4 of said Section 21, and crossing the 100 x 375 foot tract above described, along an existing road, to the East line of said tract.

THIS INSTRUMENT is the year of our John O. Izatt of Houston the party

Stanley F. Soda S the parties WITNESSE TWENTY THOU lawful money of the whereof is hereby

of the second part, piece or parcel and more particula Township 11 Section

ALSO, Water Company, Ltd Eastern Div 1698, record Entry Entry Subject or establish

Together with the facts, issues on TO HAVE / under the said part part y of the said part first part, and or to claim the same IN WITNES real the day Signed, Sealed and

Parcel 3/Doc 8 1862

163777

WHEN RECORDED, MAIL TO:

John O. Izatt II
570 West 2300 South
Syracuse, Utah 84075
(801) 825-9780

GRANTEE ADDRESS:

570 West 2300 South
Syracuse, Utah 84075

PARCEL I.D.# _____

STATE OF IDAHO }
County of Caribou } ss

I hereby certify that this instrument was filed at the request
of John O. Izatt II
at 11:15 o'clock A m this 18th day of
June, 2001 in my office and duly

recorded official Records

Recorder Edie Izatt

Signature

Tom Rigby ²
Deputy

QUIT-CLAIM DEED

For Value Received, John O. Izatt II and Janice M. Izatt, husband and wife, hereinafter called the grantors, hereby remise, release, and forever quitclaim unto John O. Izatt II and Janice M. Izatt not individually but as trustees of The Izatt Family Trust - John O. Izatt II Schedule - dated the 11th day of June, 2001, created by John O. Izatt II and Janice M. Izatt as grantors and John O. Izatt II and Janice M. Izatt as trustees, at 570 West 2300 South, Syracuse, Utah 84075, hereinafter called the grantees, the following premises in Caribou County, Idaho, to-wit:

Township 11 South, Range 40 East of the Boise Meridian:
Section 21: ~~NWSE~~. ALSO, Beginning at a point 20 feet West of the Southeast Corner of the ~~SENE~~ of said Section 21 and running thence North 100 feet; thence West 375 feet; thence South 100 feet; thence East 375 feet, to the point of beginning, and containing approximately 80.86 acres.

TOGETHER WITH an easement for ingress and egress from and to an existing county road, described as follows: Beginning at the Northeast Corner of the ~~NWSE~~ of said Section 21, and running thence Easterly adjacent and parallel to the North line of the ~~NWSE~~ of Section 22, Township and Range aforesaid, a distance of about 1,000 feet; thence crossing diagonally into the ~~SWNW~~ of said Section 22, and continuing from there, parallel and adjacent to the South line of said ~~SWNW~~ of said Section 22, a distance of approximately 320 feet, to an intersection with said county road.

ALSO, the following described water right, appurtenant to said lands: Water decreed by Case No. 203, Utah Power & Light Co. vs. Last Chance Canal Company, Ltd., et al, in the United States District Court for the District of Idaho, Eastern Division dated July 14, 1920, recorded October 8, 1920, as instrument No. 1698, records of Caribou County, Idaho, as follows: Entry No. 305: 0.8 c.f.s. for the irrigation of the ~~NWSE~~ of said Section 21, together with points of diversion and easements for the use of said water as established by said decree.

SUBJECT TO any and all reservations, exceptions or easements of record, and particularly subject to an easement for ingress and egress from and to a county road, beginning at the Northwest Corner of the N~~W~~SE~~W~~ of Section 21, aforesaid, and running thence East, parallel and adjacent to the North line of said N~~W~~SE~~W~~, a distance of approximately 2,245 feet; thence crossing into the SE~~W~~NE~~W~~ of said Section 21, and crossing the 100 x 375 foot tract above described, along an existing road, to the East line of said tract.

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

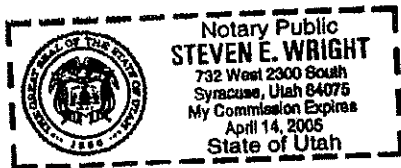
Dated: 11th day of June, 2001.

John O. Izatt II
John O. Izatt II

Janice M. Izatt
Janice M. Izatt

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

On this 11th day of June, 2001, before me, a notary public in and for said State, personally appeared John O. Izatt II and Janice M. Izatt, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me by them that they executed the same.



Steven E. Wright
Notary Public

Section 21, Township 11 South, Range 40 East

N

SW 1/4, NW 1/4

13-623 D
13-625 D
13-628 D
13-629 D
all included

SE 1/4, NW 1/4

13-631
13-632 } Izatt

13-677 } Izatt

NW 1/4, SW 1/4

13-623 D
13-625 D
13-628 D
13-629 D

all included

NE 1/4, SW 1/4

13-623 D

1 included

13-677 - Izatt

N 1/2 SE 1/4

13-625 D
13-628 D
13-629 D } Miller

Allen Creek
Stone Creek

WHILE THIS IS A REPRESENTATION
OF THE PROPERTY DESCRIBED HEREIN,
THIS COMPANY ASSUMES NO LIABILITY
FOR VARIATIONS, IF ANY, WITH A SURVEY