

BROCKWAY
ENGINEERING
P.L.L.C.

Hydraulics

Hydrology

Water Resources

July 7, 2006

Mr. Allen Merritt
Idaho Department of Water Resources
1341 Fillmore Street, Suite 200
Twin Falls, ID 83301-3380

Re: North Ridge Property Sale
Water Right ownership split (Woodland & S&R Investments)

Dear Allen:

North Ridge, LLC has recently conveyed to S & R Investments ownership of the Large (TWP. 6S, RNG. 22E portions of Sections 14 and 32) and Ellis (TWP 6S, RNG. 23E Section 31 E1/2) properties. Near the same time, S & R Investments sold the Large property and the majority of the appurtenant water rights to Alan and Debra Woodland. S & R Investments retained 26.7 acres of 36-2268A and 36-10090 which will likely be transferred to their Keco farm.

Please process the attached change of ownership forms in accordance with the recorded deeds to show proper current water right ownership of the associated water rights.

If you have any questions or need any further information please don't hesitate to contact me.

CHARLES E.
BROCKWAY,
PH.D., P.E.

CHARLES G.
BROCKWAY,
PH.D., P.E.

2016 NORTH
WASHINGTON
STREET • SUITE 4

TWIN FALLS,
IDAHO 83301

208•736•8543

FAX: 736•8506

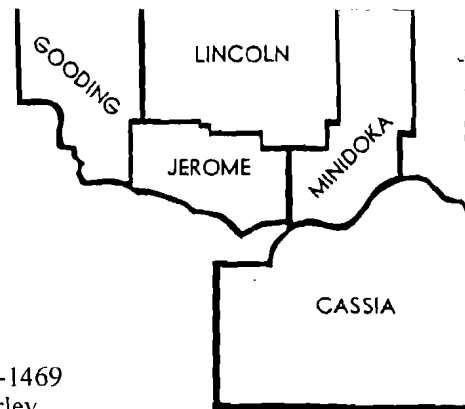
Thanks,

Jason C. Helms, PE
Brockway Engineering, PLLC

Attachments: Change of Ownership (split 36-10090, 2268A to S&R Inv.)
Change of Ownership (36-7611A, 36-7830A to S&R Inv.)
Change of Ownership (split 36-10090, 2268A to Woodlands.)

Land Title and Escrow, Inc.

A FULL SERVICE TITLE COMPANY



REFER TO: EC-1469
OFFICE: Burley

May 8, 2006

Mr. Jason Helms
Brockway Engineering
2016 North Washington Street, Suite 4
Twin Falls, ID 83301

RE: S&R, Inv./North Ridge/Young property in Lincoln County, Idaho sale to
Alan V. Woodland

Dear Jason:

Enclosed with this letter please find the following in connection with my closing of the Young and Young transaction with Alan Woodland.

1. Zions Bank's official check no. 61-462528364 payable to the State of Idaho, Department of Water Resources in the amount of \$410.00.
2. The original executed Notice of Change in Water Right Ownership.
3. A copy of the Warranty Deed transferring the S&R Inv., an Idaho general partnership, Grantor to Alan V. Woodland and Debra W. Woodland, husband and wife property in Lincoln County, Idaho.
4. Copies of the recorded Quitclaim Deeds from North Ridge, LLC to S&R, Inv.
5. An executed Application For Transfer of Water Right by North Ridge, LLC.
6. An executed Application For Transfer of Water Right by Steven D., Maria & Roy M. Young.

I do not know whether Alan Woodland is going to have you complete the transfer between him and the BLM or not. I have sent to him the Application For Transfer of Water Right with the BLM in case he is going to do it separate from your office.

Would you please make the necessary filings for the Notice of Name Change Water Right Ownership on the S&R Inv. transfer to Alan V. and Debra W. Woodland.

Should you have any questions concerning this letter, please do not hesitate to contact me.

Very truly yours,
Land Title and Escrow, Inc.

A handwritten signature in black ink, appearing to read "Larry Roberts".

Larry Roberts
President and General Manager

LR/nrg
enc.
UPS - 2nd Day Air
cc: Alan V. Woodland

STATE OF IDAHO EC-1)
 DEPARTMENT OF WATER RESOURCES
 NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

RECEIVED

DEC 30 2002

Department of Water Resources

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

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

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
36-2268A					
36-2268B					
36-10090	AJ	~~checked~~			

RECEIVED

JUN 11 2003

Department of Water Resources

*Rec'd From
Allocations
Bohman*

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

- A. The appropriate **FILING FEE**. See instructions for fee amounts.
- B. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water right(s) or claim(s) in question, **WITH ATTACHED LEGAL DESCRIPTION**.
- C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions):
PLAT OF PROPERTY or **SURVEY MAP** clearly showing the location of the point(s) of diversion and place of use of your water right(s) and/or adjudication claim(s) (these are usually attached to your deed or on file with the county).
- OR
- If your water right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency **AERIAL PHOTO** with the irrigated acres outlined and point(s) of diversion clearly marked. The **AERIAL PHOTO** should be submitted in place of the **PLAT OF PROPERTY** or **SURVEY MAP**.

Name and Address of Former Owner/Claimant(s) Samuel C. Large & Margaret Large
1005 West Hwy. 24
Paul, ID 83347

New Owner/Claimant(s) North Ridge LLC
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or

New Mailing Address P.O. Box 707

City, State and ZIP Code Rupert, ID 83350

New Telephone Number (208) 436-7500

Date you acquired the property November 20, 2002

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

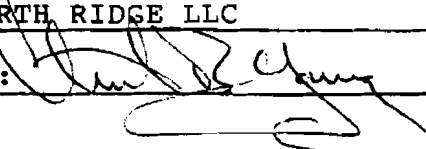
DESCRIPTION OF YOUR PORTION OF WATER RIGHT
(If the right(s) will not be split, skip this area and proceed to item 7)

Water Right and/or Adjudication Claim Number _____		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	_____	_____
Stock	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	_____	_____

DESCRIPTION OF YOUR PORTION OF WATER RIGHT
(If the right(s) will not be split, skip this area and proceed to item 7)

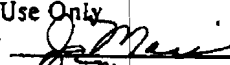
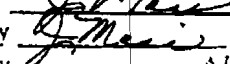
Water Right and/or Adjudication Claim Number _____		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	_____	_____
Stock	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	_____	_____

7. Signature of New Owner(s) or Claimant(s) NORTH RIDGE LLC
(include title if applicable)

By: 

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

For Office Use Only

Received by <u></u>	Date <u>12/30/02</u>	Fee <u>\$50.00</u>
Received by <u></u>	Date <u>12/30/02</u>	Receipt No. <u>6066574</u>
Processed by <u>AJ</u>	Date _____	WR _____ Date _____

CONTRACT OF SALE OF REAL ESTATE

COPY

THIS AGREEMENT, made and entered into this 5th day of December 2002, between North Ridge LLC, of P.O. Box 707, Rupert, Idaho 83350 herein called the "Buyer," and Samuel Large aka Sam C. Large and Margaret N. Large, husband and wife of 1000 West 1700 North, Paul, Idaho 83347 herein called the "Seller."

WITNESSETH

In consideration of the mutual covenants, conditions, and agreements herein contained, the parties mutually agree as follows:

1. SALE: The Seller agrees to sell and convey to the Buyer, and the Buyer agrees to buy, the following described real estate in the County of Lincoln, State of Idaho to-wit:

See Exhibit A.

and the following described personal property: See Exhibit B.
together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging and all water rights appurtenant.

2. PURCHASE PRICE: The Buyer agrees to pay to the Seller for the real estate the sum of \$366,238.17 in lawful money of the United States of America, in the manner following:

A. \$10,000.00 cash upon closing by transfer of the earnest money.

B. The sum of \$136,100.00 to bear interest at the rate of 2.0% per annum from the 18th day of November, 2002 and to be paid in installments on April 1, 2003 in the sum of \$40,000.00; April 1, 2004 in the sum of \$50,000.00; and April 1, 2005 in the sum of \$50,000.00.

1 All interest and principal is to be paid on or before the 1st day of April 2005.

2 C. The sum of \$220,138.17, to bear interest at the initial rate of 6.5% from
3 December 1, 2002 and subject to adjustment as hereafter provided, by payment into escrow the
4 sum of \$20,429.56 on or before the 22nd day of November 2003, and on or before the 22nd day
5 of each November thereafter until such time as the obligation hereafter described owing to
6 Northwest Farm Credit Services is paid in full.
7

8 3. POSSESSION: The Buyer shall be let into and have possession of the
9 real estate and personal property on November 18, 2002. From and after entry into possession
10 the buyer shall be entitled to hold possession so long as all of the terms and conditions of this
11 contract are met.
12

13 4. REAL ESTATE TAXES: All real estate taxes accruing, or other charges
14 incident to ownership of the property, taxed, levied and assessed prior to November 18, 2002
15 shall be paid by the Seller. All such taxes, levies and assessments taxed, levied, and assessed
16 from and after November 18, 2002 shall be paid by the Buyer. In the event the buyer fails to
17 make such payments, the Seller may pay the same and such sums so paid shall be immediately
18 due and owing from the Buyer to the Seller together with interest at the rate of ten percent
19 (10%) per annum until repaid. Nothing herein contained shall be construed as requiring the
20 Seller to make the payments but such payments shall be optional with the Seller.
21

22 5. ESCROW: The parties agree that upon the execution of this contract
23 there shall be opened with Land Title and Escrow, Inc. & Escrow, Inc., of Burley, Idaho, an
24 escrow. The escrow shall receive from the parties the following documents:
25

26 a. An executed and acknowledged copy of this

1 Contract.

2 b. Warranty Deed.

3 c. Bill of Sale

4 d. Escrow Agreement

5 e. Quitclaim Deed

6 f. Notice of Contract

7
8 All escrow charges shall be paid one-half by each of the parties. Notwithstanding the fact that
9 the escrow agreement was executed simultaneously with this contract, this contract shall
10 govern between the Seller and the Buyer in the event of any inconsistent construction between
11 the two documents.
12

13 All payments required by this agreement shall be paid into the escrow.

14 6. CONVEYANCE: The Seller shall forthwith, upon the execution of this
15 Contract, execute, and acknowledge and deliver to the escrow holder a Warranty Deed
16 conveying the real estate, above described, and a Bill of Sale conveying the personal property
17 above-described, to the Buyer. The deed shall be free and clear of all liens and encumbrances
18 excepting only the items set forth in paragraph 7. Any other exceptions shall be cured by the
19 Seller following the execution and delivery of this Contract. The bill of sale shall warrant title.
20 The deed and bill of sale will be held by the escrow holder pending full performance of the
21 contract, at which time it will be delivered to Buyer.
22

23
24 7. TITLE INSURANCE: Forthwith following the execution of this
25 Contract the Seller shall purchase a policy of title insurance from Land Title and Escrow, Inc.
26 & Escrow, Inc., pursuant to commitment number L-31455. The policy shall be subject to the

1 usual printed exceptions and:

2 Restrictions contained in Quitclaim Deed given by Betty Jean
3 Jones and Ernest S. Jones, her husband, parties of the first part,
4 and The State of Idaho, the party of the second part, dated
5 September 23, 1959, recorded October 19, 1959 in Book 47 Page
6 153 as Instrument Number 109301, Lincoln County records,
affecting a portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 29, Township 6
South, Range 22, East Boise Meridian.

7 Reservations contained in Patent from the United States of
8 America to Betty Jean Jones dated May 9, 1962, recorded June 13,
9 1962 as Instrument Number 112900, Lincoln County records,
10 affecting the S $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 29, and the N $\frac{1}{4}$ NW $\frac{1}{4}$,
N $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 6 South, Range
22, East of Boise Meridian.

11 8. TIME IS OF THE ESSENCE: Time is of the essence of this agreement
12 in all particulars.

13 9. ASSIGNMENT: The Buyer agrees not to assign, transfer, convey or in
14 any other manner dispose of the interest in this contract and to the real estate without the
15 prior written consent of the Seller, PROVIDED, HOWEVER, that the consent shall not be
16 unreasonably withheld by the Seller.

17 10. NORTHWEST FARM CREDIT SERVICES OBLIGATION: The
18 property is subject to a mortgage in favor of Northwest Farm Credit Services securing a
19 Promissory Note in the original principal amount of \$226,000.00. A payment is due upon that
20 note in the sum of \$20,429.56 on the 1st day of December 2002. The Seller will pay the
21 installment due on December 1, 2002. At that time the principal balance will be \$220,138.17.
22 The escrow holder will be instructed to pay this obligation from the installments payable on
23 the 22nd of November in each year, commencing in November 2003. Northwest Farm Credit
24 Services has consented in writing to this "wrap around" transaction.
25
26

1 The Promissory Note payable to Northwest Farm Credit Services has
2 provisions for an adjustable interest rate. In the event operation of that adjustable rate under
3 the terms of the Promissory Note results in a change in the annual payment owing to
4 Northwest Farm Credit Services, the payment required of the Buyer under paragraph 2,
5 subsection C, will be adjusted to reflect that change.
6

7 The Buyer agrees to comply in every respect with the note and loan agreement,
8 mortgage and other contractual documents relating to the Northwest Farm Credit Services
9 obligation until it is paid in full.
10

11 11. BLM DISPUTE: The parties recognize that the possibility exists that certain
12 of the irrigation improvements located upon the property may encroach on BLM ground.
13 Negotiations are under way to resolve the potential encroachments.

14 The property is currently subject to a Cooperative Wildlife Habitat-Farming
15 Development Agreement between the Seller and Idaho Department of Fish & Game and
16 Bureau of Land Management. Seller hereby assigns any right assignable under that agreement
17 to the Buyer, and the Buyer assumes any duties of performance arising from that assignment
18 applying to the real property described on Exhibit A.
19

20 14. HOUSE AND SHOP: The Seller may retain possession of the house
21 located upon the real property, and share the shop located upon the property, until December
22 1, 2004. If Seller retains possession Seller shall have a duty to maintain the premises and the
23 shop in a condition equal to or better than on the date of closing. In addition, Seller shall
24 maintain casualty insurance to full replacement value during any period of retained possession
25 and identify Buyer as an additional insured. If Seller elects to no longer retain possession,
26

1 written notice shall be provided to Buyer. Sellers' use of the shop shall not interfere with the
2 Buyer's farming operations.

3 15. CLOSING: This contract shall be closed by Land Title and Escrow, Inc. &
4 Escrow, Inc., in Burley, Idaho. Closing costs shall be divided equally between the parties.
5

6 16. HIGHWAY DISTRICT RENTAL: The Lincoln County Highway District
7 currently occupies a small portion of the premises and pays a monthly rental as well as certain
8 utilities. Seller retains any and all rights it may have relative the above matter effective the date
9 of closing. Highway District use of the premises shall not interfere with Buyer's farming or
10 Buyer's use of the shop.
11

12 17. ITEMS TO BE REMOVED: There are four fuel tanks on the premises
13 belonging to the highway district which will be removed. There is also a 15,000 bushel grain
14 bin which will be removed by the Seller.
15

16 18. 2002 CROP RENT: All crop rent for the year 2002 will belong to the
17 Seller.
18

19 19. FORFEITURE: In the event of any default under the terms of this contract,
20 Seller shall give not less than forty-five (45) days written notice to the Buyer of its intent to
21 declare a forfeiture. The notice shall specifically set forth each claim of default. Buyer may
22 cure or dispute any claim of default within the forty-five (45) day period. If a claim of default
23 is disputed, Buyer may initiate an action in the Lincoln County District Court or Magistrate
24 Division thereof, seeking a determination as to whether or not there is an actual default. Such
25 an action shall stay the forty-five (45) day period until the ruling of the Court. Upon the
26 ruling of the Court, if the Court determines there is a default, the Buyer may cure the default

1 in the remaining portion of the forty-five (45) day period. Upon cure, the contract shall
2 continue in full force and effect. In the event a default is not cured within the forty-five (45)
3 day notice period, or within the extended period resulting from a disputed default, the Seller
4 may declare the contract forfeited and request from the escrow holder a return of the escrow
5 documents. Forfeiture shall end all rights and obligations of the parties under the contract.
6

7 In lieu of the foregoing, the Seller may record this contract and foreclose the
8 same as mortgage in accordance with Idaho Law.

9 20. NOTICE OF CONTRACT: The parties will execute and record a notice
10 establishing the existence of this contract and its parties. The Buyer shall execute a Quitclaim
11 Deed to be placed with the escrow holder to clear title in the event of forfeiture.
12

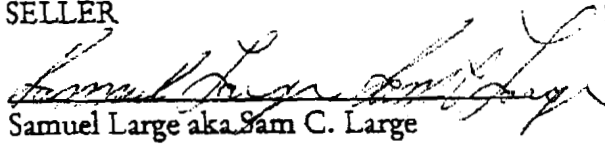
13 21. ATTORNEY'S FEES: In the event of default the non-defaulting party shall
14 be entitled to recover reasonable attorney's fees and costs incurred in enforcing this obligation.
15

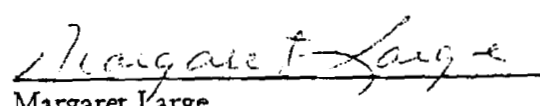
16 BUYER
17 NORTH RIDGE LLC

18 BY: 

19 Its: manager

20 SELLER

21 
22 Samuel Large aka Sam C. Large

23 
24 Margaret Large
25
26

1 STATE OF IDAHO)

2 County of Cassia) ss

3 On this 5th day of December, in the year 2002, before me, the undersigned, a
4 Notary Public in and for said State, personally appeared CLINT R. Young
5 known or identified to me to be the manager of the Limited Liability Company
6 that executed the instrument or the person who executed the instrument on behalf of said
7 Limited Liability Company, and acknowledged to me that such Limited Liability Company
8 executed the same.

9 Larry Roberts
Notary Public
State of Idaho

Clint R. Young
Notary Public for Idaho
Residing at Burley, ID
My commission expires on 6-30-03

10 STATE OF IDAHO)

11 County of Cassia) ss

12 On this 3rd day of December, in the year 2002, before me, the
13 undersigned, a Notary Public in and for said State, personally appeared Samuel Large aka Sam
14 C. Large, known or identified to me to be the person whose name is subscribed to the within
15 instrument and acknowledged to me that he executed the same.

16 Larry Roberts
Notary Public
State of Idaho

Samuel Large
Notary Public for Idaho
Residing at Burley, ID
My commission expires on 6-30-03

17 STATE OF IDAHO)

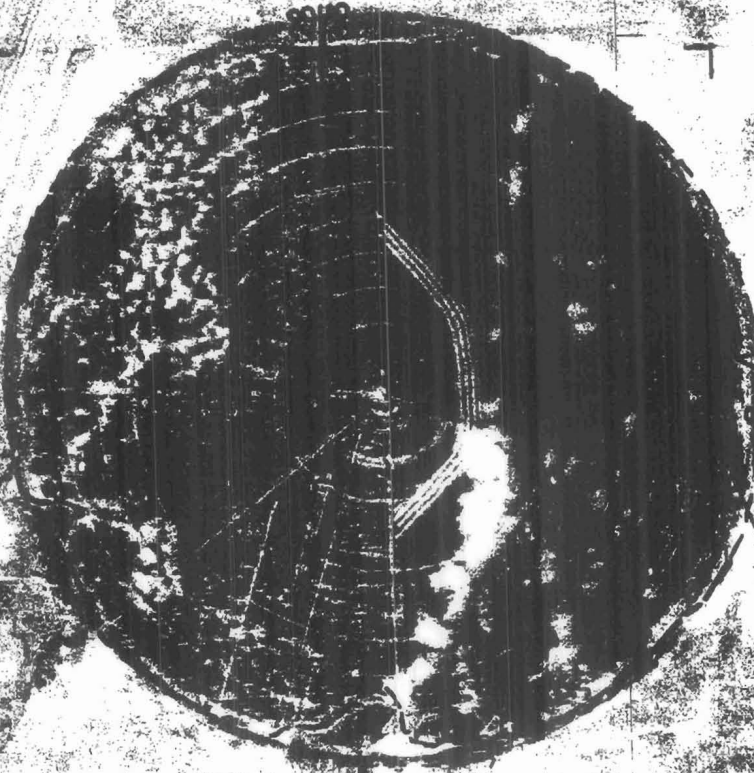
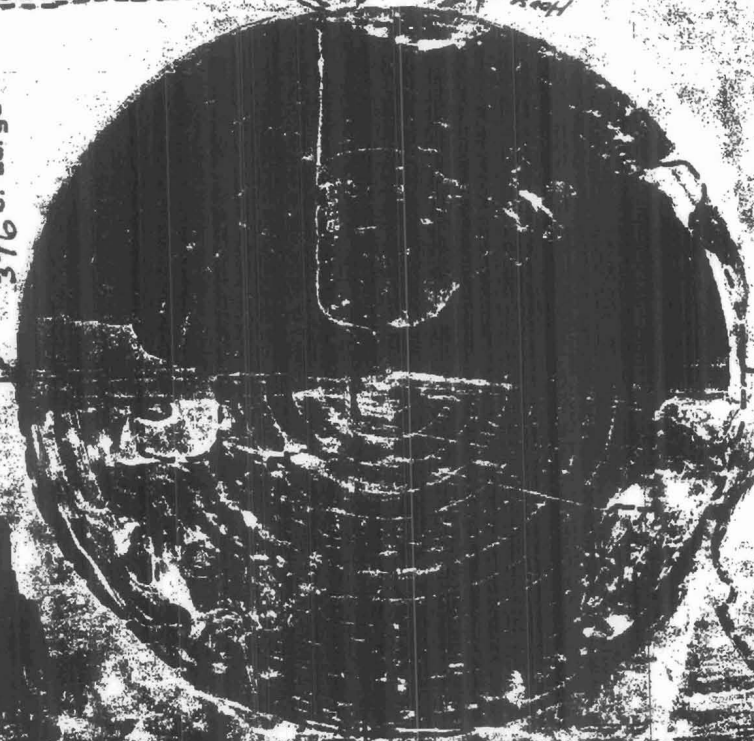
18 County of Cassia) ss

19 On this 13th day of December, in the year 2002, before me, the
20 undersigned, a Notary Public in and for said State, personally appeared Margaret Large, known
21 or identified to me to be the person whose name is subscribed to the within instrument and
22 acknowledged to me that she executed the same.

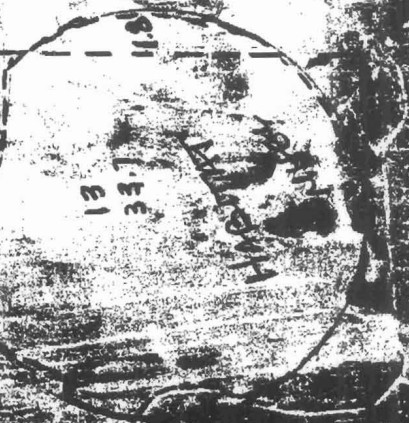
23 Larry Roberts
Notary Public
State of Idaho

Margaret Large
Notary Public for Idaho
Residing at Burley, ID
My commission expires on 6-30-03

T 6180 S. Large



T 6180 BLM
627 2.7



13
33.7
11.8

Line
Area

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

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

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

Water Right No.(s)	Adjudication Claim No.(s)	Split	Water Right No.(s)	Adjudication Claim No.(s)	Split
36-2268A		☒			☐
36-10090		☒			☐
36-7611B		☐			☐
36-7830B					☐
					☐

2268A

2. The following REQUIRED information must be :

A. The appropriate FILING FEE. See instr.

B. A copy of the most recent DEED, TITLE or other complex property description indicating your ownership of the property and a legal description.

C. Either of the following (if necessary to clarify descriptions): PLAT OF PROPERTY or SURVEY MAP showing the location of the point(s) of diversion and place of use of your water right(s) and adjudication claim(s) (these are usually attached to your deed or on file with the county).

OR

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

3. Name and Address of Former Owner/Claimant(s): North Ridge, LLC (Actual)
PO BOX 707, RUPERT, ID 83350
4. New Owner/Claimant(s): S & R Investments
 New Mailing Address: P.O. Box 307
 City, State, Zip Code: Rupert, Idaho 83350
 New Telephone Number: (208) 436-7550
5. Date you acquired the property: April, 2006

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

DESCRIPTION OF YOUR PORTION OF WATER RIGHT

(If the right(s) will not be split, skip this area and proceed to item 7)

Water Right and/or Adjudication Claim Number: 36-2268A (Part)

<u>Water Use</u>	<u>Diversion Rate or Volume</u> (cubic feet per second or acre-feet annum)	<u>Description</u> (acres, number and type of stock, homes, etc.)
Irrigation	<u>0.38 cfs / 106.8 afa</u>	<u>26.7 acres</u>
Stock	<u> </u>	<u> </u>
Domestic	<u> </u>	<u> </u>
Other: _____	<u> </u>	<u> </u>
TOTAL	<u> </u>	<u> </u>

DESCRIPTION OF YOUR PORTION OF WATER RIGHT

(If the right(s) will not be split, skip this area and proceed to item 7)

Water Right and/or Adjudication Claim Number: 36-10090 (Part)

<u>Water Use</u>	<u>Diversion Rate or Volume</u> (cubic feet per second or acre-feet annum)	<u>Description</u> (acres, number and type of stock, homes, etc.)
Irrigation	<u>0.10 cfs / 106.8 afa</u>	<u>26.7 acres</u>
Stock	<u> </u>	<u> </u>
Domestic	<u> </u>	<u> </u>
Other: _____	<u> </u>	<u> </u>
TOTAL	<u> </u>	<u> </u>

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

6-05-06

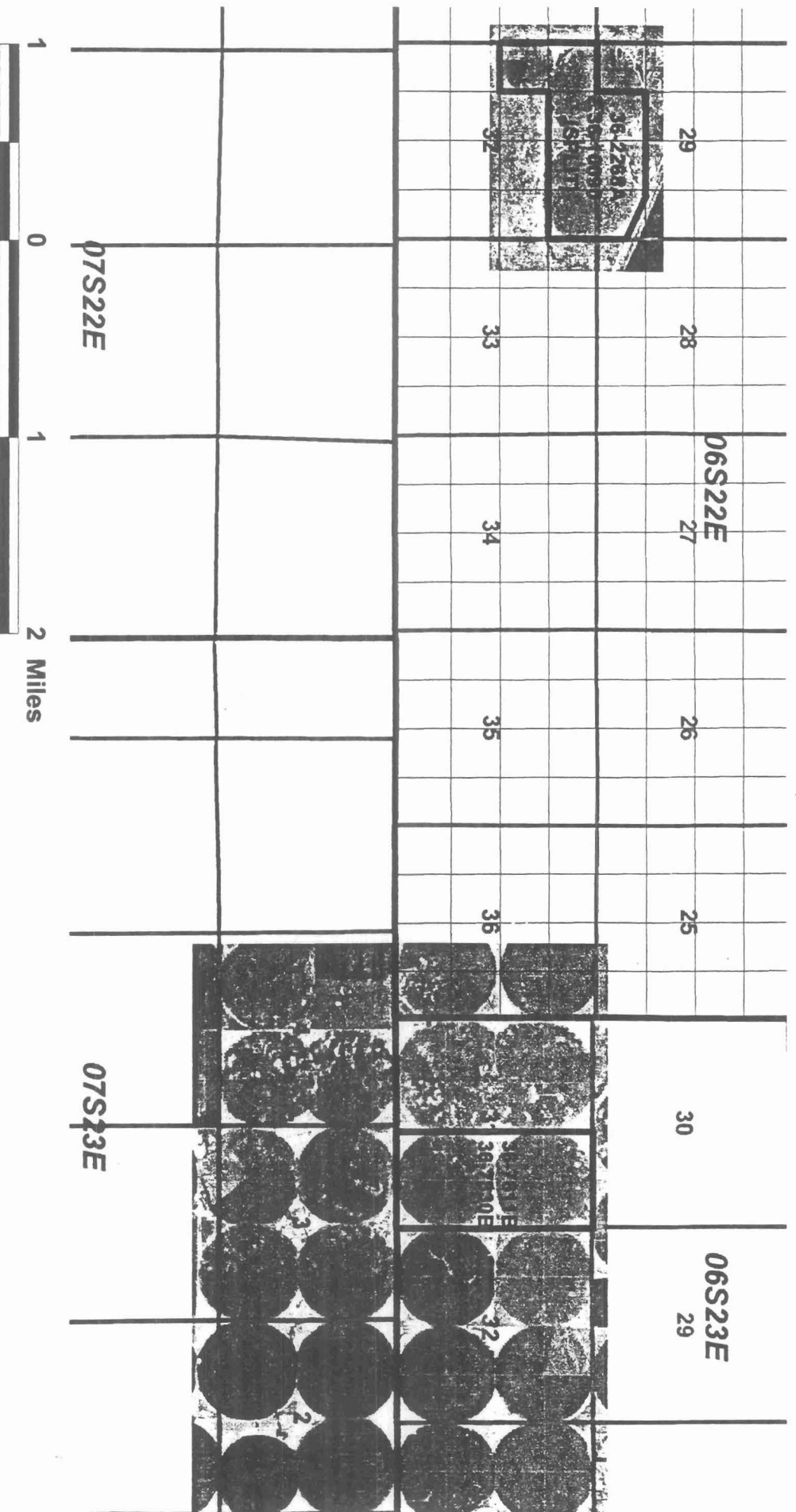
So Remembrants
By Steven D Young Partner

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

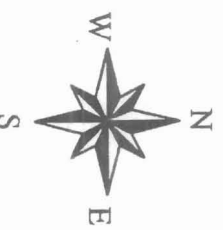
FOR OFFICE USE ONLY

Received by: _____ Date: _____ Fee: _____
 Received by: _____ Date: _____ Receipt No: _____
 Processed by: AJ Date: _____ WR: _____ Date: _____

Northridge, LLC to S&R Investments



- ☐ Northridge-s&r.shp
- ☐ PLSS Township Boundaries
- ☐ PLSS Section Lines
- ☐ T06s23e.shp
- ☐ T06s22e.shp



QUITCLAIM DEED

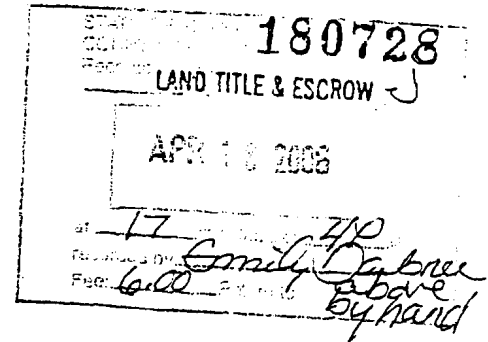
For Value Received

North Ridge, LLC, an Idaho limited liability company

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

S&R, Inv., an Idaho general partnership

**ADDRESS: P. O. Box 307
Rupert, Idaho 83350**



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

Parcel No. 1

TOWNSHIP 6 SOUTH, RANGE 23 EAST, BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 31: E $\frac{1}{4}$

Parcel No. 2:

TOWNSHIP 6 SOUTH, RANGE 22 EAST, BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 29: SE $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$, EXCEPTING THEREFROM that portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ deeded to the State of Idaho for highway purposes by Deed recorded October 19, 1959 in Book 47 Page 153 as Instrument No. 109301, Lincoln County records.

Section 32: N $\frac{1}{2}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NW $\frac{1}{4}$

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto including but not limited to State of Idaho, Department of Water Resources Adjudication Nos. 36-2268A, 36-2268B and 36-10090.

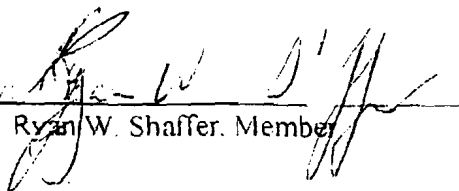
This Quitclaim Deed along with four additional Quitclaim Deeds are signed in counterparts by the members of North Ridge, LLC to expedite recording.

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

Dated: April 17, 2006

NORTH RIDGE, LLC

By


Ryan W. Shaffer, Member

STATE OF IDAHO)

COUNTY OF Minidoka)ss.

On this 7th day of April, 2006, before me, the undersigned, a Notary Public, personally appeared **Ryan W. Shaffer**, known or identified to me to be a member of **North Ridge, L.L.C.**, the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.

SUSAN M. KECK
NOTARY PUBLIC
STATE OF IDAHO



Notary Public

Residing at: Almo

My Commission Expires: 9/08/2009

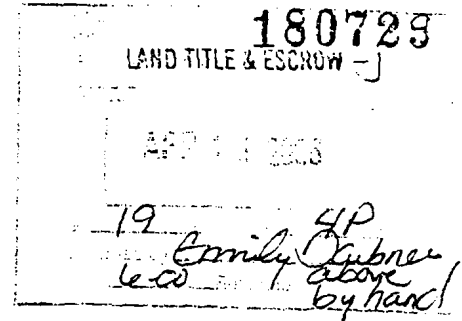
QUITCLAIM DEED

For Value Received

North Ridge, LLC, an Idaho limited liability company

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

S&R, Inv., an Idaho general partnership
ADDRESS: P. O. Box 307
Rupert, Idaho 83350



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

Parcel No. 1

TOWNSHIP 6 SOUTH, RANGE 23 EAST, BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 31: E $\frac{1}{2}$

Parcel No. 2:

TOWNSHIP 6 SOUTH, RANGE 22 EAST, BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 29: SE $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$, EXCEPTING THEREFROM that portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ deeded to the State of Idaho for highway purposes by Deed recorded October 19, 1959 in Book 47 Page 153 as Instrument No. 109301, Lincoln County records.

Section 32: N $\frac{1}{2}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NW $\frac{1}{4}$

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto including but not limited to State of Idaho, Department of Water Resources Adjudication Nos. 36-2268A, 36-2268B and 36-10090.

This Quitclaim Deed along with four additional Quitclaim Deeds are signed in counterparts by the members of North Ridge, LLC to expedite recording.

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

Dated: April 10, 2006

NORTH RIDGE, LLC

By: Ryan J. Sandberg
Ryan J. Sandberg, Member

STATE OF WASHINGTON)
COUNTY OF Skegitt)ss.

On this 10 day of April, 2006, before me, the undersigned, a Notary Public, personally appeared **Ryan J. Sandberg** known or identified to me to be one of the members of **North Ridge, LLC**, the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.

Dorcas M. Preyer
Notary Public
Residing at: Anacortes
My Commission Expires: 12/16/2006

QUITCLAIM DEED

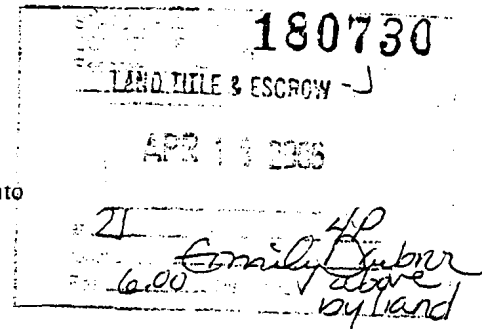
For Value Received

North Ridge, LLC, an Idaho limited liability company

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

S&R, Inv., an Idaho general partnership

**ADDRESS: P. O. Box 307
Rupert, Idaho 83350**



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

Parcel No. 1

TOWNSHIP 6 SOUTH, RANGE 23 EAST, BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 31: E $\frac{1}{2}$

Parcel No. 2:

TOWNSHIP 6 SOUTH, RANGE 22 EAST, BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 29: SE $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$, EXCEPTING THEREFROM that portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ deeded to the State of Idaho for highway purposes by Deed recorded October 19, 1959 in Book 47 Page 153 as Instrument No. 109301, Lincoln County records.

Section 32: N $\frac{1}{2}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NW $\frac{1}{4}$

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto including but not limited to State of Idaho, Department of Water Resources Adjudication Nos. 36-2268A, 36-2268B and 36-10090.

This Quitclaim Deed along with four additional Quitclaim Deeds are signed in counterparts by the members of North Ridge, LLC to expedite recording.

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

Dated: April 4, 2006

NORTH RIDGE, LLC

Bv:

Roy M. Young, Member

STATE OF IDAHO)

COUNTY OF Minidoka)ss.

On this 4th day of April, 2006, before me, the undersigned, a Notary Public, personally appeared Roy M. Young, known or identified to me to be a member of North Ridge, LLC, the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.

BRIAN L. DAVIS
Notary Public
State of Idaho

Brian L Davis

Notary Public

Residing at: Pocatello

My Commission Expires: 4/5/2006

QUITCLAIM DEED

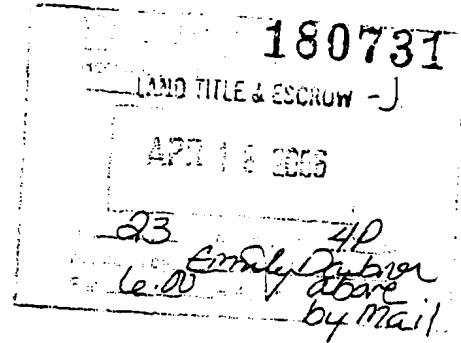
For Value Received

North Ridge, LLC, an Idaho limited liability company

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

S&R, Inv., an Idaho general partnership

**ADDRESS: P. O. Box 307
Rupert, Idaho 83350**



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

Parcel No. 1

**TOWNSHIP 6 SOUTH, RANGE 23 EAST, BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO**

Section 31: E $\frac{1}{2}$

Parcel No. 2:

**TOWNSHIP 6 SOUTH, RANGE 22 EAST, BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO**

Section 29: SE $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$, EXCEPTING THEREFROM that portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ deeded to the State of Idaho for highway purposes by Deed recorded October 19, 1959 in Book 47 Page 153 as Instrument No. 109301, Lincoln County records.

Section 32: N $\frac{1}{2}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NW $\frac{1}{4}$

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto including but not limited to State of Idaho, Department of Water Resources Adjudication Nos. 36-2268A, 36-2268B and 36-10090.

This Quitclaim Deed along with four additional Quitclaim Deeds are signed in counterparts by the members of North Ridge, LLC to expedite recording.

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

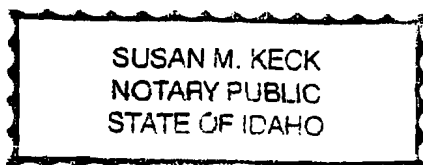
Dated: April 9, 2006

NORTH RIDGE, LLC

Clinton R. Young, Member

STATE OF Idaho)
COUNTY OF Minidoka) ss.

On this 9th day of April, 2006, before me, the undersigned, a Notary Public, personally appeared **Clinton R. Young** known or identified to me to be one of the members of **North Ridge, LLC**, the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.



Notary Public

Residing at: Alma

My Commission Expires: 09-08-2007

QUITCLAIM DEED

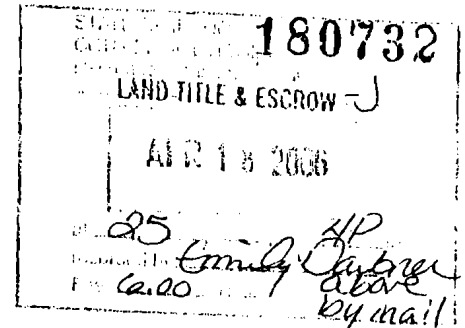
For Value Received

North Ridge, LLC, an Idaho limited liability company

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

S&R, Inv., an Idaho general partnership

**ADDRESS: P. O. Box 307
Rupert, Idaho 83350**



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

Parcel No. 1

**TOWNSHIP 6 SOUTH, RANGE 23 EAST, BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO**

Section 31: E $\frac{1}{2}$

Parcel No. 2:

**TOWNSHIP 6 SOUTH, RANGE 22 EAST, BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO**

Section 29: SE $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$, EXCEPTING THEREFROM that portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ deeded to the State of Idaho for highway purposes by Deed recorded October 19, 1959 in Book 47 Page 153 as Instrument No. 109301, Lincoln County records.

Section 32: N $\frac{1}{2}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NW $\frac{1}{4}$

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto including but not limited to State of Idaho, Department of Water Resources Adjudication Nos. 36-2268A, 36-2268B and 36-10090.

This Quitclaim Deed along with four additional Quitclaim Deeds are signed in counterparts by the member of North Ridge, LLC to expedite recording.

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

Dated: April 13th, 2006

NORTH RIDGE, LLC

By: Justin R. Young Member
Justin R. Young, Member

By: David J. Young
David J. Young, Member

By: Steven D. Young
Steven D. Young, Member

STATE OF IDAHO)
)ss.
COUNTY OF Minidoka

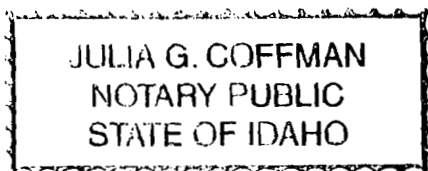
On this 13th day of April, 2006, before me, the undersigned, a Notary Public, personally appeared **Justin R. Young**, known or identified to me to be a member of **North Ridge, LLC**, the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.



Amber Rementeria
Notary Public
Residing at: Burley, ID
My Commission Expires: 11-07-08

STATE OF IDAHO)
)ss.
COUNTY OF Minidoka

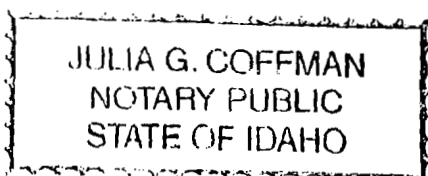
On this 13th day of April, 2006, before me, the undersigned, a Notary Public, personally appeared **David J. Young**, known or identified to me to be a member of **North Ridge, LLC**, the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.



Julia G. Coffman
Notary Public
Residing at: Rupert, ID
My Commission Expires: 6-20-08

STATE OF IDAHO)
)ss.
COUNTY OF Minidoka

On this 13th day of April, 2006, before me, the undersigned, a Notary Public, personally appeared **Steven D. Young**, known or identified to me to be a member of **North Ridge, LLC**, the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.



Julia G. Coffman
Notary Public
Residing at: Rupert, ID
My Commission Expires: 6-20-08

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

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

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

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
36-10090		☒			
36-2268A		☒			

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

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

OR

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

3. Name and Address of Former Owner/Claimant(s) S&R Inv., an Idaho general partnership successor in interest to North Ridge, LLC evidenced by Quitclaim Deed Instrument No. _____ a copy of which is attached
4. New Owner/Claimant(s) Alan V. Woodland and Debra W. Woodland
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
- New Mailing Address 1251 Lane North 419 West,
- City, State and ZIP Code Paul, ID 83347
- New Telephone Number (208) 532-4226
5. Date you acquired the property April 20, 2006

WARRANTY DEED

#EC-1469

For Value Received

S&R Inv., an Idaho general partnership

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

Alan V. Woodland and Debra W. Woodland, husband and wife
Address: 419 West 1251 Lane North, Paul, ID 83347

STATE OF IDAHO	180747
COUNTY OF LINCOLN	
Recorded	Hand Title & Escrow
APR 1 2006	
BY 45	Elaine Bellar
RECORDED	same as above
FILED	

Hereinafter called the Grantee, the following described premises situated in Lincoln County, Idaho, to-wit:

**TOWNSHIP 6 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO**

Section 29: SE $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$, EXCEPTING THEREFROM that portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ deeded to the State of Idaho for highway purposes by Deed recorded October 19, 1959 in Book 47 Page 153 as Instrument Number 109301, Lincoln County records.

Section 32: N $\frac{1}{2}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NW $\frac{1}{4}$

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto including but not limited to State of Idaho Department of Water Resources Water Right No.s 36-10090 for 1.04 cfs and 36-2268A for 4.11 cfs.

SUBJECT TO:

All reservations in patents or deeds in the chain of title.

Taxes for 2006 and subsequent years.

Restrictions contained in Quitclaim Deed given by Betty Jean Jones and Ernest S. Jones, her husband, parties of the first part, and The State of Idaho, the party of the second part, dated September 23, 1959, recorded October 19, 1959 in Book 47 Page 153 as Instrument Number 109301, Lincoln County records, affecting a portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 29, Township 6 South, Range 22, East of the Boise Meridian.

Reservations contained in Patent from The United States of America to Betty Jean Jones dated May 9, 1962, recorded June 13, 1962 as Instrument Number 112900, Lincoln County records, affecting the S $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 29 and the N $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 6 South, Range 22 East, Boise Meridian.

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

Dated: April 19, 2006

S&R Inv., an Idaho General Partnership

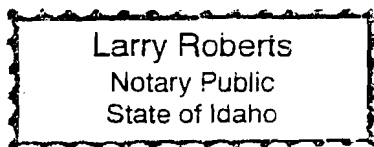
BY: *Steven D. Young*
Steven D. Young, general partner

BY: *Maria Young*
Maria Young, general partner

BY: *Roy M. Young*
Roy M. Young, general partner

STATE OF IDAHO)
) ss.
COUNTY OF CASSIA)

On this 19th day of April, 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared Steven D. Young, Maria Young and Roy M. Young, known to me to be the partners in the Partnership of S&R Inv., and Idaho general partnership, and the partners who subscribed said Partnership name to the foregoing instrument, and acknowledged to me that they executed the same in said Partnership name.



Larry Roberts
Notary Public
Residing at: Burley, Idaho
My Commission expires: 6-30-09



CERTIFICATE OF ASSUMED BUSINESS NAME

Pursuant to Section 53-504, Idaho Code, the undersigned submits for filing a certificate of Assumed Business Name.

Please type or print legibly.

NOTE: See instructions on reverse before filing.

FILED/EFFECTIVE

01 DEC 28 AM 8:50

SECRETARY OF STATE
STATE OF IDAHO

1. The assumed business name which the undersigned use(s) in the transaction of business is:

S&R, Inc.

2. The true name(s) and business address(es) of the entity or individual(s) doing business under the assumed business name:

Name

Complete Address

Steven D. Young

P.O. Box 707, Rupert, Idaho 83350

Maria Young

P.O. Box 707, Rupert, Idaho 83350

Roy M. Young

P.O. Box 707, Rupert, Idaho 83350

3. The general type of business transacted under the assumed business name is:

- | | |
|--|--|
| ☐ Retail Trade | ☐ Transportation and Public Utilities |
| ☐ Wholesale Trade | ☐ Construction |
| ☐ Services | ☒ Agriculture |
| ☐ Manufacturing | ☐ Mining |
| ☐ Finance, Insurance, and Real Estate | |

Submit Certificate of
Assumed Business
Name and \$20.00 fee to:

Secretary of State
700 West Jefferson
Basement West
PO Box 83720
Boise ID 83720-0080
208 334-2301

4. The name and address to which future correspondence should be addressed:

Steven D. Young

P.O. Box 707

Rupert, Idaho 83350

5. Name and address for this acknowledgment copy is (if other than # 4 above):

Phone number (optional):

Signature: Steven D. Young

Printed Name: Steven D. Young

Capacity/Title: Partner

(see instruction # 8 on back of form)

Secretary of State use only

050719

IDAHO SECRETARY OF STATE

12/28/2001 05:00

CK: 6633 CT: 3700 BH: 436913

1 @ 20.00 = 20.00 ASSUM NAME # 2