



First American Title

THE BINGHAM TITLE & TRUST CO.

P.O. Box 580 • 156 W. Judicial St. • Blackfoot, Idaho 83221

Phone (208) 785-0320 • Fax (208) 785-6276

COMMITMENT FOR TITLE INSURANCE

PREPARED FOR

VICKIE

IDAHO STATE UNIVERSITY FEDERAL CREDIT UNION

ORDER # 37368

ESCROW # NA

BUYER/BORROWER

RONDA L OLSEN

SELLER

NA

TITLE OFFICER

KIM WOOD

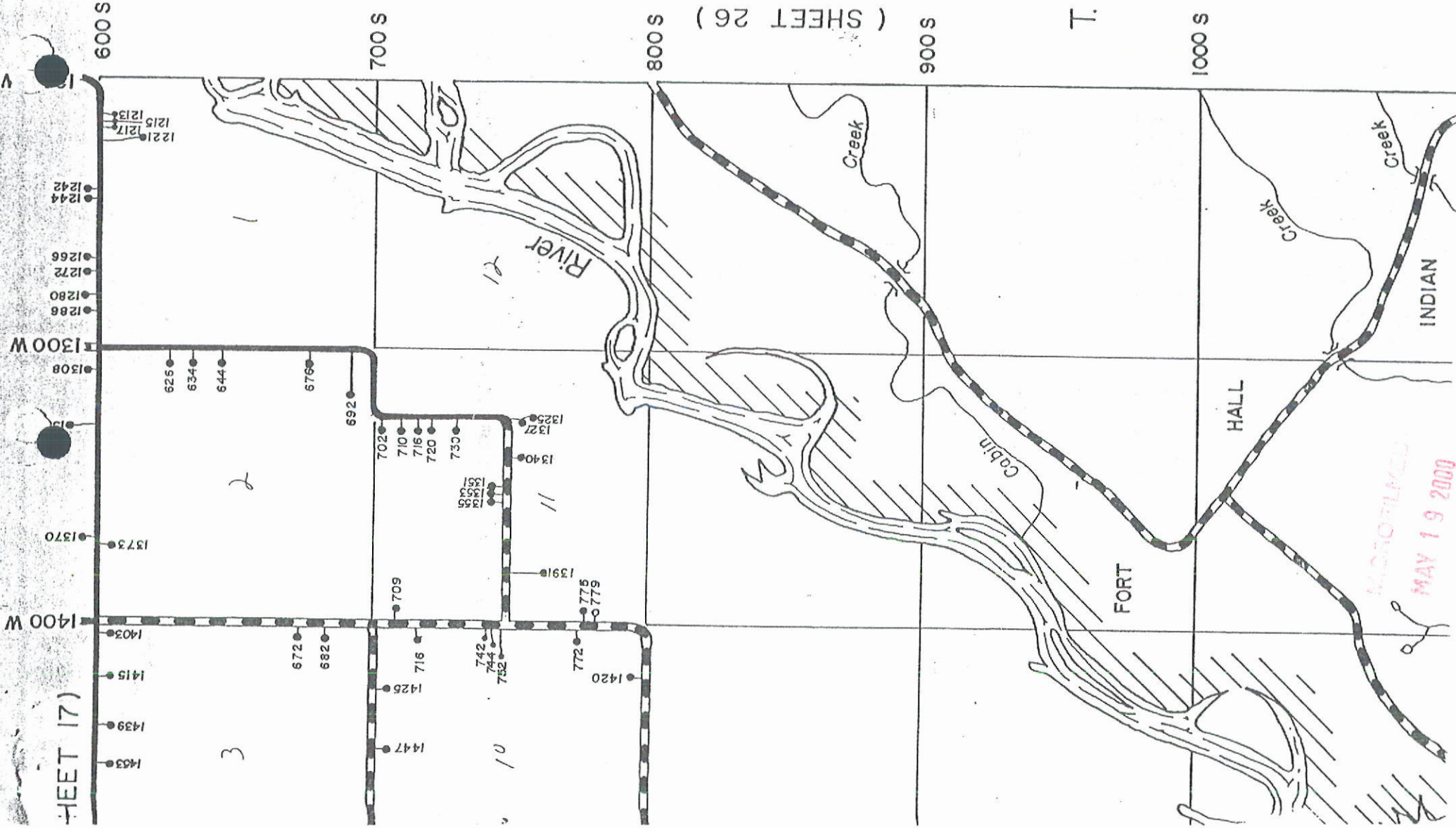
ESCROW OFFICER

NA

We know you had a choice.

Thank you for choosing First American Title Company!

SHEET 17)



T. 4 S., R. 33 E.

MAY 19 2000

JUL 2 1999

RECEIVED

APR 09 1998

RECEIVED

JUL 27 1999

STATE OF IDAHO
IDAHO DEPARTMENT OF WATER RESOURCES

Department of Water Resources

Department of Water Resources NOTICE OF CHANGE OF WATER RIGHT OWNERSHIP

Department of Water Resources

Please print or type. Attach pages with additional information. Instructions are on the back of this page.
Incomplete forms will be returned.

RECEIVED

RECEIVED

1. Water Right No(s).: 35-10390 -deeded
Adjudication Claim No(s).: _____
2. The following REQUIRED information must be submitted with this form:
- A. A copy of the most recent DEED, TITLE POLICY, CONTRACT OF SALE or other legal document indicating your ownership of the property and water rights or claims in question, WITH ATTACHED LEGAL DESCRIPTION.
AND
- B. PLAT OF PROPERTY or SURVEY MAP for parcel of ten acres or less. (These are usually attached to your deed or on file with the county.)
OR
- C. For water rights or adjudication claims involving ten or more irrigated acres, a USDA Farm Service Agency AERIAL PHOTO with irrigated acres outlined and point(s) of diversion clearly marked.
3. Name and Address of Former Owner/Claimant
LEE J SPACKMAN
EUGENE H. SPACKMAN
1479 WEST 600 SOUTH
PINGREE, ID 83262
4. New Owner/Claimant(s)
RONDA L. OLSON
Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
New Mailing Address
1373 WEST 600 SOUTH
City, State and ZIP Code
PINGREE, ID 83262
New Telephone Number
(208) 684-4944
5. Date you acquired the property
AUGUST 5TH 1997
6. If you have acquired only a portion of the former owner's property, IDWR may need to split the water right(s) or adjudication claim(s). If this applies, describe in detail your portion of each water right or adjudication claim in the spaces below. If necessary, attach additional pages.
- Number of acres you irrigate 1.59 Number and type of stock _____
Diversion rate in CFS _____ Number of homes 1 Other uses _____
- If a water right or adjudication claim is being split and you are not sure how to identify your portion of the original right or claim, please contact the nearest IDWR office for assistance.
7. Signature of New Owner or Claimant(s)
Ronda L. Olson
- (Corporations or other organizations must submit a list of directors and/or officers demonstrating authority to sign form.)
8. For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him or her for all matters related to your claims.

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JUL 19 2000

INSTRUCTIONS

This form has been prepared to assist new owners of property to comply with the requirements of Sections 42-248 and 42-1409(6), Idaho Code. Section 42-248 requires certain property holders to notify the Department of Water Resources (IDWR) of any change in mailing address or ownership of all or part of a water right record on file with IDWR. Section 42-1409(6) provides that new property owners must notify IDWR of any change in ownership of a water right during an adjudication of water rights. Required claims may be filed by a new owner.

Separate brochures are available from IDWR describing the adjudication of water rights and the requirement to notify IDWR of changes in ownership. Please contact your nearest IDWR office, or call 1-800-451-4129, if you would like more information or need help completing this form. Please attach additional sheets to the form if you require additional space to describe or explain any of the items on the form.

1. If there are water rights associated with the property, the seller should be able to provide you with the water right or adjudication claim number(s). Please enter these number(s) at Item 1. If you or the seller believes there are water rights for the property but the numbers are unknown, you may wish to contact IDWR for assistance in identifying the water rights for the property in question. If claims for the rights are required, and have not been filed, IDWR will so advise you.
2. The information described at Item 2 is required, since IDWR cannot process the requested change without documentation of ownership. The preferred types of documentation are shown; contact IDWR if you have difficulty obtaining this information. Do not obtain a new survey for purposes of this form before contacting IDWR.
3. Please provide the name and address of the former owner of the water right and/or adjudication claim at Item 3.
4. The name, mailing address, and telephone number of the new owner(s) is entered at Item 4. Please indicate the relationship between multiple owners by using the connector 'and', 'or', or 'and/or'. If an 'and' is used, all parties must sign this form. If an 'and/or' or 'or' is used, all parties may sign. However, only one of the named parties is required to sign.
5. At Item 5, please provide the date the property in question was acquired. This may be the date of "closing" in the case of a real estate transaction or the date of court order for other types of ownership changes.
6. You may be purchasing only a portion of the total water right held by the seller. This means the water right held by the seller may be "split" to provide your share of the right in question. Be sure to include a description of the portion of the water right you have purchased at Item 6.

Please provide as much detail as possible concerning your water right: include the number of homes, irrigated acreage if more than 1/2 acre is irrigated, type and number of stock if your right is for stockwater, etc. In the absence of information to the contrary, IDWR will assume the intent is to split the rights *proportionately*.

7. The new owner(s) must sign the form in the space(s) provided at Item 7. Corporations and other organizations must submit a list of directors or officers demonstrating the authority of the director or officer to sign the form.
8. There is no filing fee. When complete, you should retain a copy and return the original of the form to the IDWR office nearest you:

IDWR Western Region, 2735 Airport Way, Boise, ID 83705-5082 (208) 334-2190

IDWR Southern Region, 1341 Fillmore St. N., Twin Falls, ID 83301-3380 (208) 736-3033

IDWR Northern Region, 1910 Northwest Blvd., Suite 210, Coeur d'Alene, ID 83814-2615 (208) 769-1450

IDWR Eastern Region, 900 N. Skyline Dr., Suite A, Idaho Falls, ID 83402-1718 (208) 525-7161



COMMITMENT FOR TITLE INSURANCE

ISSUED BY

First American Title Insurance Company



AGREEMENT TO ISSUE POLICY

We agree to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

The Provisions in Schedule A.

The Requirements in Schedule B-1.

The Exceptions in Schedule B-2.

The Conditions on the other side of this page 1.

This Commitment is not valid without SCHEDULE A and Sections 1 and 2 of SCHEDULE B.



First American Title Insurance Company

BY *Parker S. Kennedy* PRESIDENT

ATTEST *Mark A. Amerson* SECRETARY

BY *Carrie Hemmett* COUNTERSIGNED

ORDER NO: 37368

MICROFILMED

MAY 19 2000



First American Title Insurance Company

INFORMATION

The Title Insurance Commitment is a legal contract between you and the company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy.

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT.

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CONDITIONS	other side of 1

YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.

If you have any questions about the Commitment, please contact the issuing office.



SCHEDULE A

1. Commitment Date: July 23, 1997, at 8:56 p.m.
2. Policy or Policies to be issued: Policy Amount Premium

[X] (a) Lender's Extended Policy \$38,000.00 \$413.40
Form 1056-92 (10-17-92)
Proposed Insured: IDAHO STATE UNIVERSITY FEDERAL CREDIT UNION

[X] (b) Endorsements: 100, 116, 8.1 \$50.00
3. A fee simple interest in the land described in this Commitment is owned, at the Commitment Date, by:

TRACT A: RONDA OLSON, an unmarried woman
TRACT B: RONDA L. OLSON, an unmarried woman
4. The Land referred to in this Commitment is described as follows:

TRACT A:
A portion of Lot 3, Section 2, Township 4 South, Range 33, E.B.M., Bingham County, Idaho, described as:
Beginning at the NW corner of said Lot 3; and running thence S. along the W. line of said Lot 3, 193 feet; thence E. 164 feet; thence N. 193 feet to the N. line of said Section 2; thence W. 164 feet to the point of beginning. EXCEPTING THEREFROM the county road along the N. side thereof.

TRACT B:
A portion of Lot 3, Section 2, Township 4 South, Range 33 E.B.M., Bingham County, Idaho, described as:
Beginning at a point that is S. 193 feet from the NW corner of said Lot 3, and running thence S. along the W. line of said Lot 3, 229 feet; thence E. 164 feet; thence N. 229 feet; thence W. 164 feet to the point of beginning.

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MAY 19 2006



SCHEDULE B - SECTION 1

Requirements

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (d) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (e) Release(s) or Reconveyance(s) of items(s) as per buyers and/or lenders instructions.
- (f) Other:
- (g) You must give us the following information:
 - 1. Any off record leases, surveys, etc.
 - 2. Statement(s) of identity, all parties.
 - 3. Other:
 - i. We will require that the Letters Testamentary appointing Valora Spackman Personal Representative of the Estate of Eugene Spackman, deceased, be recorded in Bingham County.

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MAY 19 2000

**SCHEDULE B - SECTION 2****Exceptions**

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

PART I:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. Unpatented mining claims: reservations or exceptions in patents or in acts authorizing the issuance thereof: water rights, claims, or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes for 1997 are an accruing lien and not yet due or payable. (General taxes for 1996, in the original amount of \$423.8 less circuit breaker of \$329.80, leaving tax amount of \$94.00, Parcel No. 01516.02 as to Tract A, and \$835.52, Parcel No. 01516.01 as to Tract B and other property, are paid in full.)
8. Power line easement granted to Idaho Power Company recorded as Instrument No. 46443.
(Over Lot 3 of Section 2)

(Continued)

RECORDED
MAY 10 2000



Order No. 37368

SCHEDULE B - SECTION 2

**Exceptions
(Continued)**

9. Deed of Trust (With Power of Sale) dated July 21, 1997 to secure an indebtedness in the principal sum of \$36,000.00, and any other amounts and/or obligations secured thereby.

Recorded: July 23, 1997, Instrument No. 455802
Grantor: Ronda L. Olson
Trustee: Scott H. Hansen, Attorney
Beneficiary: Valora Spackman

NOTE: If you have any questions regarding this report, please feel free to contact your Title Examiner, KIM WOOD.

NOTE: PURSUANT TO THE STATE OF IDAHO INSURANCE REGULATION:

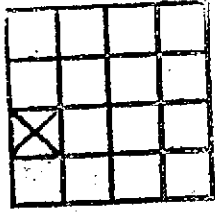
A minimum cancellation fee of \$100.00 will be charged on all cancelled orders unless notified to the contrary. All orders shall be cancelled and a billing sent within 6 months of the effective date on the commitment.

END SCHEDULE B

RECORDED
MAY 19 2000

NEW

2-48-33



164

193'

↑ N

229'

A

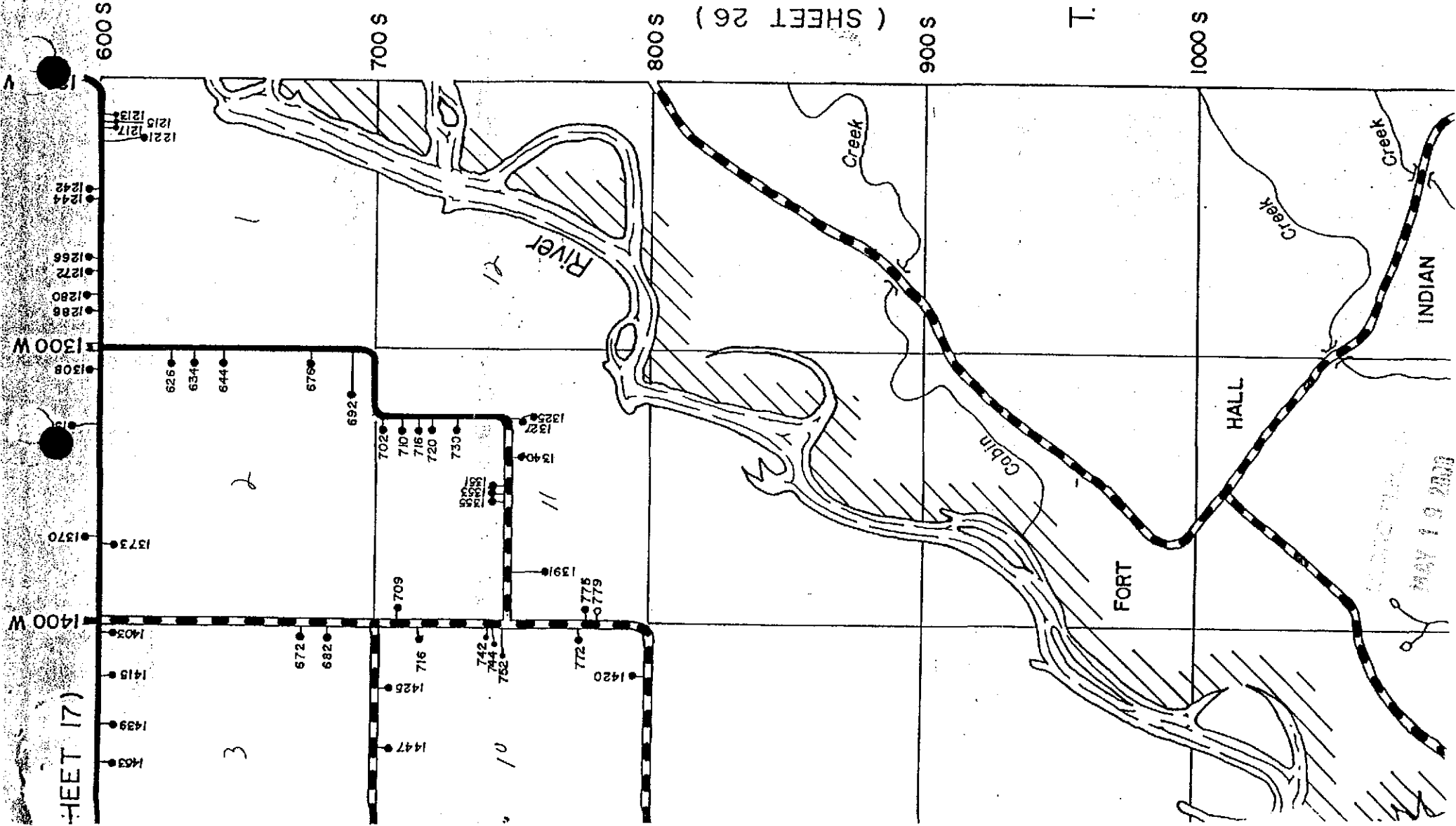
B

164'

THIS SKETCH IS MADE SOLELY FOR THE PURPOSE OF
ASSISTING IN LOCATING THE PREMISES AND THE
COMPANY ASSURES NO LIABILITY FOR VARIATIONS
IF ANY, WITH AN ACTUAL SURVEY.
FIRST AMERICAN TITLE COMPANY

MAY 10 2002

SHEET (17)



(SHEET 26)

T. 4 S., R. 33 E.

MAY 19 2003

RECEIVED

JUL 22 1999

Department of Water Resources

[Space Above This Line For Recording Data]

LOAN NO. 21786-7 #5

DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on July 30, 1997
RONDA L OLSON, AN UNMARRIED WOMAN

. The grantor is

("Borrower"). The trustee is
FIRST AMERICAN TITLE COMPANY

("Trustee"). The beneficiary is Idaho State University Federal Credit Union,

which is organized and existing under the laws of Idaho
address is Campus Box 8029, 9th and Carter
Pocatello, ID 83209
Thirty Nine Thousand and no/100

, and whose

("Lender"). Borrower owes Lender the principal sum of

Dollars (U.S. \$ 39,000.00).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on August 5, 2012

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in Bingham County, Idaho:

SEE ATTACHED EXHIBIT "A" FOR LONG LEGAL

which has the address of 1373 WEST 600 SOUTH,
Idaho 83262

PINGREE

[Street, City],

[Zip Code] ("Property Address");

IDAHO-Single Family-FNMA/FHLMC UNIFORM
INSTRUMENT Form 3013 9/90

VMP -6R(ID) (92121.01)

Amended 5/91

VMP MORTGAGE FORMS - (800)521-7291

Page 1 of 6 MW 12/92

Initials: RD



IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In Re SRBA)
Case No. 39576)
_____)

PARTIAL DECREE PURSUANT TO
I.R.C.P. 54(b) FOR OCT 31 AM 10:04

Water Right 35-10390 DISTRICT COURT-SRBA
TWIN FALLS CO., IDAHO
FILED _____

NAME & ADDRESS: LEE J SPACKMAN
EUGENE H SPACKMAN
1479 W 600 S
PINGREE ID 83262

SOURCE: GROUNDWATER

QUANTITY: 0.06 CFS

THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000
GALLONS PER DAY.

PRIORITY DATE: 04/01/1920

POINT OF DIVERSION: T04S R33E S02 LOT 3 (NWENW)

Within BINGHAM County

PURPOSE AND
PERIOD OF USE:

PURPOSE OF USE
STOCKWATER
DOMESTIC 1 HOME

PERIOD OF USE
01-01 12-31
01-01 12-31

QUANTITY
0.02 CFS
0.04 CFS

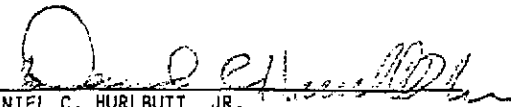
PLACE OF USE: STOCKWATER Within BINGHAM County
T04S R33E S02 Lot 3 (NENW)

DOMESTIC Within BINGHAM County
T04S R33E S02 Lot 3 (NENW)

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A
DETERMINATION OF HISTORICAL BENEFICIAL USE.

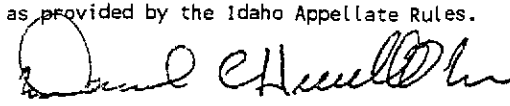
DATED: OCT 31 1997


DANIEL C. HURLBUTT, JR.
PRESIDING JUDGE
Snake River Basin Adjudication

RULE 54(b) CERTIFICATE

With respect to the issues determined by the above judgment or order, it is hereby CERTIFIED, in accordance with Rule 54(b), I.R.C.P., that the court has determined that there is no just reason for delay of the entry of a final judgment and that the court has and does hereby direct that the above judgment or order shall be a final judgment upon which execution may issue and an appeal may be taken as provided by the Idaho Appellate Rules.

DATED: OCT 31 1997


DANIEL C. HURLBUTT, JR.
PRESIDING JUDGE
Snake River Basin Adjudication

PARTIAL DECREE PURSUANT TO I.R.C.P. 54(b)
Water Right 35-10390

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PAGE 1
OCT-20-1997

MICROFILMED

DEC 01 1998

MAY 19 2000



State of Idaho

DEPARTMENT OF WATER RESOURCES

1301 North Orchard Street, P.O. Box 83720, Boise, Idaho 83720-0098

Phone: (208) 327-7900 FAX: (208) 327-7866

DIRK KEMPTHORNE
GOVERNOR

KARL J. DREHER
DIRECTOR

July 23 1999

RONDA L OLSON
1373 W 600 S
PINGREE ID 83262

RE: Decreed Water Right 36-10390

Dear Ms. Olson:

The department acknowledges receipt of correspondence changing ownership of the above referenced decreed water right to you. The department has modified its records to reflect the change in ownership and has enclosed a computer-generated report for your records.

Please note that as of July 1, 1996, water right owners are required to report any change of water right ownership and any change of mailing address of the owner of a water right to the department. Notice of the change must be provided to the department within 120 days of the change. Change reporting forms are available from any office of the department.

Please feel free to contact the department if you have questions.

Sincerely,

for L. GLEN SAXTON, Chief
Water Allocation Bureau

LGS:klt

Enclosure

MAILED

MAY 19 2000



State of Idaho

DEPARTMENT OF WATER RESOURCES

1301 North Orchard Street, P.O. Box 83720, Boise, Idaho 83720-0098

Phone: (208) 327-7900 FAX: (208) 327-7866

July 2, 1999

RECEIVED

DIRK KEMPTHORNE
GOVERNOR

JUL 22 1999

KARL J. DREHER
DIRECTOR

RONDA L OLSON
1373 W 600 S
PINGREE ID 83262

Department of Water Resources

RE: Change of Ownership for Water Right #5-10390

Dear Ms. Olson:

The Notice of Change of Water Right Ownership form and accompanying support documentation that you sent to our office has been forwarded to me for handling.

The support documentation that you sent includes a *Commitment for Title Insurance/Agreement to Issue Policy*. This is not the same as a **Title Policy** and therefore we cannot use it. I am returning your paperwork to you with the required information highlighted on the ownership change form.

We will be happy to complete your request for ownership change upon receipt of the required information.

If you have any questions regarding this matter, please call me at 208-327-7941.

Sincerely,

Kari Lynn Townsend
Secretary

/k

Enclosure

I hope the attached Deed of Trust is what you need.

*Thank you,
Ronda L. Olson*

MAILED

MAY 13 2000