

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

**RECEIVED**  
**MAR 25 2005**  
Department of Water Resources  
Southern 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 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                    |
|--------------------|-----------------------------|--------------------------|-----------------------------|-----------------------------|--------------------------|
| <u>36-2090B</u>    | <u>                    </u> | <input type="checkbox"/> | <u>36-10850A</u>            | <u>                    </u> | <input type="checkbox"/> |
| <u>36-2582A</u>    | <u>                    </u> | <input type="checkbox"/> | <u>                    </u> | <u>36-10863A</u> AS         | <input type="checkbox"/> |
| <u>36-2582B</u>    | <u>                    </u> | <input type="checkbox"/> | <u>36-10863B</u>            | <u>                    </u> | <input type="checkbox"/> |
| <u>36-7246A</u>    | <u>                    </u> | <input type="checkbox"/> | <u>36-16042 -</u>           | <u>                    </u> | <input type="checkbox"/> |
| <u>36-7246B</u>    | <u>                    </u> | <input type="checkbox"/> | <u>                    </u> | <u>                    </u> | <input type="checkbox"/> |

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) 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 PROPERTY or SURVEY MAP.

3. Name and Address of Former Owner/Claimant(s): Owyhee Ranches, Inc.
4. New Owner/Claimant(s): Steven D. & Maria Young, Roy M. Young  
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: 2004

**SUPPORT DATA**

**IN FILE #** 36-2090B

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: \_\_\_\_\_

| <u>Water Use</u> | <u>Diversion Rate or Volume</u><br>(cubic feet per second or acre-feet annum) | <u>Description</u><br>(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: \_\_\_\_\_

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

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

By Steven D Young

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: _____ |

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

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Southern Region

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| Water<br>Right No.(s) | Adjudication<br>Claim No.(s) | Split                    | Water<br>Right No.(s)       | Adjudication<br>Claim No. (s) | Split                    |
|-----------------------|------------------------------|--------------------------|-----------------------------|-------------------------------|--------------------------|
| <u>36-2090B</u>       | <u>                    </u>  | <input type="checkbox"/> | <u>36-10850A</u>            | <u>                    </u>   | <input type="checkbox"/> |
| <u>36-2582A</u>       | <u>                    </u>  | <input type="checkbox"/> | <u>                    </u> | <u>36-10863A</u>              | <input type="checkbox"/> |
| <u>36-2582B</u>       | <u>                    </u>  | <input type="checkbox"/> | <u>36-10863B</u>            | <u>                    </u>   | <input type="checkbox"/> |
| <u>36-7246A</u>       | <u>                    </u>  | <input type="checkbox"/> | <u>36-16042</u>             | <u>                    </u>   | <input type="checkbox"/> |
| <u>36-7246B</u>       | <u>                    </u>  | <input type="checkbox"/> | <u>                    </u> | <u>                    </u>   | <input type="checkbox"/> |

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- 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) 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 PROPERTY or SURVEY MAP.

3. Name and Address of Former Owner/Claimant(s): Owyhee Ranches, Inc.
4. New Owner/Claimant(s): Steven D. & Maria Young, Roy M. Young  
 New Mailing Address: P.O. Box ~~707~~ 307  
 City, State, Zip Code: Rupert, Idaho 83350  
 New Telephone Number: (208) 436-7500 7550
5. Date you acquired the property: 2004

**SUPPORT DATA****IN FILE #** 36-2090B

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<br>(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<br>(cubic feet per second or acre-feet annum) | Description<br>(acres, number and type of stock, homes, etc.) |
| Irrigation                                                                                                              | _____                                                                  | _____                                                         |
| Stock                                                                                                                   | _____                                                                  | _____                                                         |
| Domestic                                                                                                                | _____                                                                  | _____                                                         |
| Other: _____                                                                                                            | _____                                                                  | _____                                                         |
| TOTAL                                                                                                                   | _____                                                                  | _____                                                         |

| DESCRIPTION OF YOUR PORTION OF WATER RIGHT<br>(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<br>(cubic feet per second or acre-feet annum) | Description<br>(acres, number and type of stock, homes, etc.) |
| Irrigation                                                                                                              | _____                                                                  | _____                                                         |
| Stock                                                                                                                   | _____                                                                  | _____                                                         |
| Domestic                                                                                                                | _____                                                                  | _____                                                         |
| Other: _____                                                                                                            | _____                                                                  | _____                                                         |
| TOTAL                                                                                                                   | _____                                                                  | _____                                                         |

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

By Steven D Young

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     |                      |                            | Fee: <u>475<sup>00</sup></u> | 8/19 |
| Received by: <u>ADm</u> | Date: <u>3/22/05</u> | Receipt No: <u>5027486</u> |                              |      |
| Received by: <u>ADm</u> | Date: <u>3/22/05</u> | WR: _____                  |                              |      |
| Processed by: _____ AJ  | Date: _____          | Date: _____                |                              |      |

## QUITCLAIM DEED & LAND USE AGREEMENT

For value received, Mainline Ranches, Inc., as grantor, hereby quitclaims unto Steven D. Young & Maria Young, husband and wife, and Roy M. Young, a married man as his sole and separate property, the grantee, all of the grantor's right, title, and interest in and to the following described water rights situated in Minidoka County, Idaho:

That portion of those water rights on record with the Idaho Department of Water Resources described in, but not limited to, the list attached as Exhibit A which are appurtenant to the parcel identified as RPM55 0000 0000 C by Minidoka County tax lot records retained by Mainline Ranches and consisting of a portion of the SW1/4 SW1/4 of Section 1, located in Township 8S, Range 25E., Idaho B.M.

It is furthermore hereby agreed that irrigation of the parcel described above and retained by the grantee may continue as currently configured insofar as it is in accordance with Idaho Law.

Grantor has caused this quitclaim deed to be executed this 16<sup>th</sup> day of May, 2005.

By: Bruce Hunsaker Pres. Mainline Ranches, Inc.  
Bruce Hunsaker (President - Mainline Ranches, Inc.)

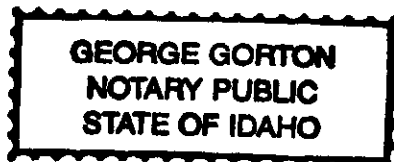
State of Idaho )  
 ) S.S.  
County of Cassia )

On this 16 day of May, in the year of 200 5, before me, a Notary Public, personally appeared Bruce Hunsaker, proved to me on The basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same.

George Gorton  
Notary Public

In and for said State and County

11/30/07  
My Commission Expires on



S  
E  
A  
L

## EXHIBIT 'A'

| Basin | Sequence | Suffix | Basis          | Status | Priority Date | Diverslon Rate | Source       | Water Use  |
|-------|----------|--------|----------------|--------|---------------|----------------|--------------|------------|
| 36    | 2090     | B      | Decreed        | Active | 1950-04-20    | 0.11           | GROUND WATER | IRRIGATION |
| 36    | 2092     |        | Decreed        | Active | 1950-04-28    | 4.25           | GROUND WATER | IRRIGATION |
| 36    | 2097     |        | Decreed        | Active | 1950-11-14    | 6.8            | GROUND WATER | IRRIGATION |
| 36    | 2258     | B      | Decreed        | Active | 1954-05-12    | 2.04           | GROUND WATER | IRRIGATION |
| 36    | 2259     |        | Decreed        | Active | 1954-05-14    | 7.8            | GROUND WATER | IRRIGATION |
| 36    | 2433     |        | Decreed        | Active | 1960-10-01    | 5.04           | GROUND WATER | IRRIGATION |
| 36    | 2434     |        | Decreed        | Active | 1960-09-30    | 2.92           | GROUND WATER | IRRIGATION |
| 36    | 2435     |        | Decreed        | Active | 1960-10-01    | 4.8            | GROUND WATER | IRRIGATION |
| 36    | 2582     | A      | Decreed        | Active | 1963-11-17    | 3.52           | GROUND WATER | IRRIGATION |
| 36    | 2582     | B      | Decreed        | Active | 1963-11-17    | 0.03           | GROUND WATER | IRRIGATION |
| 36    | 2618     |        | Decreed        | Active | 1965-07-28    | 2.9            | GROUND WATER | IRRIGATION |
| 36    | 7209     |        | Decreed        | Active | 1971-11-17    | 4.01           | GROUND WATER | IRRIGATION |
| 36    | 7246     | A      | Decreed        | Active | 1972-05-18    | 3.81           | GROUND WATER | IRRIGATION |
| 36    | 7246     | B      | Decreed        | Active | 1972-05-18    | 0.04           | GROUND WATER | IRRIGATION |
| 36    | 7627     |        | Decreed        | Active | 1976-06-07    | 5.57           | GROUND WATER | IRRIGATION |
| 36    | 8227     |        | License        | Active | 1983-06-30    | 1.91           | GROUND WATER | IRRIGATION |
| 36    | 10515    |        | Decreed        | Active | 1960-05-01    | 1.66           | GROUND WATER | IRRIGATION |
| 36    | 10850    | A      | Decreed        | Active | 1952-02-20    | 9.23           | GROUND WATER | IRRIGATION |
| 36    | 10863    | A      | Beneficial Use | Active | 1970-05-01    | 2.57           | GROUND WATER | IRRIGATION |
| 36    | 10863    | B      | Decreed        | Active | 1970-05-01    | 0.03           | GROUND WATER | IRRIGATION |
| 36    | 15264    | A      | Beneficial Use | Active | 1966-08-24    | 0.68           | GROUND WATER | IRRIGATION |
| 36    | 15264    | B      | Beneficial Use | Active | 1979-08-04    | 0.71           | GROUND WATER | IRRIGATION |
| 36    | 16042    |        | Decreed        | Active | 1952-02-20    | 0.09           | GROUND WATER | IRRIGATION |
| 36    | 16309    |        | Decreed        | Active | 1950-04-20    | 5.67           | GROUND WATER | IRRIGATION |
|       |          |        |                |        |               |                |              |            |

QUITCLAIM & LAND USE AGREEMENT: Mainline Ranch - Maria, Steve, Roy Young  
5/6/05

## AGREEMENT FOR SPLIT OF IRRIGATION WATER RIGHTS

This Agreement is made effective this 14 day of March, 2005 by and between Steven D. Young & Maria Young, husband and wife, and Roy M. Young, a married man as his sole and separate property (hereinafter referred to as Youngs) and Mountain View Land, Limited Partnership (hereinafter referred to as Mountain View).

- Youngs are owners of irrigated lands consisting of a 5,447 acre permissible place of use (PPU) with 5,185 acres authorized for irrigation in any single irrigation season. The irrigated acres are situated in portions of Section 27 of T. 7 S., R. 25 E., B.M. Sections 21, 22, 28, 29, 32 & 33 of T. 7 S., R. 26 E., B.M. Section 1 of T. 8 S., R. 25 E., B.M. Sections 1, 2, 4, 7, 8, 9, 11, 12, 13 & 14 of T. 8 S., R. 26 E., B.M. Sections 7 & 8 of T. 8 S., R. 27 E., B.M. The water rights appurtenant to the parcels (with the exceptions of 36-8227, 36-10863A, 36-15264A, 36-15264B,) have been partially decreed in the Snake River Basin Adjudication.

- A search of water rights associated with the 5,447 acre PPU reveals the following 24 irrigation water rights:

| IDWR Water Right # | Priority Date | Decreed Date/STATUS | Diversion Rate [cfs] | Diversion Volume [afa] |
|--------------------|---------------|---------------------|----------------------|------------------------|
| 36-2090A           | Apr 20 1950   | Dec 3 2001          | 10.75                | 2236                   |
| 36-2090B           | Apr 20 1950   | Dec 3 2001          | 0.11                 | 24                     |
| 36-2092            | Apr 28 1950   | Dec 3 2001          | 4.25                 | 1256                   |
| 36-2097            | Nov 14 1950   | Dec 3 2001          | 6.8                  | 2080                   |
| 36-2259            | May 14 1954   | Aug 27 2001         | 7.8                  | 2060                   |
| 36-2433            | Oct 1 1960    | Aug 27 2001         | 5.04                 | 1148                   |
| 36-2434            | Sep 30 1960   | Aug 27 2001         | <sup>1</sup> (2.92)  | (1284)                 |
| 36-2435            | Oct 1 1960    | Aug 27 2001         | (4.8)                | 1208                   |
| 36-2582A           | Nov 17 1963   | Dec 5 2001          | 3.52                 | 772                    |
| 36-2582B           | Nov 17 1963   | Dec 5 2001          | 0.03                 | 8                      |
| 36-2618            | Jul 28 1965   | Dec 5 2001          | 2.9                  | 1028                   |
| 36-7209            | Nov 17 1971   | Aug 27 2001         | 4.01                 | 1856                   |
| 36-7246A           | May 18 1972   | Dec 12 2001         | 3.81                 | 1042.9                 |
| 36-7246B           | May 18 1972   | Dec 12 2001         | 0.04                 | 10.9                   |
| 36-7627            | Jun 7 1976    | Aug 27 2001         | 5.57                 | 1280                   |
| 36-8227            | Jun 30 1983   | LICENSE             | 1.91                 | 162.2                  |
| 36-10515           | May 1 1960    | Aug 27 2001         | 1.66                 | 568                    |
| 36-10850A          | Feb 20 1952   | Jan 4 2002          | 9.23                 | 2844                   |
| 36-10863A          | May 1 1970    | CLAIM               | (2.57)               | 700                    |
| 36-10863B          | May 1 1970    | Jan 10 2003         | (0.03)               | 8                      |
| 36-15264A          | Aug 24 1966   | CLAIM               | (0.68)               | 180                    |
| 36-15264B          | Aug 4 1979    | CLAIM               | (0.71)               | 216                    |
| 36-16041           | Feb 20 1952   | Jan 2 2002          | 0.08                 | 24                     |
| 36-16042           | Feb 20 1952   | Jan 2 2002          | 0.09                 | 28                     |

<sup>1</sup> Parentheses indicate authorized rates/volumes which do not effect the total combined limits.

*front* Priority date of April 20<sup>th</sup> 1950 *SDY*

3. Youngs agree to the division of 264 acres of water right 36-2090A to be considered specifically and solely appurtenant to the two irrigated pivots in the E1/2 of Section 27, T. 7S, R. 25E. Consisting of 320 acres of ground and 264 acres of irrigation with sole point of diversion to be located in the SW 1/4 SE 1/4 NE 1/4 of said Section 27.
4. Water right 36-16041 is owned and appurtenant to U.S. Bureau of Land Management (BLM) ground and an agreement is pending from BLM in order for the point of diversion in Section 27, T. 7S., R. 25 E., B.M. to be removed from the water right.
5. All other water rights within the current 5,447 acre PPU shall have the well in the SW1/4 SW1/4 NE1/4 of Section 27, T. 7 S., R. 25 E., B.M. and all acres in said Section 27 removed from their authorized point of diversion and place of use for all remaining water rights and portions thereof.
6. Prior to the proposed division, current total water rights are as follows

| Owner  | PPU<br>[Acres] | Irrigation<br>[Acres] | Authorized Discharge<br>[cfs] | Annual Irrigation<br>Volume<br>[acre feet] |
|--------|----------------|-----------------------|-------------------------------|--------------------------------------------|
| Youngs | 5,447          | *5,185                | *67.60                        | *20,740                                    |
| Total  | 5,447          | *5,185                | *67.60                        | *20,740                                    |

\* Current combined limits of all Youngs PPU water rights<sup>2</sup>.

7. After the division, proposed water rights are as follows

| Owner         | PPU<br>Acres | Irrigation<br>Acres | Authorized Discharge<br>[cfs] | Annual Irrigation<br>Volume<br>[acre feet] |
|---------------|--------------|---------------------|-------------------------------|--------------------------------------------|
| Youngs        | 5,183        | **4,921             | **62.52                       | **19,684                                   |
| Mountain View | 264          | 264                 | 5.08                          | 1,056                                      |
| Total         | 5,447        | 5,185               | 67.60                         | 20,740                                     |

\*\* Proposed combined limits of remaining Youngs PPU water rights.

8. This Agreement shall be binding until changed or nullified by the parties in writing.
9. This Agreement shall be governed by the laws of the State of Idaho.
10. This Agreement may be modified or amended if the amendment is made in writing and is signed by both parties.

Youngs:

Steven D. Young 3-14-05  
 Signature Date  
Steven D. Young  
 Name  
owner  
 Title

Mountain View Land:

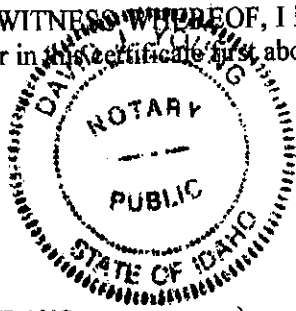
Steve Whitesides 3-14-05  
 Signature Date  
Steve Whitesides  
 Name  
Partner  
 Title

<sup>2</sup>Water right 36-16041 appurtenant to BLM land included in all combined limits.

STATE OF IDAHO )  
County of Mindoka )  
SS

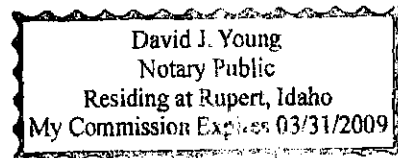
On this 14 day of March, 2005, before me, a Notary Public for said County and State, personally appeared STEVEN D. YOUNG, known or identified to me, to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



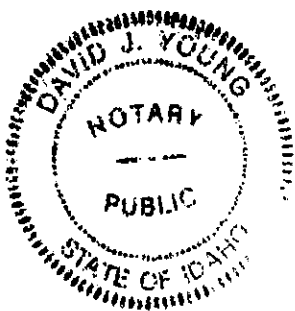
NOTARY PUBLIC FOR IDAHO  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

STATE OF IDAHO )  
 )  
 ) ss.  
County of Minidoka )

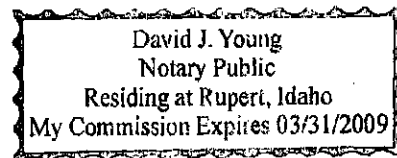


On this 14 day of March, 2005, before me, a Notary Public for said County and State, personally appeared STEVE WHITESIDES, known or identified to me, to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



NOTARY PUBLIC FOR IDAHO  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_





# WARRANTY DEED

No #

471476

For Value Received

**Young and Young of Idaho, Inc., an Idaho corporation**

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

**Steven D. Young and Maria Young, husband and wife, and Roy M. Young, a married man as his sole and separate property, all doing business as S&R, Inv.**

**Address: P. O. Box 707  
Rupert, Idaho 83350**

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

PARCEL NO. 1:

TOWNSHIP 7 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,  
MINIDOKA COUNTY, IDAHO

Section 27: E½

TOWNSHIP 8 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,  
MINIDOKA COUNTY, IDAHO

Section 1: That part of the S½S½ of said Section 1, lying South of the Union Pacific Railroad right of way, SAVE AND EXCEPT the following described tracts:

Tract No. 1:

Beginning at the Northwest corner of SW¼SW¼ of said Section 1, which point shall be known as the True Point of Beginning;

Thence East for 700 feet;

Thence South for 300 feet;

Thence West for 700 feet;

Thence North for 300 feet to the True Point of Beginning.

Tract No. 2:

Beginning at the quarter corner common to Sections 1 and 12, Township 8 South, Range 25 East of the Boise Meridian, Minidoka County, Idaho; thence along the boundary common to said Sections 1 and 12, South 89°59' East for 40.0 feet; thence North 1°59' West for 45.00 feet to the True Point of Beginning;

Thence continuing North 1°59' West for 510.00 feet;

Thence North 88°00'36.9" East for 199.88 feet;

Thence South 1°59' East for 510.00 feet;

Thence South 88°00'36.9" West for 199.88 feet to the True Point of Beginning.

Section 1: That part of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 1, lying South of the Union Pacific Railroad right of way,

SAVE AND EXCEPT the W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$

Lot 6 in Block 9 of Sears Addition No. 1 to the City of Minidoka, Minidoka County, Idaho, as the same is platted in the official plat thereof, now of record in the office of the Recorder of said County.

TOWNSHIP 8 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,  
MINIDOKA COUNTY, IDAHO

Section 2: A portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 2, more particularly described as follows:

Beginning at the Southeast corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
Thence North 180 feet along the East section line of said Section 2;  
Thence West 330 feet;  
Thence South 180 feet;  
Thence East 330 feet to the Point of Beginning.

**TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto.**

**SUBJECT TO:**

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

**Taxes for 2001 and subsequent years.**

**Assessments levied, or to be levied, by Magic Valley Ground Water District.**

**An Easement for Power Line, dated March 3, 1958 executed by Gerald Morgan and W. H. Shillington, a partnership, to Idaho Power Company, a corporation, recorded October 13, 1958 in Book 36 of Deeds, Page 388, records of Minidoka County, Idaho.**

**An Easement, dated November 6, 1958, executed by Ira R. Ure and Edna B. Ure, husband and wife, to Robert C. Banning and Ethel M. Banning, husband and wife, recorded February 3, 1959 in Book 36 of Deeds, Page 377, records of Minidoka County, Idaho.**

**An Easement, dated July 17, 1958 executed by Ira R. Ure and Edna B. Ure, husband and wife, to Idaho Power Company, a corporation, recorded February 12, 1959 in Book 36 of Deeds, Page 393, records of Minidoka County, Idaho.**

**An Easement dated March 29, 1973 executed by Ross A. Hunsaker and Alvin Keller, co-partners, doing business as H and K Farms, whose wives' names are Doris Hunsaker and Alice Keller, to the City of Minidoka, State of Idaho, a municipal corporation, recorded May 2, 1973 as Document No. 233311, records of Minidoka County, Idaho.**

**An Idaho Mortgage and Security Agreement to The Mutual Life Insurance Company of New York, a New York, Mortgage, dated December 1, 1993 and recorded December 2, 1993 as Instrument No. 409858, records**

of Minidoka County, Idaho.

A Financing Statement in favor of The Mutual Life Insurance Company of New York, recorded December 2, 1993 as Instrument No. 409859, records of Minidoka County, Idaho.

An Idaho Mortgage to MONY Life Insurance Company dated April 19, 1999 and recorded April 28, 1999 as Instrument No. 441418, records of Minidoka County, Idaho.

A Financing Statement in favor of MONY Life Insurance Company recorded April 28, 1999 as Instrument No. 441419, records of Minidoka County, Idaho.

A Financing Statement in favor of First National Equipment Financing, Inc. recorded May 17, 2001 as Instrument No. 453254, records of Minidoka County, Idaho.

A Memorandum of Lease and Of Option between Mainline Ranches, Inc. and Desert View Farms, Inc., dated June 19, 201 and recorded July 13, 2001 as Instrument No. 454211, records of Minidoka County, Idaho. LESSEE'S ASSIGNMENT OF OPTION TO PURCHASE AND LEASEHOLD INTEREST-REAL ESTATE LEASE to Northwest Farm Credit Services, FLCA, dated August 15, 2003 and recorded August 22, 2003 as Instrument No. 467680, records of Minidoka County, Idaho.

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: March 22, 2004

YOUNG AND YOUNG OF IDAHO, INC.

By: Steven D. Young

Steven D. Young, President

ATTEST

David J. Young - Sec.  
David J. Young, Secretary/Treasurer

STATE OF IDAHO )

) ss.

COUNTY OF Cassia )

Instrument # 471476

MINIDOKA COUNTY, RUPERT, IDAHO  
2004-03-29 02:24:33 No. of Pages: 3

Recorded for : BURLEY LAND TITLE  
DUANE SMITH Fee: 9.00

Ex-Officio Recorder Deputy Li

On this 22 day of **March**, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared **Steven D. Young and David J. Young**, known or identified to me to be the President and Secretary/Treasurer of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

SUSAN M. KECK  
NOTARY PUBLIC  
STATE OF IDAHO

Susan M. Keck  
Notary Public  
Residing at: Almo, ID  
My Commission expires: 7-08-2009

# WARRANTY DEED

#38524MC

470707

For Value Received

**Mainline Ranches, Inc., an Idaho corporation**

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

**Young and Young of Idaho, Inc., an Idaho corporation**

Address: P. O. Box 707  
Rupert, Idaho 83350

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

PARCEL NO. 1:

TOWNSHIP 7 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,  
MINIDOKA COUNTY, IDAHO

Section 27: E½

TOWNSHIP 8 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,  
MINIDOKA COUNTY, IDAHO

Section 1: That part of the S½S½ of said Section 1, lying South of the Union Pacific Railroad right of way, SAVE AND EXCEPT the following described tracts:

Tract No. 1:

Beginning at the Northwest corner of SW¼SW¼ of said Section 1, which point shall be known as the True Point of Beginning;

Thence East for 700 feet;

Thence South for 300 feet;

Thence West for 700 feet;

Thence North for 300 feet to the True Point of Beginning.

Tract No. 2:

Beginning at the quarter corner common to Sections 1 and 12, Township 8 South, Range 25 East of the Boise Meridian, Minidoka County, Idaho; thence along the boundary common to said Sections 1 and 12, South 89°59' East for 40.0 feet; thence North 1°59' West for 45.00 feet to the True Point of Beginning;

Thence continuing North 1°59' West for 510.00 feet;

Thence North 88°00'36.9" East for 199.88 feet;

Thence South 1°59' East for 510.00 feet;

Thence South 88°00'36.9" West for 199.88 feet to the True Point of Beginning.

Section 1:

That part of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 1, lying South of the Union Pacific Railroad right of way,

SAVE AND EXCEPT the W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$



Lot 6 in Block 9 of Sears Addition No. 1 to the City of Minidoka, Minidoka County, Idaho, as the same is platted in the official plat thereof, now of record in the office of the Recorder of said County.

TOWNSHIP 8 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,  
MINIDOKA COUNTY, IDAHO



Section 2: A portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 2, more particularly described as follows:

Beginning at the Southeast corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
Thence North 180 feet along the East section line of said Section 2;  
Thence West 330 feet;  
Thence South 180 feet;  
Thence East 330 feet to the Point of Beginning.

PARCEL NO. 2:

**AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE FOLLOWING:**

TOWNSHIP 9 SOUTH, RANGE 23 EAST, BOISE MERIDIAN,  
MINIDOKA COUNTY, IDAHO

Section 36: That part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ , more particularly described as follows:

Beginning at the North  $\frac{1}{4}$  section corner of Section 36, said corner marked by a railroad spike; Thence South 0°23'38" West along the  $\frac{1}{4}$  section line for 41.43 feet to a  $\frac{1}{2}$ " rebar on the South right-of-way of State Highway 25; Thence South 89°45'28" East along said Highway right-of-way for 854.23 feet to a  $\frac{1}{2}$ " rebar, said point lying North 89°45'28" West for 465.54 feet from the East line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; Thence South 0°24'15" West for 300.00 feet to a  $\frac{1}{2}$ " rebar which shall be the Point of Beginning; Thence South 89°45'28" East for 10.44 feet to a  $\frac{1}{2}$ " rebar;  
Thence South 0°26'26" West for 424.89 feet to a point on the centerline of a drain ditch;  
Thence North 84°19'57" West along said drain ditch centerline for 147.21 feet to a point;  
Thence North 0°26'26" East for 410.98 feet to a point;  
Thence South 89°45'28" East for 136.16 feet to the Point of Beginning.

Parcel No. 3: continued on Exhibit "A"

**TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto.**

**SUBJECT TO:**

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

EXHIBIT "A"

Parcel No. 3:

**AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE FOLLOWING:**

TOWNSHIP 9 SOUTH, RANGE 23 EAST, BOISE MERIDIAN,  
MINIDOKA COUNTY, IDAHO

Section 36: A Non-exclusive Road Easement for ingress and egress for the benefit of Parcel No. 2, granted by Brad Neibaur and Diane Neibaur, also known as Dianne Neibaur, husband and wife, to Brad Neibaur and Dianne Neibaur, husband and wife, undivided one-half interest and Mainline Ranches, Inc., an Idaho Corporation, an undivided one-half interest, by Warranty Deed recorded August 20, 1990 as Document No. 392946, Minidoka County records, over the following described land:

Beginning at the North  $\frac{1}{4}$  section corner of Section 36, said corner marked by an railroad spike; Thence South  $0^{\circ}23'38''$  West along the  $\frac{1}{4}$  section line for 41.43 feet to a  $\frac{1}{2}$ " rebar on the South right-of-way of State Highway 25; Thence South  $89^{\circ}45'28''$  East along said highway right-of-way for 794.23 feet to a  $\frac{1}{2}$ " rebar which shall be the Point of Beginning;  
Thence South  $89^{\circ}45'28''$  East along said highway right-of-way for 60.00 feet to a  $\frac{1}{2}$ " rebar;  
Thence South  $0^{\circ}24'15''$  West for 300.00 feet to a  $\frac{1}{2}$ " rebar;  
Thence North  $89^{\circ}45'28''$  West for 357.77 feet to a point;  
Thence North  $0^{\circ}23'38''$  East for 60.00 feet to a point;  
Thence South  $89^{\circ}45'28''$  East for 297.78 feet to a point;  
Thence North  $0^{\circ}24'15''$  East for 240.00 feet to the Point of Beginning.

Instrument # 470707  
MINIDOKA COUNTY, RUPERT, IDAHO  
2004-02-11 02:11:39 No. of Pages: 5  
Recorded for : BURLEY LAND TITLE  
DUANE SMITH Fee: 15.00  
Ex-Officio Recorder Deputy *Lee*

Taxes for 2001 and subsequent years.

Assessments levied, or to be levied, by Magic Valley Ground Water District.

An Easement for Power Line, dated March 3, 1958 executed by Gerald Morgan and W. H. Shillington, a partnership, to Idaho Power Company, a corporation, recorded October 13, 1958 in Book 36 of Deeds, Page 388, records of Minidoka County.

An Easement, dated November 6, 1958, executed by Ira R. Ure and Edna B. Ure, husband and wife, to Robert C. Banning and Ethel M. Banning, husband and wife, recorded February 3, 1959 in Book 36 of Deeds, Page 377, records of Minidoka County, Idaho.

An Easement, dated July 17, 1958 executed by Ira R. Ure and Edna B. Ure, husband and wife, to Idaho Power Company, a corporation, recorded February 12, 1959 in Book 36 of Deeds, Page 393, records of Minidoka County, Idaho.

An Easement dated March 29, 1973 executed by Ross A. Hunsaker and Alvin Keller, co-partners, doing business as H and K Farms, whose wives' names are Doris Hunsaker and Alice Keller, to the City of Minidoka, State of Idaho, a municipal corporation, recorded May 2, 1973 as Document No. 233311, records of Minidoka County, Idaho.

An Idaho Mortgage and Security Agreement to Mutual Life Insurance Company of New York, Mortgagee, dated December 1, 1993 and recorded December 2, 1993 as Instrument No. 409858, records of Minidoka County, Idaho.

A Financing Statement in favor of The Mutual Life Insurance Company of New York recorded December 2, 1993 as Instrument No. 409859, records of Minidoka County, Idaho.

An Idaho Mortgage to MONY Life Insurance Company dated April 19, 1999 and recorded April 28, 1999 as Instrument No. 441418, records of Minidoka County, Idaho.

A Financing Statement in favor of MONY Life Insurance Company recorded April 28, 1999 as Instrument No. 441419, records of Minidoka County, Idaho.

A Financing Statement in favor of First National Equipment Financing, Inc. recorded May 17, 2001 as Instrument No. 453254, records of Minidoka County, Idaho.

A Memorandum of Lease and Of Option between Mainline Ranches, Inc. and Desert View Farms, Inc., dated June 19, 2001 and recorded July 13, 2001 as Instrument No. 454211, records of Minidoka County, Idaho. LESSEE'S ASSIGNMENT OF OPTION TO PURCHASE AND LEASEHOLD INTEREST-REAL ESTATE LEASE to Northwest Farm Credit Services, FLCA, dated August 15, 2003 and recorded August 22, 2003 as Instrument No. 467680, records of Minidoka County, Idaho.

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and to the successors 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 incumbrance except as above described and that Grantor will warrant and defend the same from all lawful claims whatsoever.

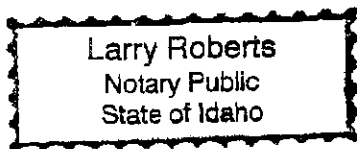
Dated: February 4, 2004

MAINLINE RANCHES, INC.

By: Bruce R. Hunsaker  
Bruce R. Hunsaker, President

STATE OF IDAHO            )  
                                  ) ss.  
COUNTY OF Cassia        )

On this 4<sup>th</sup> day of **February, 2004**, before me, the undersigned, a Notary Public in and for said State, personally appeared **Bruce R. Hunsaker**, known or identified to me to be the President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



[Signature]  
Notary Public  
Residing at: Burley, ID  
My Commission expires: 6-30-09

K27860

2

## WARRANTY DEED

For Value Received

**Mainline Ranches, Inc., an Idaho corporation**

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

**Young and Young of Idaho, Inc., an Idaho corporation**  
**Address: P.O. Box 707**  
**Rupert, Idaho 83350**

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

**Parcel No. 1:**

**TOWNSHIP 7 SOUTH, RANGE 26 EAST OF THE BOISE MERIDIAN,  
BLAINE COUNTY, IDAHO**

Section 20: NE $\frac{1}{4}$ ; S $\frac{1}{2}$ ; and S $\frac{1}{2}$ NW $\frac{1}{4}$   
Section 21: All  
Section 22: NE $\frac{1}{4}$ ; N $\frac{1}{2}$ SE $\frac{1}{4}$ ; and W $\frac{1}{2}$   
Section 27: W $\frac{1}{2}$   
Section 28: All  
Section 29: NE $\frac{1}{4}$ ; S $\frac{1}{2}$ ; S $\frac{1}{2}$ NW $\frac{1}{4}$ ; and NE $\frac{1}{4}$ NW $\frac{1}{4}$   
Section 32: E $\frac{1}{2}$ ; N $\frac{1}{2}$ NW $\frac{1}{4}$ ; SE $\frac{1}{4}$ NW $\frac{1}{4}$  and SE $\frac{1}{4}$ SW $\frac{1}{4}$   
Section 33: All  
Section 34: W $\frac{1}{2}$

**TOWNSHIP 8 SOUTH, RANGE 26 EAST OF THE BOISE MERIDIAN,  
BLAINE COUNTY, IDAHO**

Section 4: Lots 1, 2, 3, all of Lot 4, EXCEPT beginning at a point 25 feet South and 25 feet East of the Government Survey Stake placed on the Northwest corner of Section 4, Township 8 South, Range 26 East, Boise Meridian, thence 70 yards due South; thence 140 yards due East; thence 70 yards due North and; thence 140 yards due West to the Place of Beginning, designated as Tax Lot 1175 on Blaine County Tax Assessor's Rolls.



S $\frac{1}{2}$ N $\frac{1}{2}$ ; N $\frac{1}{2}$ SE $\frac{1}{4}$ ; SW $\frac{1}{4}$ SE $\frac{1}{4}$ ; E $\frac{1}{2}$ SW $\frac{1}{4}$ ; W $\frac{1}{2}$ SW $\frac{1}{4}$

Section 5: Lots 1, 2, 3, SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; E $\frac{1}{2}$ SE $\frac{1}{4}$   
Section 8: NE $\frac{1}{4}$ NE $\frac{1}{4}$   
Section 9: N $\frac{1}{2}$ NW $\frac{1}{4}$ ; NW $\frac{1}{4}$ NE $\frac{1}{4}$

A parcel of land being a portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 8, and part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 9, All in Township 8 South, Range 26 East of the Boise Meridian, Blaine County, State of Idaho.



N 37.7 AC

Beginning at the Northwest corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 9 of T.8 S., R. 26 E., B.M., said corner marked by a 5/8" rebar which shall be the Point of Beginning; thence S 89°59'48" E along the north line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  for a distance of 1320.27 feet to the Northeast corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  marked by a 5/8" rebar; thence S 00°03'42" E along the east line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  for a distance of 1022.00 feet to a 1/2" rebar on the north right-of-way of the Union Pacific Railroad; thence N 73°06'18" W along said line for a distance of 2724.50 feet; thence continuing along said line along a tangent curve to the right for a distance of 37.54 feet to a 1/2" rebar on the west line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 8, said curve having a radius of 17044.52 feet and a central angle of 0°07'34" and a long chord bearing of N 73°02'31" W for a distance of 37.54 feet; thence N 00°03'57" W along the west line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  for a distance of 217.84 feet to the Northwest corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  marked by a 5/8" rebar; thence N 89°56'05" E along the north line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  for a distance of 1321.70 feet to the Point of Beginning.

Parcel No. 2:

**TOWNSHIP 8 SOUTH, RANGE 26, EAST OF THE BOISE MERIDIAN,  
BLAINE COUNTY, IDAHO**

**Section 6: Part of the S $\frac{1}{2}$  of Section 6, more particularly described as follows:**

Beginning at the Southwest section corner of Section 6 of T.8 S., R.26 E., B.M., said corner marked by a U. S. General Land Office iron pipe with a brass cap on top which shall be the Point of Beginning;

Thence North 00°06'35" East along the west section line for a distance of 315.24 feet to the Southeast corner of Section 1 of T.8 S., R.25 E., B.M., said corner marked by a U. S. General Land Office iron pipe with a brass cap on top;

Thence North 00°30'58" East along the west section line for a distance of 857.12 feet to the south rail road right-of-way;

Thence South 73°07'43" East along said right-of-way for a distance of 4029.09 feet to the south section line;

Thence South 89°57'20" West along said line for a distance of 1184.90 feet to the South  $\frac{1}{4}$  section corner;

Thence South 89°57'20" West along the south section line for a distance of 2679.09 feet to the Point of Beginning.

N 52 AC

**AND**

**TOWNSHIP 8 SOUTH, RANGE 26 EAST, BOISE MERIDIAN,  
BLAINE COUNTY, IDAHO**

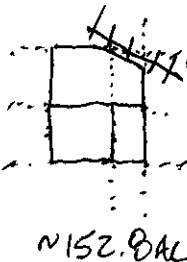
**Section 7: Lots 1, 2, 3, 4, E $\frac{1}{2}$ W $\frac{1}{2}$ , SE $\frac{1}{4}$  and that part of the NE $\frac{1}{4}$  more particularly described as follows:**

Beginning at the NW corner of the NE $\frac{1}{4}$  of said Section 7 which point shall be known as the True Point of Beginning;

Thence North 89°57'20" East along the section line for 1184.90 feet to the point on the southerly line of the railroad right-of-way;

Thence South 73°07'43" East along the railroad right-of-way for 1518.11 feet to a point on the East line of said Section 7;

Thence South 00°05'59" East for 2200.24 feet to the Southeast corner of the NE $\frac{1}{4}$ ;



N 152.8 AC

Thence South 89°57'41" West for 2639.20 feet to the Southwest corner of the NE¼;  
Thence North 00°02'59" West for 2641.68 feet to the True Point of Beginning.

AND

TOWNSHIP 8 SOUTH, RANGE 26 EAST, BOISE MERIDIAN,  
BLAINE COUNTY, IDAHO

Section 8 and 9: That part of Section 8 and W½SW¼, SW¼NW¼ of Section 9 that lies South of the railroad right-of-way, more particularly described as follows:

Beginning at the Southwest corner of Section 8, Township 8 South, Range 26 East, Boise Meridian, Blaine County, Idaho which point shall be known as the True Point of Beginning;

Thence North 00°05'59" West along the West section line for 4842.19 feet to a point on the Southerly right-of-way of the railroad;

Thence South 73°07'43" East for 446.83 feet to a point;

Thence along a curve with a delta angle of 01°41'37" with a radius of 18579.79 and an arc of 549.20, a tangent of 274.62, chord of 549.18 with a chord bearing of South 72°16'55" East to a point;

Thence South 71°26'06" East for 1787.15 feet to a point on the East line of the NE¼ of said Section 8;

Thence South 00°04'52" East for 10.17 feet;

Thence North 89°55'43" East for 30.14 feet;

Thence South 71°26'06" East along the Southerly railroad right-of-way for a distance of 834.10 feet;

Thence along a curve with a delta angle of 01°40'15" with a radius of 17244.52 and an arc of 502.85, a tangent of 251.44, chord of 502.83 with a chord bearing of South 72°16'43" East to a point;

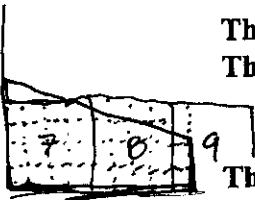
Thence South 73°06'50" East for a distance of 2785.47 feet to a point on the East line of the SW¼NW¼ of Section 9, Township 8 South, Range 26 East, B. M., Blaine County, Idaho;

Thence South 00°04'11" East for 89.47 feet to the Northeast corner of the W½SW¼;

Thence South 00°04'45" East along the East line of the W½SW¼ for 2640.54 feet to a point on the South line of said Section 9;

Thence South 89°57'49" West for 1321.23 feet to the Southwest corner of said Section 9;

Thence South 89°55'00" West along the South boundary line of said Section 8, Township 8 South, Range 26 East, B. M., Blaine County, Idaho for a distance of 5284.18 feet to the Point of Beginning.



TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto.

SUBJECT TO:

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

Taxes for 2001 and subsequent years.

Levies and assessments of American Falls Aberdeen Area Ground Water District.

Right-of-Way Easement, by and between Willard E. S. Engel and American Telephone and Telegraph Company, recorded as Instrument No. 83352, records of Blaine County, Idaho.

Right-of-Way Easement, in favor of American Telephone and Telegraph Company of Wyoming, recorded as Instrument No. 83815, records of Blaine County, Idaho.

Power Line Easement in favor of Idaho Power Company recorded as Instrument No. 114628, records of Blaine County, Idaho.

Power Line Easement in favor of Idaho Power Company recorded as Instrument No. 114629, records of Blaine County, Idaho.

Power Line Easement in favor of Idaho Power Company recorded as Instrument No. 115572, records of Blaine County, Idaho.

Power Line Easement in favor of Idaho Power Company recorded as Instrument No. 118353, records of Blaine County, Idaho.

Right-of-Way Easement in favor of Idaho Power Company recorded September 16, 1980 as Instrument No. 206958, records of Blaine County, Idaho.

Amendment of Easement recorded May 4, 1998 as Instrument No. 413772, records of Blaine County, Idaho.

Power Line Easement in favor of Idaho Power Company recorded as Instrument No. 278176, records of Blaine County, Idaho.

Power Line Easement in favor of Idaho Power Company recorded as Instrument No. 313032, records of Blaine County, Idaho.

Power Line Easement dated July 24, 1972, by and between Morgan & Shillington and N. H. Shillington, Partner, Grantor, and Idaho Power Company, a corporation, Grantee, recorded April 27, 1973 as Instrument No. 140009, records of Blaine County, Idaho.

A Mortgage in favor of Northwest Farm Credit Services, ACA dated August 9, 1993 and recorded August 23, 1993 as Instrument No. 356001, records of Blaine County, Idaho.

A Mortgage in favor of The Mutual Life Insurance Company of New York dated December 1, 1993 and recorded December 2, 1993 as Instrument No. 359718, records of Blaine County, Idaho.

A UCC-1 Financing Statement in favor of The Mutual Life Insurance Company of New York recorded December 2, 1993 as Instrument No. 359719, records of Blaine County, Idaho.

Easement in Patent recorded September 28, 1995 as Instrument No. 382672, records of Blaine County, Idaho.

A UCC-1 Financing Statement in favor of The Sprinkler Shop, Inc. and Diversified Financial Services, Inc. recorded April 27, 1999 as Instrument No. 426615, records of Blaine County, Idaho.

A Mortgage and Security Agreement in favor of MONY Life Insurance Company dated April 19, 1999 and recorded April 28, 1999 as Instrument No. 426668, records of Blaine County, Idaho.

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A UCC-1 Financing Statement in favor of MONY Life Insurance Company recorded April 28, 1999 as Instrument No. 426669, records of Blaine County, Idaho.

Reservations, Right-of-Way and Easement as shown in that certain Warranty Deed, recorded June 1, 1999 as Instrument No. 427833, records of Blaine County, Idaho.

A Purchase Money Mortgage in favor of Juanita Klingler, Trustee of the Dale H. Klingler and Juanita Klingler Trust U.T.D. June 8, 1994 dated May 12, 1999 and recorded June 1, 1999 as Instrument No. 427834, records of Blaine County, Idaho.

A UCC-1 Financing Statement in favor of Juanita Klingler, Trustee recorded June 1, 1999 as Instrument No. 427835, records of Blaine County, Idaho.

Common Default Agreement in favor of MONY Life Insurance Company recorded June 30, 1999 as Instrument No. 429100, records of Blaine County, Idaho.

A Memorandum of Lease and of Option in favor of Desert View Farms, Inc. recorded July 9, 2001 as Instrument No. 452880, records of Blaine County, Idaho. Lessee's Assignment of Option to purchase and leasehold interest-Real Estate Lease, in favor of Northwest Farm Credit Services, recorded August 22, 2003, as Instrument No. 490037, records of Blaine County, Idaho.

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and to the successors 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.

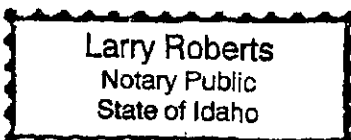
Dated: February 4, 2004

MAINLINE RANCHES, INC.

By: Bruce R. Hunsaker  
Bruce R. Hunsaker  
President

STATE OF IDAHO           )  
                                  ) ss.  
COUNTY OF Cassia       )

On this 5<sup>th</sup> day of February, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared **Bruce R. Hunsaker**, known or identified to me to be the **President** of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



[Signature]  
Notary Public  
Residing at: Burley, ID  
My Commission expires: 6-30-09

1029860

# WARRANTY DEED

No #

For Value Received

**Young and Young of Idaho, Inc., an Idaho corporation**

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

**Steven D. Young and Maria Young, husband and wife, and Roy M. Young, a married man as his sole and separate property, all doing business as S&R, Inv.**

**Address: P. O. Box 707  
Rupert, Idaho 83350**

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

**Parcel No. 1:**

**TOWNSHIP 7 SOUTH, RANGE 26 EAST OF THE BOISE MERIDIAN,  
BLAINE COUNTY, IDAHO**

**Section 20: NE $\frac{1}{4}$ ; S $\frac{1}{2}$ ; and S $\frac{1}{2}$ NW $\frac{1}{4}$   
Section 21: All  
Section 22: NE $\frac{1}{4}$ ; N $\frac{1}{2}$ SE $\frac{1}{4}$ ; and W $\frac{1}{2}$   
Section 27: W $\frac{1}{2}$   
Section 28: All  
Section 29: NE $\frac{1}{4}$ ; S $\frac{1}{2}$ ; S $\frac{1}{2}$ NW $\frac{1}{4}$ ; and NE $\frac{1}{4}$ NW $\frac{1}{4}$   
Section 32: E $\frac{1}{2}$ ; N $\frac{1}{2}$ NW $\frac{1}{4}$ ; SE $\frac{1}{4}$ NW $\frac{1}{4}$  and SE $\frac{1}{4}$ SW $\frac{1}{4}$   
Section 33: All  
Section 34: W $\frac{1}{2}$**

**Instrument # 501251**

HAILEY, BLAINE, IDAHO  
2004-04-01 02:13:00 No. of Pages: 5  
Recorded for : FIRST AMERICAN TITLE  
MARSHA RIEMANN Fee: 15.00  
Ex-Officio Recorder Deputy *mp*  
Index to: WTYQCICORP DEED

**TOWNSHIP 8 SOUTH, RANGE 26 EAST OF THE BOISE MERIDIAN,  
BLAINE COUNTY, IDAHO**

**Section 4: Lots 1, 2, 3, all of Lot 4, EXCEPT beginning at a point 25 feet South and 25 feet East of the Government Survey Stake placed on the Northwest corner of Section 4, Township 8 South, Range 26 East, Boise Meridian, thence 70 yards due South; thence 140 yards due East; thence 70 yards due North; and thence 140 yards due West to the Place of Beginning, designated as Tax Lot 1175 on Blaine County Tax Assessor's Rolls.**

**S $\frac{1}{2}$ N $\frac{1}{2}$ ; N $\frac{1}{2}$ SE $\frac{1}{4}$ ; SW $\frac{1}{4}$ SE $\frac{1}{4}$ ; E $\frac{1}{2}$ SW $\frac{1}{4}$ ; W $\frac{1}{2}$ SW $\frac{1}{4}$**

**Section 5: Lots 1, 2, 3, SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; E $\frac{1}{2}$ SE $\frac{1}{4}$   
Section 8: NE $\frac{1}{4}$ NE $\frac{1}{4}$   
Section 9: N $\frac{1}{2}$ NW $\frac{1}{4}$ ; NW $\frac{1}{4}$ NE $\frac{1}{4}$**

**A parcel of land being a portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 8, and part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 9, all in Township 8 South, Range 26 East of the Boise Meridian, Blaine County, State of Idaho.**

Beginning at the Northwest corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 9 of T.8 S., R.26 E., B. M., said corner marked by a 5/8" rebar which shall be the Point of Beginning; thence S 89°59'48" E along the north line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  for a distance of 1320.27 feet to the Northeast corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  marked by a 5/8" rebar; thence S 00°03'42" E along the east line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  for a distance of 1022.00 feet to a 1/2" rebar on the North right-of-way of the Union Pacific Railroad; thence N 73°06'18" W along said line for a distance of 2724.50 feet; thence continuing along said line along a tangent curve to the right for a distance of 37.54 feet to a 1/2" rebar on the West line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 8, said curve having a radius of 17044.52 feet and a central angle of 0°07'34" and a long chord bearing of N 73°02'31" W for a distance of 37.54 feet; thence N 00°03'57" W along the west line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  for a distance of 217.84 feet to the Northwest corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  marked by a 5/8" rebar; thence N 89°56'05" E along the north line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  for a distance of 1321.70 feet to the Point of Beginning.

Parcel No. 2:

TOWNSHIP 8 SOUTH, RANGE 26, EAST OF THE BOISE MERIDIAN,  
BLAINE COUNTY, IDAHO

Section 6: Part of the S $\frac{1}{2}$  of Section 6, more particularly described as follows:

Beginning at the Southwest section corner of Section 6 of T.8 S., R.26 E., B.M., said corner marked by a U. S. General Land Office iron pipe with a brass cap on top which shall be the Point of Beginning;

Thence North 00°06'35" East along the west section line for a distance of 315.24 feet to the Southeast corner of Section 1 of T.8 S., R.25 E., B.M., said corner marked by a U. S. General Land Office iron pipe with a brass cap on top;

Thence North 00°30'58" East along the west section line for a distance of 857.12 feet to the south rail road right-of-way;

Thence South 73°07'43" East along said right-of-way for a distance of 4029.09 feet to the south section line;

Thence South 89°57'20" West along said line for a distance of 1184.90 feet to the South  $\frac{1}{4}$  section corner;

Thence South 89°57'20" West along the south section line for a distance of 2679.09 feet to the Point of Beginning;

AND

TOWNSHIP 8 SOUTH, RANGE 26 EAST, BOISE MERIDIAN,  
BLAINE COUNTY, IDAHO

Section 7: Lots 1, 2, 3, 4, E $\frac{1}{2}$ W $\frac{1}{2}$ , SE $\frac{1}{4}$  and that part of the NE $\frac{1}{4}$  more particularly described as follows:

Beginning at the NW corner of the NE $\frac{1}{4}$  of said Section 7 which point shall be known as the True Point of Beginning;

Thence North 89°57'20" East along the section line for 1184.90 feet to the point on the southerly line of the railroad right-of-way;

Thence South 73°07'43" East along the railroad right-of-way for 1518.11 feet to a point on the East line of said Section 7;

Thence South 00°05'59" East for 2200.24 feet to the Southeast corner of the NE $\frac{1}{4}$ ;

Thence South  $89^{\circ}57'41''$  West for 2639.20 feet to the Southwest corner of the NE $\frac{1}{4}$ ;  
Thence North  $00^{\circ}02'59''$  West for 2641.68 feet to the True Point of Beginning.

AND

TOWNSHIP 8 SOUTH, RANGE 26 EAST, BOISE MERIDIAN,  
BLAINE COUNTY, IDAHO

Section 8 and 9: That part of Section 8 and W $\frac{1}{2}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 9 that lies South of the railroad right-of-way, more particularly described as follows:

Beginning at the Southwest corner of Section 8, Township 8 South, Range 26 East, Boise Meridian, Blaine County, Idaho which point shall be known as the True Point of Beginning;  
Thence North  $00^{\circ}05'59''$  West along the West section line for 4842.19 feet to a point on the Southerly right-of-way of the railroad;  
Thence South  $73^{\circ}07'43''$  East for 446.83 feet to a point;  
Thence along a curve with a delta angle of  $01^{\circ}41'37''$  with a radius of 18579.79 and an arc of 549.20, a tangent of 274.62, chord of 549.18 with a chord bearing of South  $72^{\circ}16'55''$  East to a point;  
Thence South  $71^{\circ}26'06''$  East for 1787.15 feet to a point on the East line of the NE $\frac{1}{4}$  of said Section 8;  
Thence South  $00^{\circ}04'52''$  East for 10.17 feet;  
Thence North  $89^{\circ}55'43''$  East for 30.14 feet;  
Thence South  $71^{\circ}26'06''$  East along the Southerly railroad right-of-way for a distance of 834.10 feet;  
Thence along a curve with a delta angle of  $01^{\circ}40'15''$  with a radius of 17244.52 and an arc of 502.85, a tangent of 251.44, chord of 502.83 with a chord bearing of South  $72^{\circ}16'43''$  East to a point;  
Thence South  $73^{\circ}06'50''$  East for a distance of 2785.47 feet to a point on the East line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 9, Township 8 South, Range 26 East, B.M., Blaine County, Idaho;  
Thence South  $00^{\circ}04'11''$  East for 89.47 feet to the Northeast corner of the W $\frac{1}{2}$ SW $\frac{1}{4}$ ;  
Thence South  $00^{\circ}04'45''$  East along the East line of the W $\frac{1}{2}$ SW $\frac{1}{4}$  for 2640.54 feet to a point on the South line of said Section 9;  
Thence South  $89^{\circ}57'49''$  West for 1321.23 feet to the Southwest corner of said Section 9;  
Thence South  $89^{\circ}55'00''$  West along the South boundary line of said Section 8, Township 8 South, Range 26 East, B.M., Blaine County, Idaho, for a distance of 5284.18 feet to the Point of Beginning.

EXCEPTING all potato cellars and grain storage facilities located on the herein described property.

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto.

SUBJECT TO:

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

Taxes for 2001 and subsequent years.

Levies and assessments of American Falls Aberdeen Area Ground Water District.

Right-of-Way Easement, by and between Willard E. S. Engel and American Telephone and Telegraph Company, recorded as Instrument No. 83352, records of Blaine County, Idaho.

**Right-of-Way Easement, in favor of American Telephone and Telegraph Company of Wyoming, recorded as Instrument No. 83815, records of Blaine County, Idaho.**

**Power Line Easement in favor of Idaho Power Company recorded as Instrument No. 114628, records of Blaine County, Idaho.**

**Power Line Easement in favor of Idaho Power Company recorded as Instrument No. 114629, records of Blaine County, Idaho.**

**Power Line Easement in favor of Idaho Power Company recorded as Instrument No. 115572, records of Blaine County, Idaho.**

**Power Line Easement in favor of Idaho Power Company recorded as Instrument No. 118353, records of Blaine County, Idaho.**

**Right-of-Way Easement in favor of Idaho Power Company recorded September 16, 1980 as Instrument No. 206958, records of Blaine County, Idaho.**

**Amendment of Easement recorded May 4, 1998 as Instrument No. 413772, records of Blaine County, Idaho.**

**Power Line Easement in favor of Idaho Power Company recorded as Instrument No. 278176, records of Blaine County, Idaho.**

**Power Line Easement in favor of Idaho Power Company recorded as Instrument No. 313032, records of Blaine County, Idaho.**

**Power Line Easement dated July 24, 1972, by and between Morgan & Shillington and N. H. Shillington, Partner, Grantor, and Idaho Power Company, a corporation, Grantee, recorded April 27, 1973 as Instrument No. 140009, records of Blaine County, Idaho.**

**A Mortgage in favor of Northwest Farm Credit Services, ACA dated August 9, 1993 and recorded August 23, 1993 as Instrument No. 356001, records of Blaine County, Idaho.**

**A Mortgage in favor of The Mutual Life Insurance Company of New York dated December 1, 1993 and recorded December 2, 1993 as Instrument No. 359718, records of Blaine County, Idaho.**

**A UCC-1 Financing Statement in favor of The Mutual Life Insurance Company of New York recorded December 2, 1993 as Instrument No. 359719, records of Blaine County, Idaho.**

**Easement in Patent recorded September 28, 1995 as Instrument No. 382672, records of Blaine County, Idaho.**

**A UCC-1 Financing Statement in favor of The Sprinkler Shop, Inc. and Diversified Financial Services, Inc. recorded April 27, 1999 as Instrument No. 426615, records of Blaine County, Idaho.**

**A Mortgage and Security Agreement in favor of MONY Life Insurance Company dated April 19, 1999 and recorded April 28, 1999 as Instrument No. 426668, records of Blaine County, Idaho.**

**A UCC-1 Financing Statement in favor of MONY Life Insurance Company recorded April 28, 1999 as Instrument No. 426669, record of Blaine County, Idaho.**

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Reservations, Right-of-Way and Easement as shown in that certain Warranty Deed, recorded June 1, 1999 as Instrument No. 427833, records of Blaine County, Idaho.

A Purchase Money Mortgage in favor of Juanita Klingler, Trustee of the Dale H. Klingler and Juanita Klingler Trust U.T.D. June 8, 1994 dated May 12, 1999 and recorded June 1, 1999 as Instrument No. 427834, records of Blaine County, Idaho.

A UCC-1 Financing Statement in favor of Juanita Klingler, Trustee recorded June 1, 1999 as Instrument No. 427835, records of Blaine County, Idaho.

Common Default Agreement in favor of MONY Life Insurance Company recorded June 30, 1999 as Instrument No. 429100, records of Blaine County, Idaho.

A Memorandum of Lease and of Option in favor of Desert View Farms, Inc. recorded July 9, 2001 as Instrument No. 452880, records of Blaine County, Idaho. Lessee's Assignment of Option to purchase and leasehold interest-Real Estate Lease, in favor of Northwest Farm Credit Services, recorded August 22, 2003, as Instrument No. 490037, records of Blaine County, Idaho.

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: March 22, 2004

YOUNG AND YOUNG OF IDAHO, INC.

By: Steven D. Young

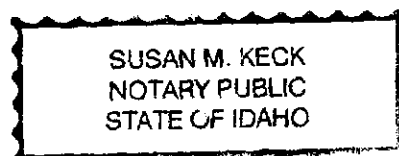
Steven D. Young, President

ATTEST

David J. Young  
David J. Young, Secretary/Treasurer

STATE OF IDAHO )  
 ) ss.  
COUNTY OF Cassia )

On this 22 day of March, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared **Steven D. Young and David J. Young**, known or identified to me to be the President and Secretary/Treasurer of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



Susan M. Keck  
Notary Public Almo  
Residing at: Almo, ID  
My Commission expires: 09/08/2009

12786

# WARRANTY DEED

No #

For Value Received

Instrument # 501252

HAILEY, BLAINE, IDAHO

2004-04-01 02:14:00 No. of Pages: 3

Recorded for: FIRST AMERICAN TITLE

MARSHA RIEMANN

Fee: 9.00

Ex-Officio Recorder Deputy

Index to: WTY/QC/CORP DEED

**Young and Young of Idaho, Inc., an Idaho corporation**

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

**Steven D. Young and Maria Young, husband and wife, and Roy M. Young, a married man as his sole and separate property, all doing business as S&R, Inv.**

**Address: P. O. Box 707**

**Rupert, Idaho 83350**

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

**TOWNSHIP 8 SOUTH, RANGE 26 EAST, BOISE MERIDIAN,  
BLAINE COUNTY, IDAHO**

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

**Section 2: SE $\frac{1}{4}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$  and SE $\frac{1}{4}$ SE $\frac{1}{4}$**

**Section 11: SE $\frac{1}{4}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ , S $\frac{1}{2}$ NW $\frac{1}{4}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SW $\frac{1}{4}$ , NE $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ NE $\frac{1}{4}$  and NE $\frac{1}{4}$ NW $\frac{1}{4}$**

**Section 12: All**

**Section 13: N $\frac{1}{2}$ NW $\frac{1}{4}$ , E $\frac{1}{2}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ NE $\frac{1}{4}$**

**And the following described parcels:**

**A parcel of land located within a portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  and S $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 13 and a portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  and a portion of the N $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 14, all in Township 8 South, Range 26 East, B.M., Blaine County, Idaho and more particularly described as follows:**

**Beginning at the Northeast Section corner of Section 14 of Township 8 South, Range 26 East, B.M., said corner marked by a 5/8" rebar which shall be the Point of Beginning; thence South 00°00'08" West along the East section line for a distance of 1,320.87 feet to the Southeast corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  marked by a 5/8" rebar; thence South 89°59'56" East, along the North line of the S $\frac{1}{2}$ NW $\frac{1}{4}$  and SW $\frac{1}{4}$ NE $\frac{1}{4}$  for a distance of 3,960.39 feet to the Northeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  marked by a 5/8" rebar; thence South 00°01'38" East, along the East line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  for a distance of 1,281.17 feet to a 1/2" rebar on the North right of way of the Union Pacific Railroad; thence North 73°05'34" West, along said line for a distance of 6,907.75 feet to a 1/2" rebar on the West line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence North 00°04'45" West along said line for a distance of 594.69 feet to the N $\frac{1}{4}$  Section corner of Section 14 marked by a 5/8" rebar; thence South 89°58'04" East along the North Section line for a distance of 2,649.06 feet to the Point of Beginning.**

**A parcel of land located within a portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ S $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 13, and a portion of the N $\frac{1}{2}$ NE $\frac{1}{4}$  and SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 14, all in the Township 8 South, Range 26 East, Boise Meridian, Blaine County, Idaho and described as follows:**

**Beginning at the East 1/4 Section corner of Section 14 of Township 8 South, Range 26 East, B.M., said corner marked by a 5/8" rebar which shall be the Point of Beginning; thence North 89°59'27" West, along the South**

line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 14 for a distance of 1,322.65 feet to the Southwest corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  marked by a 5/8" rebar; thence North 00°02'19" West, along the West line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  for a distance of 1,321.14 feet to the Northwest corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  marked by a 5/8" rebar; thence North 89°58'45" West, along the North line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  for a distance of 1,323.59 feet to the Southwest corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  marked by a 5/8" rebar; thence North 00°04'45" West along the West line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  for a distance of 517.59 feet to a 1/2" rebar on the South right of way of the Union Pacific Railroad; thence South 73°05'34" East, along said line for a distance of 6,324.87 feet to a 1/2" rebar on the East-West 1/4 section line of Section 13; thence South 90°00'00" West, along said line for a distance of 3,403.65 feet to the Point of Beginning.

**TOWNSHIP 8 SOUTH, RANGE 27 EAST, BOISE MERIDIAN, BLAINE  
COUNTY, IDAHO**

Section 7: Lots 1, 2, 3, 4; E $\frac{1}{2}$ NW $\frac{1}{4}$

Section 18: Lots 1 and 2

**EXCEPTING THEREFROM** the former Railroad Right-of-Way and Highway Right-of-Way.

**EXCEPTING THEREFROM** all potato cellars and grain storage facilities located on the herein described property.

**TOGETHER WITH** all water and water rights, ditches and ditch rights used thereon or appurtenant thereto.

**SUBJECT TO:**

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

Taxes for 2001 and subsequent years.

Levies and assessments of American Falls Aberdeen Area Ground Water District.

Power Line Easement dated April 28, 1969, by and between Willard F. Shillington, a single person, Grantor, to Idaho Power Company, a corporation, Grantee, recorded January 12, 1970 as Instrument No. 134760, records of Blaine County, Idaho.

Power Line Easement dated July 24, 1972, by and between Morgan & Shillington and N. H. Shillington, Partner, Grantor, and Idaho Power Company, a corporation, Grantee, recorded April 27, 1973 as Instrument No. 149009, records of Blaine County, Idaho.

Idaho Mortgage and Security Agreement to MONY Life Insurance Company, a New York corporation, Mortgagee, dated April 19, 1999 and recorded April 23, 1999 as Instrument No. 426525, records of Blaine County, Idaho.

A UCC-1 Financing Statement in favor of MONY Life Insurance Company recorded April 23, 1999 as Instrument No. 426526, records of Blaine County, Idaho.

A Financing Statement in favor of First National Equipment Financing, Inc. recorded May 18, 2001 as Instrument No. 451210, records of Blaine County, Idaho.

A Financing Statement in favor of First National Equipment Financing, Inc. recorded May 29, 2001 as Instrument No. 451466, records of Blaine County, Idaho.

A Memorandum of Lease and of Option recorded July 9, 2001 as Instrument No. 452881, records of Blaine County, Idaho.

Lessee' Assignment of Option Purchase and Leasehold Interest-Real Estate Lease recorded August 22, 2003 as Instrument No. 490038, records of Blaine County, Idaho.

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: March 22, 2004

YOUNG AND YOUNG OF IDAHO, INC.

By: Steven D. Young

Steven D. Young, President

ATTEST

David J. Young - Sec.  
David J. Young, Secretary/Treasurer

STATE OF IDAHO )  
 ) ss.  
COUNTY OF Cassia )

On this 22 day of March, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Steven D. Young and David J. Young, known or identified to me to be the President and Secretary/Treasurer of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Susan M. Keck

SUSAN M. KECK  
NOTARY PUBLIC  
STATE OF IDAHO

Notary Public Almo  
Residing at: Almo, ID  
My Commission expires: 09-08-2007

24

K 27861 -

**CORRECTION  
WARRANTY DEED**

EC-1319

This correction Warranty Deed is re-executed and re-recorded to correct the property described in Section 11, Township 8 South, Range 26 East., B.M., Blaine County, Idaho from S $\frac{1}{2}$ SW $\frac{1}{4}$  to S $\frac{1}{2}$ NW $\frac{1}{4}$ .

For Value Received

**Owyhee Ranches, Inc., an Idaho corporation**

**Instrument # 499677**

HAILEY, BLAINE, IDAHO

2004-02-26

03:57:00 No. of Pages: 3

Recorded for : FIRST AMERICAN TITLE

MARSHA RIEMANN

Fee: 9.00

Ex-Officio Recorder Deputy

Index to: CORRECTION DEED

BUB

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

**#499022**

**Young and Young of Idaho, Inc., an Idaho corporation**

Address: P. O. Box 707

Rupert, Idaho 83350

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

**TOWNSHIP 8 SOUTH, RANGE 26 EAST, BOISE MERIDIAN,  
BLAINE COUNTY, IDAHO**

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

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

Section 11: SE $\frac{1}{4}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ , S $\frac{1}{2}$ NW $\frac{1}{4}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SW $\frac{1}{4}$ , NE $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ NE $\frac{1}{4}$   
and NE $\frac{1}{4}$ NW $\frac{1}{4}$

Section 12: All

Section 13: N $\frac{1}{2}$ NW $\frac{1}{4}$ , E $\frac{1}{2}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ NE $\frac{1}{4}$

**And the following described parcels:**

A parcel of land located within a portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  and S $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 13 and a portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  and a portion of the N $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 14, all in Township 8 South, Range 26 East, B.M., Blaine County, Idaho and more particularly described as follows:

Beginning at the Northeast Section corner of Section 14 of Township 8 South, Range 26 East, B.M., said corner marked by a 5/8" rebar which shall be the Point of Beginning; thence South 00°00'08" West along the East Section line for a distance of 1,320.87 feet to the Southeast corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  marked by a 5/8" rebar; thence South 89°59'56" East, along the North line of the S $\frac{1}{2}$ NW $\frac{1}{4}$  and SW $\frac{1}{4}$ NE $\frac{1}{4}$  for a distance of 3,960.39 feet to the Northeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  marked by a 5/8" rebar; thence South 00°01'38" East, along the East line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  for a distance of 1,281.17 feet to a 1/2" rebar on the North right of way of the Union Pacific Railroad; thence North 73°05'34" West, along said line for a distance of 6,907.75 feet to a 1/2" rebar on the West line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence North 00°04'45" West along said line for a distance of 594.69 feet to the N $\frac{1}{4}$  Section corner of Section 14 marked by a 5/8" rebar; thence South 89°58'04" East along the North Section line for a distance of 2,649.06 feet to the Point of Beginning.

-Continued-

A parcel of land located within a portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ S $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 13, and a portion of the N $\frac{1}{2}$ NE $\frac{1}{4}$  and SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 14, all in Township 8 South, Range 26 East, Boise Meridian, Blaine County, Idaho, and described as follows:

Beginning at the East  $\frac{1}{4}$  Section corner of Section 14 of Township 8 South, Range 26 East, B.M., said corner marked by a 5/8" rebar which shall be the Point of Beginning; thence North 89°59'27" West, along the South line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 14 for a distance of 1,322.65 feet to the Southwest corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  marked by a 5/8" rebar; thence North 00°02'19" West, along the West line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  for a distance of 1,321.14 feet to the Northwest corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  marked by a 5/8" rebar; thence North 89°58'45" West, along the North line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  for a distance of 1,323.59 feet to the Southwest corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  marked by a 5/8" rebar; thence North 00°04'45" West along the West line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  for a distance of 517.59 feet to a  $\frac{1}{2}$ " rebar on the South right of way of the Union Pacific Railroad; thence South 73°05'34" East, along said line for a distance of 6,324.87 feet to a  $\frac{1}{2}$ " rebar on the East-West  $\frac{1}{4}$  section line of Section 13; thence South 90°00'00" West, along said line for a distance of 3,403.65 feet to the Point of Beginning.

**TOWNSHIP 8 SOUTH, RANGE 27 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO**

Section 7: Lots 1, 2, 3, 4; E $\frac{1}{2}$ NW $\frac{1}{4}$

Section 18: Lots 1 and 2

**EXCEPTING THEREFROM** the former Railroad Right-of-Way and Highway Right-of-Way  
**TOGETHER WITH** all water and water rights, ditches and ditch rights used thereon or appurtenant thereto.

**SUBJECT TO:**

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

Taxes for 2001 and subsequent years.

Levies and assessments of American Falls Aberdeen Area Ground Water District.

Power Line Easement dated April 28, 1969, by and between Willard F. Shillington, a single person, Grantor, to Idaho Power Company, a corporation, Grantee, recorded January 12, 1970 as Instrument No. 134760, record of Blaine County, Idaho.

Power Line Easement dated July 24, 1972, by and between Morgan & Shillington and N. H. Shillington, Partner, Grantor, and Idaho Power Company, a corporation, Grantee, recorded April 27, 1973 as Instrument No. 149009, records of Blaine County, Idaho.

Idaho Mortgage and Security Agreement to MONY Life Insurance Company, a New York corporation, Mortgagee, dated April 19, 1999 and recorded April 23, 1999 as Instrument No. 426525, records of Blaine County, Idaho.

A UCC-1 Financing Statement in favor of MONY Life Insurance Company recorded April 23, 1999 as Instrument No. 426526, records of Blaine County, Idaho.

A Financing Statement in favor of First National Equipment Financing, Inc. recorded May 18, 2001 as Instrument No. 451210, records of Blaine County, Idaho.

A Financing Statement in favor of First National Equipment Financing, Inc. recorded May 29 2001 as Instrument No. 451466, records of Blaine County, Idaho.

A Memorandum of Lease and of Option recorded July 9, 2001 as Instrument No. 452881, records of Blaine County, Idaho.

Lessee's Assignment of Option Purchase and Leasehold Interest-Real Estate Lease recorded August 22, 2003 as Instrument No. 490038, records of Blaine County, Idaho.

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.

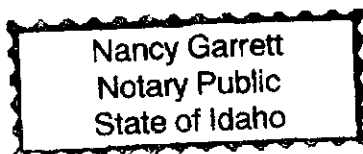
Dated: February 24, 2004

OWYHEE RANCHES, INC.

By: Bruce R. Hunsaker  
Bruce R. Hunsaker, President

STATE OF IDAHO                    )  
                                          ) ss.  
COUNTY OF Cassia            )

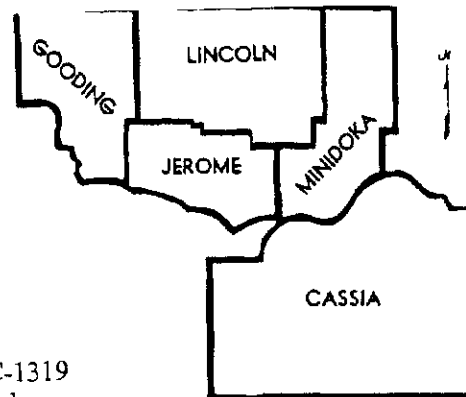
On this 25<sup>th</sup> day of February, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared **Bruce R. Hunsaker**, known or identified to me to be the President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



Nancy Garrett  
Notary Public  
Residing at: Burley, ID  
My Commission expires: 2-5-08

# Land Title and Escrow, Inc.

A FULL SERVICE TITLE COMPANY



REFER TO: EC-1319

OFFICE: Burley

June 11, 2004

Mr. David Young  
Young and Young of Idaho  
P. O. Box 707  
Rupert, ID 83350

RE: Owyhee Ranches/Young and Young of Idaho/Young and Young

Dear David:

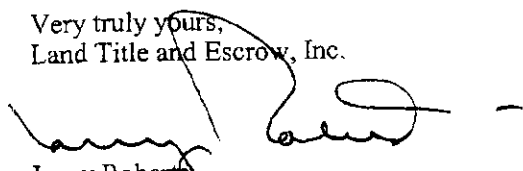
Enclosed please find the following documents in connection with my closing of the Owyhee Ranches, Inc. purchase by Young and Young of Idaho.

1. First American Title Insurance Company's standard owner's policy insuring Young and Young of Idaho in the amount of \$1,387,000.00 on property purchased by Young and Young of Idaho from Owyhee Ranches, Inc.
2. The original recorded Warranty Deed from Young and Young of Idaho, Inc., an Idaho corporation to Steven D. Young and Maria Young, husband and wife, and Roy M. Young, a married man as his sole and separate property.
3. An additional insured endorsement issued by First American Title Insurance Company form no. 107.9 insuring Steven D. Young and Maria Young, husband and wife, and Roy M. Young, a married man as his sole and separate property, all doing business as S & R, Inv.

In closing Steve and I talked about having the additional insured endorsement issued and I told him that the cost would be \$35.00 per endorsement. I had enough credit from the additional recording that I collected to pay for all of the additional insured endorsements so there is not an additional billing for the endorsements, either on the Owyhee Ranch, Inc. transaction or the Mainline Ranch, Inc. transaction.

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

Very truly yours,  
Land Title and Escrow, Inc.

  
Larry Roberts  
President and General Manager

LR/nrg  
enc.  
Certified Mail

BOX 177, BURLEY, IDAHO 83318  
PHONE 878-3524 • FAX 878-4435

BOX 349, JEROME, IDAHO 83338  
PHONE 324-3357 • FAX 324-8961

BOX 473, GOODING, IDAHO 83330  
PHONE 934-8477 • FAX 934-5890

BOX 111, RUPERT, IDAHO 83350  
PHONE 436-0606 • FAX 436-1199