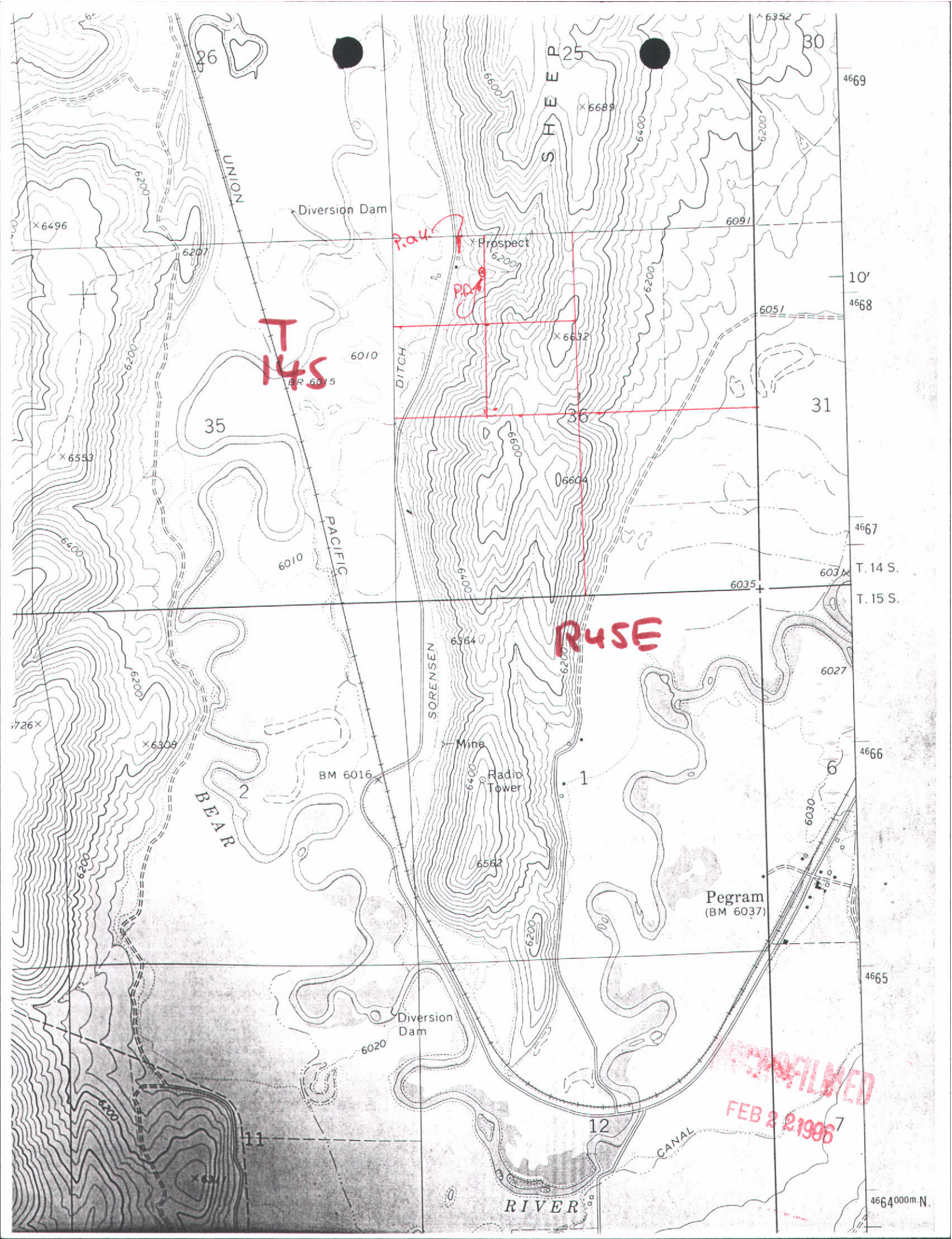




T 14S

R4SE

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FEB 22 1966

UNION

SHEEP

BEAR

PACIFIC

DITCH

SORENSEN

MINE

Radio Tower

Pegram
(BM 6037)

CANAL

RIVER

Diversion Dam

Diversion Dam

Prospect

BM 6016

T. 14 S.
T. 15 S.

4664000m N.

26 25
35 36

35 36
2 1

VII
9-7

VI
9-0

VI
9-0

VIII

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

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JUN 26 2003

Department of Water Resources

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

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

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
<u>11-4345</u>	_____	___	<u>11-7458</u>	_____	___
<u>11-4346</u>	_____	___	<u>11-7465 - EASTERN</u>	_____	___
<u>11-4347</u>	_____	___	_____	_____	___
<u>11-4348</u>	_____	___	_____	_____	___
<u>11-7456</u>	_____	___	_____	_____	___

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

- A. The appropriate **FILING FEE**. See instructions for fee amounts. \$ 175 -
- B. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water right(s) or claim(s) in question, **WITH ATTACHED LEGAL DESCRIPTION**.
- C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions):
PLAT OF PROPERTY or **SURVEY MAP** clearly showing the location of the point(s) of diversion and place of use of your water right(s) and/or adjudication claim(s) (these are usually attached to your deed or on file with the county).
OR
 If your water right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a **USDA Farm Service Agency AERIAL PHOTO** with the irrigated acres outlined and point(s) of diversion clearly marked. The **AERIAL PHOTO** should be submitted in place of the **PLAT OF PROPERTY** or **SURVEY MAP**.

3. Name and Address of Former Owner/Claimant(s) Tracy + Sharon Baxter
4. New Owner/Claimant(s) North Hills Ltd UR Ranches LLC
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
- New Mailing Address 661 S Lambert Ln
- City, State and ZIP Code Kamas UT 84036
- New Telephone Number (435) 783 465 208 847 0601
5. Date you acquired the property 5/7/03

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JUL 15 2003

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

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right(s) will not be split, skip this area and proceed to item 7)		
Water Right and/or Adjudication Claim Number _____		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	_____	_____
Stock	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	_____	_____

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right(s) will not be split, skip this area and proceed to item 7)		
Water Right and/or Adjudication Claim Number _____		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	_____	_____
Stock	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	_____	_____

7. Signature of New Owner(s) or Claimant(s) North Hills UR Ranches LLC
(include title if applicable) David Lue

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 [Signature] Date 6/30/03 Fee \$175⁰⁰
 Received by [Signature] Date 6/26/03 Receipt No. 0069762
 Processed by AJ Date _____ WR _____ Date _____

JUL 15 2003

WARRANTY DEED

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JUN 26 2003

For Value Received,

Department of Water Resources

TRACY L. BAXTER and SHARON L. BAXTER, husband and wife,
of 3000 PEGRAM ROAD, MONTPELIER, County of Bear Lake, State of ID. 83254,

THE GRANTOR(S),

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

NORTH HILLS LIMITED, a Utah Limited Partnership, as to an undivided 32% interest; and
UR RANCHES, LLC, as to an undivided 68% interest,
of 661 SOUTH LAMBERT LANE, KAMAS, County of SUMMIT, State of UT. 84036,

THE GRANTEE(S),

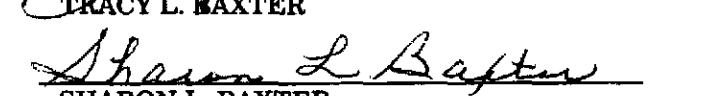
For the sum of ten dollars and other good and valuable consideration, the following described tract of land
in the County of Bear Lake, State of Idaho:

See Attached Exhibit "A"

To have and to hold the said premises, with their appurtenances unto the said Grantee(s), their heirs and
assigns forever. And the said Grantor(s) hereby covenant to and with the said Grantee(s) that they are
the owner(s) in fee simple of said premises; that they are free from all encumbrances, and that they will
warrant and defend the same from all lawful claims whatsoever.

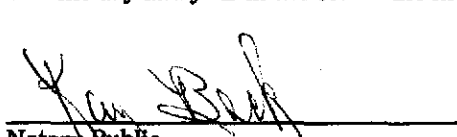
DATED THIS May 7, 2003.



TRACY L. BAXTER


SHARON L. BAXTER

STATE OF IDAHO, COUNTY OF BEAR LAKE

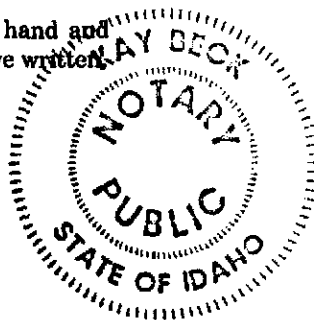
On this 7 day of May, 2003, before me a Notary
Public in and for the State, personally appeared**TRACY L. BAXTER and SHARON L. BAXTER,**
husband and wifeknown to me to be the person(s) whose name(s) are
subscribed to the within instrument, and acknowledged
to me that they executed the same.IN WITNESS WHEREOF, I hereunto set my hand and
seal the day and year in the certificate first above written.

Notary Public

Residing at:

My Commission Expires:

12-01-2006

2003 MAY 9 AM 10 51
DEPUTY
FEE
\$16.00BEAR LAKE COUNTY RECORDER
JOAN P. EBOH

184972

MAIL TAX NOTICE TO: NORTH HILLS LIMITED and UR RANCHES LLC
661 SOUTH LAMBERT LANE, KAMAS, UT. 84036MICROFILMED
JUL 15 2003

EXHIBIT A

PARCEL NO. 1:

TOWNSHIP 14 SOUTH, RANGE 45 EAST OF THE BOISE MERIDIAN:

Section 23: $S\frac{1}{2}S\frac{1}{2}$.Section 24: $SW\frac{1}{4}SW\frac{1}{4}$.Section 25: $NE\frac{1}{4}NE\frac{1}{4}$; $SW\frac{1}{4}NW\frac{1}{4}$.Section 26: $E\frac{1}{2}$; $E\frac{1}{2}NW\frac{1}{4}$.Section 27: $SE\frac{1}{4}SE\frac{1}{4}$.Section 34: $NE\frac{1}{4}$; $E\frac{1}{2}NW\frac{1}{4}$; $SW\frac{1}{4}NW\frac{1}{4}$.Section 35: $N\frac{1}{2}NE\frac{1}{4}$; $SE\frac{1}{4}NE\frac{1}{4}$; $NE\frac{1}{4}NW\frac{1}{4}$; $NE\frac{1}{4}SE\frac{1}{4}$; and that part of the $SW\frac{1}{4}NE\frac{1}{4}$, $NW\frac{1}{4}SE\frac{1}{4}$, and $SE\frac{1}{4}SE\frac{1}{4}$ lying East of the Union Pacific Railroad Right of Way.Section 36: $NW\frac{1}{4}NW\frac{1}{4}$.

TOWNSHIP 14 SOUTH, RANGE 46 EAST OF THE BOISE MERIDIAN:

Section 6: Lot 7; $SE\frac{1}{4}SW\frac{1}{4}$.Section 7: Lots 1, 2, 3, 4; $W\frac{1}{2}NE\frac{1}{4}$; $E\frac{1}{2}W\frac{1}{2}$; $NW\frac{1}{4}SE\frac{1}{4}$.

Section 18: Lots 1 and 2.

Section 19: Lots 1 and 4; $E\frac{1}{2}W\frac{1}{2}$.Section 30: Lot 2; $NE\frac{1}{4}NW\frac{1}{4}$.

ALSO: Beginning at the Southwest Corner of Lot 4 of said Section 30, and running thence in a Northeasterly direction in a straight line to the Northeast Corner of Lot 3 of said Section 30; thence West along the North line of Lot 3 to the Northwest Corner thereof; thence South along the West line of Section 30 to the Southwest Corner on Lot 4, the Point of Beginning.

EXCEPT THEREFROM: That portion thereof lying within the boundaries of Highway No. 30 North.

PARCEL NO. 2:

TOWNSHIP 14 SOUTH, RANGE 45 EAST OF THE BOISE MERIDIAN:

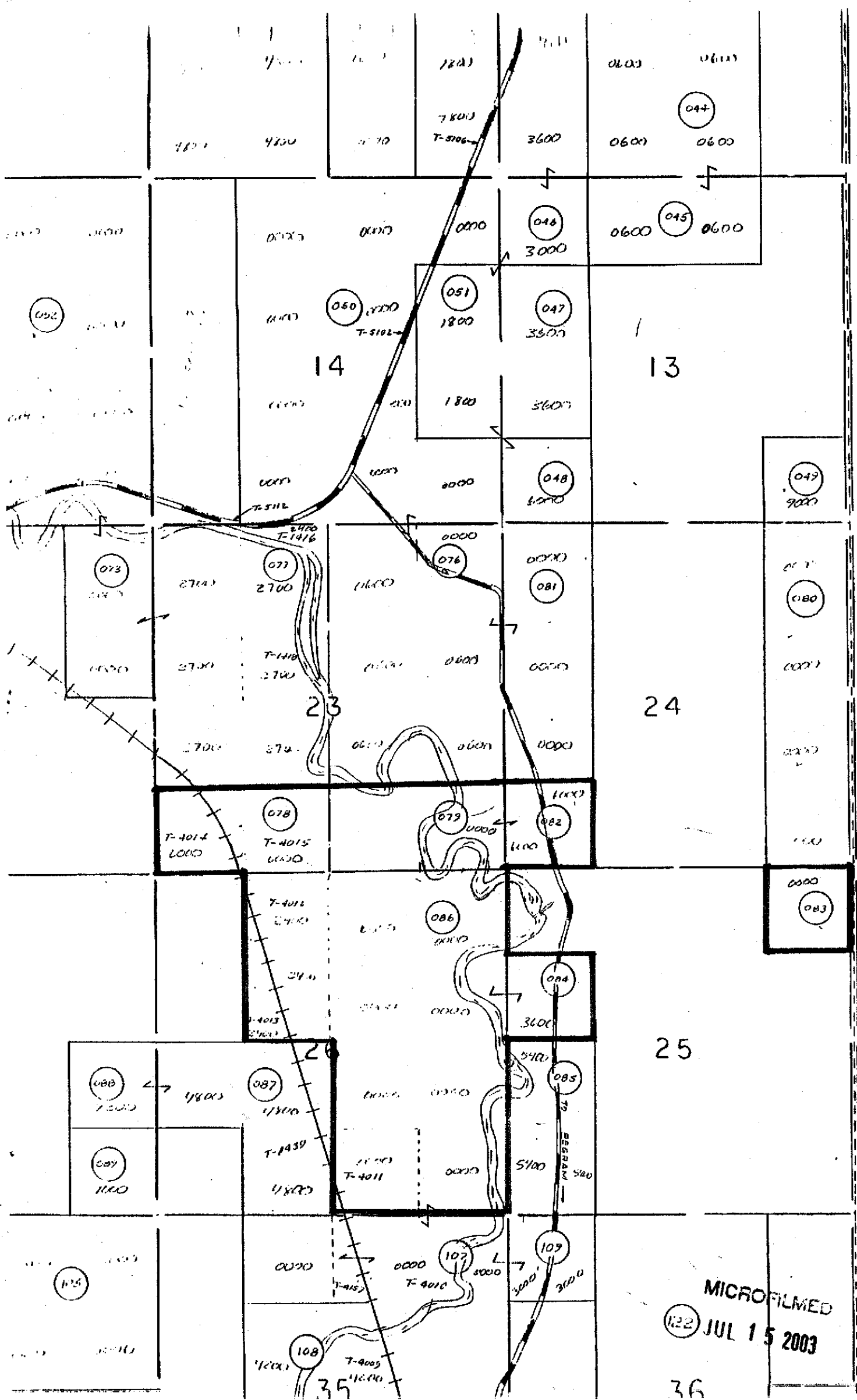
Section 36: $SW\frac{1}{4}NW\frac{1}{4}$; $W\frac{1}{2}SW\frac{1}{4}$.

SUBJECT to State of Idaho Easement No. 2631 to Bear Lake County for a road.

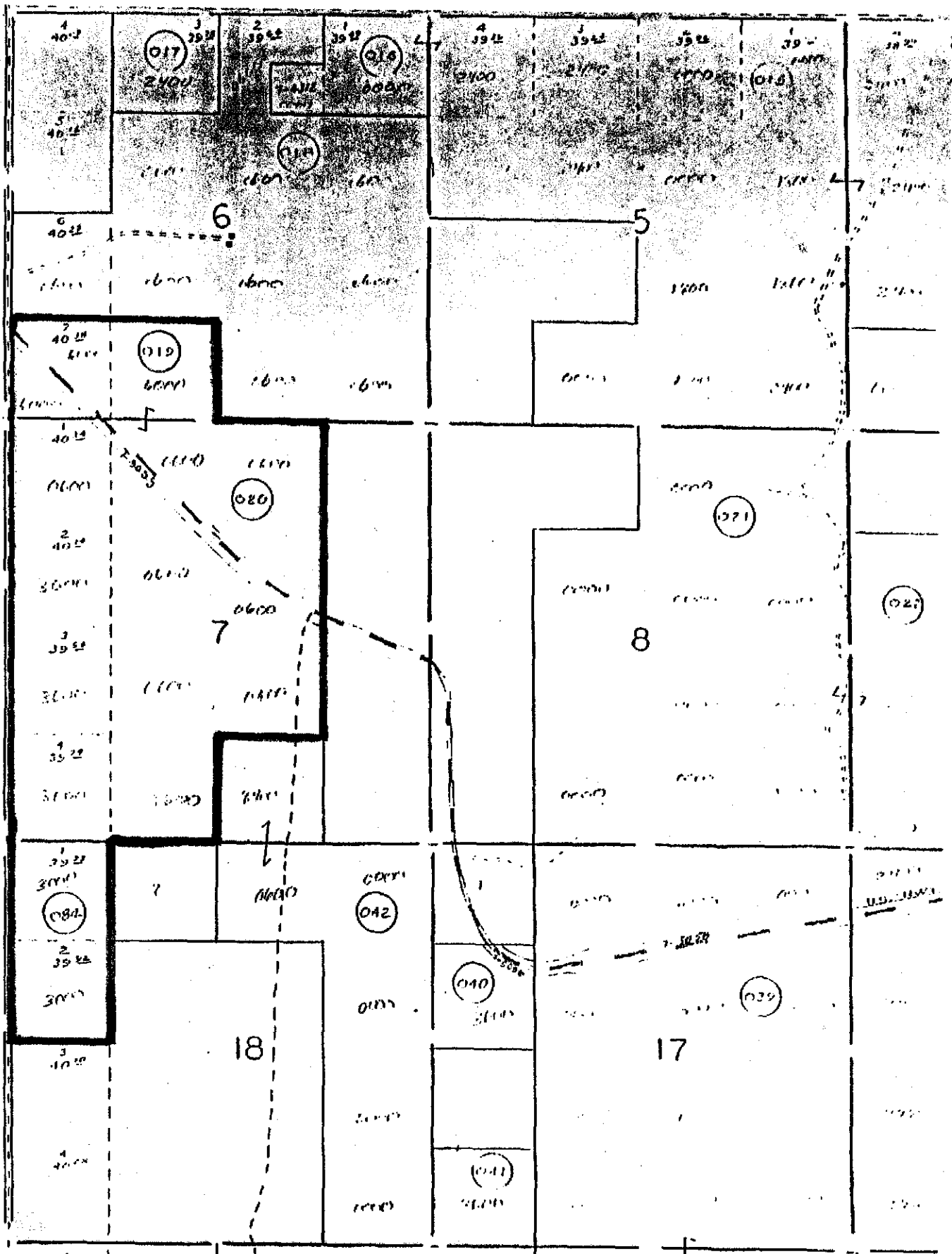


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JUL 13 2003

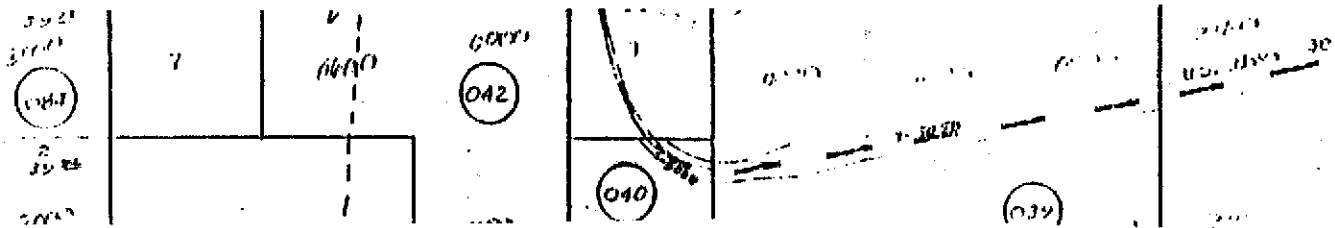


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JUL 15 2003

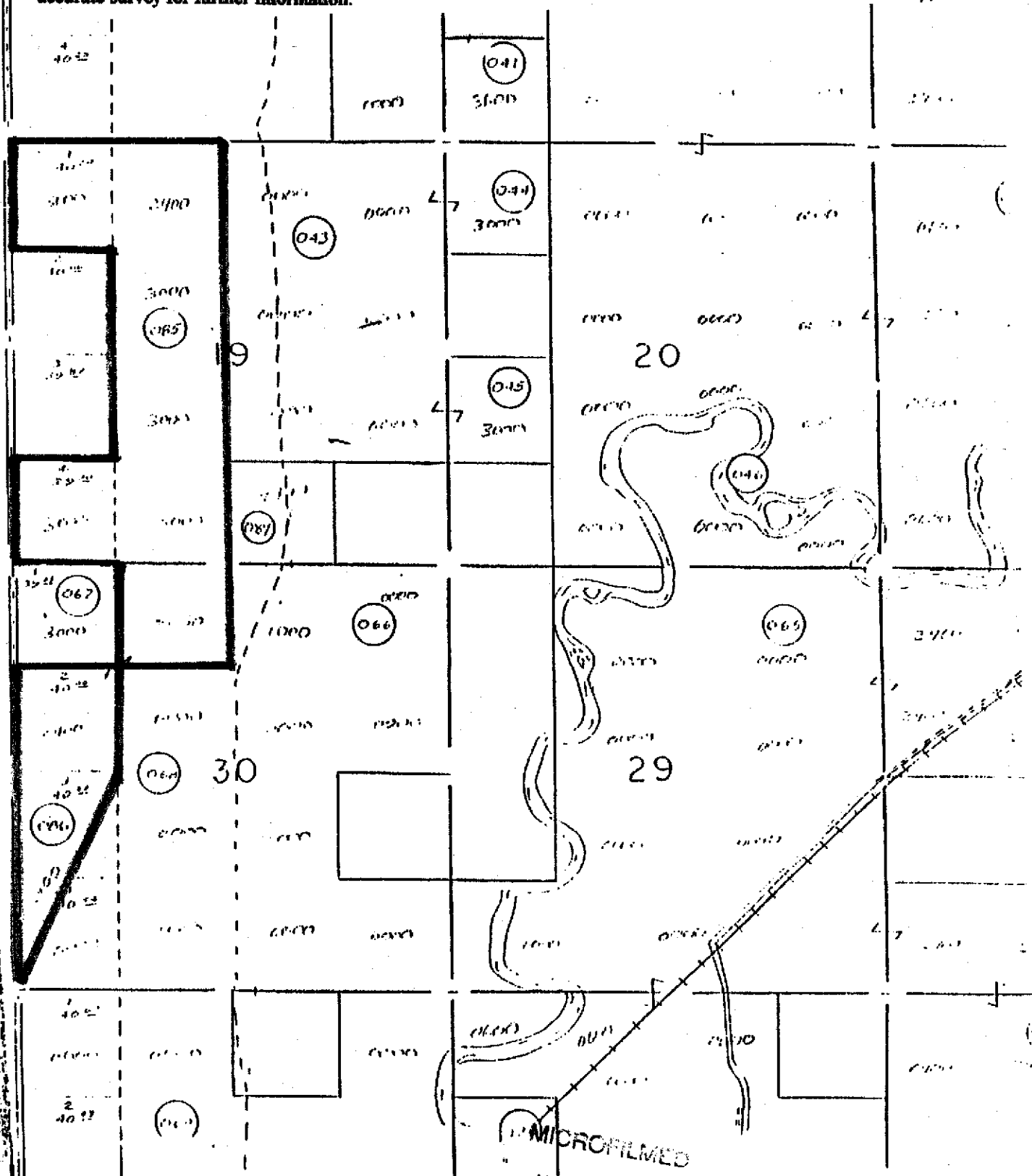


This sketch is provided without charge for your information, it is not intended to show all matters related to the property including, but not limited to area dimensions, easements, encroachments, or location of boundaries. It is not a part of, nor does it modify the commitment or policy to which it is attached. The company assumes NO LIABILITY for any matter related to this sketch. Reference should be made to an accurate survey for further information.

MICROFILMED
JUN 15 2003



This sketch is provided without charge for your information, it is not intended to show all matters related to the property including , but not limited to area dimensions, easements, encroachments, or location of boundaries. It is not a part of, nor does it modify the commitment or policy to which it is attached. The company assumes NO LIABILITY for any matter related to this sketch. Reference should be made to an accurate survey for further information.



MICROFILMED
JUL 15 2003

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
CLAIM TO A WATER RIGHT

Section 42-243, Idaho Code, authorizes the filing of a claim to a water right established by diversion and application of water to beneficial use for domestic uses as defined in Section 42-111, Idaho Code. The filing of this claim does not confirm the water right claimed.

Notice is hereby given that Rancho Del Arroyo / Tracy + Sharon Baxter
(Name of Claimant)
3000 Pegram Rd, Montpelier 83257 Telephone No: 208 847-2130
(Mailing Address) (Zip Code)

claims a right to the diversion and beneficial use of the surface or ground water. The extent and nature of said claim is as follows:

1. Date of Priority: (When the water was first applied to beneficial use) 1948 Dec. 30
A claim is not acceptable on a surface water source with a priority later than May 20, 1971.

2. Describe the source of water: (Name of stream, lake, spring, etc., or ground water)

Spring tributary to Sinks

3. Describe the purpose for which the water has been used and the time during the year when you have used the right claimed:

(cfs, af)

(Domestic, Stock, Etc.)

(Both dates inclusive)
(Mo., Day) (Mo., Day)

Quantity <u>0.01</u>	Use <u>Stockwater</u>	Period of Use From <u>1-1</u> to <u>12-31</u>
Quantity <u>0.01</u>	Use <u>Domestic</u>	Period of Use From <u>1-1</u> to <u>12-31</u>
Quantity _____	Use _____	Period of Use From _____ to _____

4. 0.01 TOTAL QUANTITY USED.
(cfs, af)

5. A) Location of point of diversion is * NW NE 1/4 of NW 1/4 of _____ 1/4, Govt. Lot _____
Sec. 36 Township 14S Range 45E B.M. Bear Lake County; additional points of diversion
if any: _____

B) Describe means of diversion of water: (Pump and pipeline, well, diversion dam, reservoir, length of ditch etc.). Give sizes and capacities: be as specific as possible. Describe any changes in the system and give the date of the change. Spring

* As per Tichen with applicant 11-15-95 HWT

6. A) Describe place of use within each 40-acre tract in the appropriate box using the following symbols in the appropriate tract. D - domestic, S - stockwater, X - other

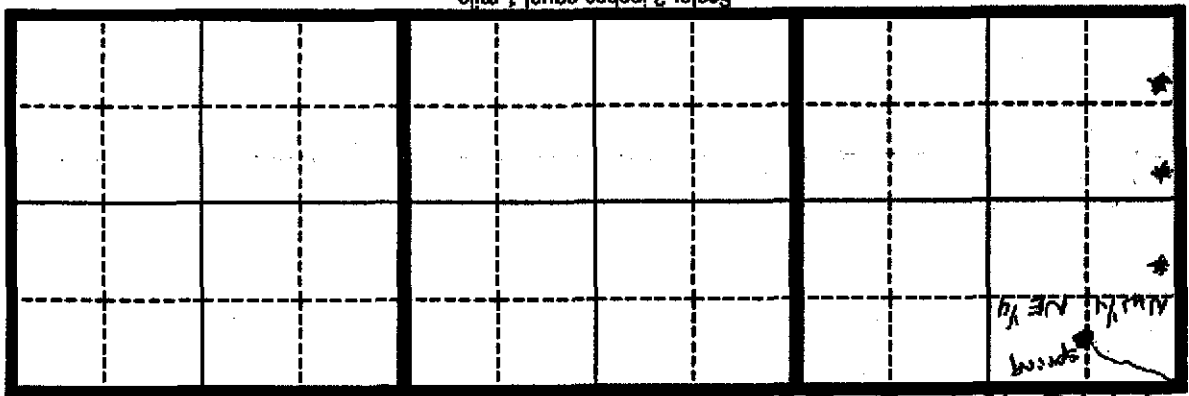
T	R	Sec	NE 1/4				NW 1/4				SW 1/4				SE 1/4				TOTAL
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SE	SW	
14S	45E	36		S				S											
14S	45E	36		D				D											

FEB 22 1996

B) Fully describe the use, being as specific as possible: watering of livestock

NOTE: Include here the type and number of stock watered: Beef cattle - 60 head

7. Remarks: We believe this is where spring is. we have not had land surveyed, we are doing by assessors map & what we were told when we purchased state land (Curry S.W. 1/4, S.W. 1/4) * See attachments



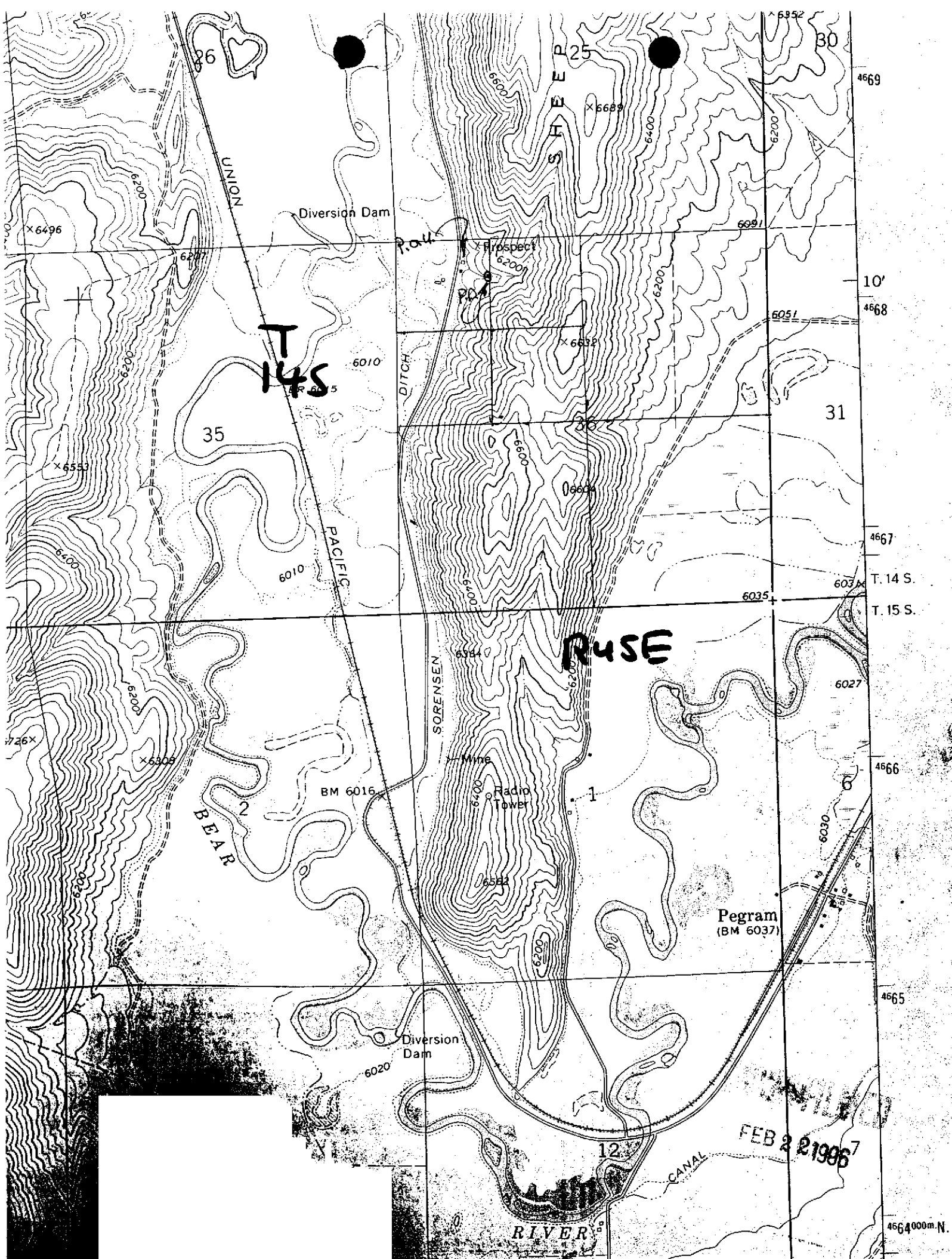
Map should show the location of the point of diversion and the place of use of the water by 40-acre subdivisions, section, township and range of the public land survey system. Attach an aerial photograph of the place of use if available.

State of Idaho)
County of Blaine) ss.
Be it known that the undersigned, being duly sworn, deposes and says that he, she, they subscribed the foregoing claim to a water right, together with all attached information, and that the matters and facts therein are true to the best of the affiant's knowledge.

Claimant's Signature (and title if claim is for an organization) Sharon Baker
day of January, 1995
Sworn to before me this 1st

Notary Public Sharon Baker
Residing at: Blaine, Idaho
My commission expires: 6-10-99

FOR DEPARTMENT USE ONLY
Published in News Examiner Date 11/9/95
Received by [Signature] Prelim. check by [Signature] Receipt # 6021698
\$100.00 received by [Signature]
Exceptions filed by _____
Dates 12-4-14-1995



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NOV 09 1995

Department of Water Resources
Eastern District Office

Recorded at the request of S. Oscar Arnell Jr.; 3:00 P.M.; Jan. 22, 1957; book 47 of Deeds at page 44.

By Ruby Bolton Deputy
Fee: \$1.50

Sam V. Tunks, Recorder.

No. 72806. WARRANTY DEED

THIS INDENTURE, Made this 1st day of September, 1950 in the year of our Lord one thousand nine hundred and , between Walter Jones, single, and Lorin P. Jones, single of Malad, Idaho, County of Onida, State of Idaho the parties of the first part, and Ivan K. Rigby and Henry W. Rigby and Kay Rigby, of Pogram, County of Bear Lake, State of Idaho the parties of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of \$15,000.00 DOLLARS lawful money of the United States of America, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said parties of the second part, and to their heirs and assigns forever, all of the following described real estate, situated in the county of Bear Lake, State of Idaho, to-wit:

the South half of the South half of Section 23;
the Southwest quarter of the Southwest quarter of Section 24;
the Southwest quarter of the Northwest quarter of Section 25;
the East half of the Northwest quarter of Section 26, and the East half of Section 26;
the Northeast quarter of the Northwest quarter, the North half of the Northeast quarter, the Southeast quarter of the Northeast quarter, the Northeast quarter of the Southeast quarter, and all that portion of the Southwest quarter of the Northeast quarter, the Northwest quarter of the Southeast quarter, and the Southeast quarter of the Southeast quarter of Section 35; lying East of the Union Pacific Railroad right of way;

all of the above described property being situated in Township 14 South, of Range 45 East, of the Boise Meridian and subject to the right of way of the Union Pacific Railroad Co containing in all 900 acres, more or less

Together with 6 c.f.c of 1877 and 9 c.f.s. of 1880 to 1883 water rights on Bear River decreed to said land.

FEB 2 2 1996

RECEIVED

NOV 09 1995

Department of Water Resources
Custom District Office

THIS INDENTURE, made this 30th day of December in the year 1995
 our Lord, One Thousand Nine Hundred and Seventy, between IVAN K. RIGBY
 and JOSEPHINE W. RIGBY, husband and wife,
 of Pegram, County of Bear Lake, State of Idaho
 the parties of the first part, and KAY RIGBY and JOYCE RIGBY, husband and wife,
 of Pegram, County of Bear Lake, State of Idaho
 the parties of the second part:

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of
 TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS,
 lawful money of the United States of America, to them in hand paid by the said parties of the
 second part, the receipt whereof is hereby acknowledged do by these presents, Grant, Bar-
 gain, Sell and Convey and Confirm unto said parties of the second part, and to their heirs
 and assigns forever: All those certain lots, pieces or parcels of land situate, lying and
 being in the County of Bear Lake, State of Idaho, bounded and more particularly

described as follows, to-wit:

Township 14 South, Range 45 E.B.M.
 Section 23: S $\frac{1}{2}$ S $\frac{1}{2}$
 Section 25: NE $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$
 Section 26: NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$
 Section 34: NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$
 Section 35: NE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$,
 SE $\frac{1}{4}$ NE $\frac{1}{4}$ and all that part
 of SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, and SE $\frac{1}{4}$ SE $\frac{1}{4}$
 lying East of U.P.R.R. right of way.
 Section 36: NW $\frac{1}{4}$ NW $\frac{1}{4}$
 Township 14 South, Range 46 E.B.M.
 Section 6: Lot 7, SE $\frac{1}{4}$ SW $\frac{1}{4}$
 Section 7: Lots 1 thru 4, W $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$,
 NW $\frac{1}{4}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$
 Section 18: Lots 1 and 2
 Section 19: Lots 1 and 4, E $\frac{1}{2}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$
 Section 30: NE $\frac{1}{4}$ NW $\frac{1}{4}$, Lot 2 and commencing at
 SW corner Lot 4 and running in a
 northeasterly direction in a straight
 line to NE corner Lot 3 of said Section
 30; thence W. along the N. line of Lot 3
 to NW corner thereof; thence S. along W. line
 of Section 30 to SW corner of Lot 4, the
 point of beginning.

SUBJECT TO all rights of way, easements, reservations and
 restrictions of record against the above described real
 property.

Together with all and singular, the tenements, hereditaments and appurtenances thereunto belong-
 ing or in anywise appertaining, and the rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances and
 privileges thereunto incident unto the said parties of the second part, and to their heirs and
 assigns forever and the said parties of the first part, and their heirs and assigns
 warrant the said premises in the quiet and peaceable possession of the said parties of the second part.

their heirs and assigns against the said parties of the first part, and their heirs and
 assigns against all and every person or persons whomsoever, lawfully claiming or to claim the same, shall and
 will warrant and by these presents forever defend.

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

Signed, Sealed and Delivered in the Presence of

_____ [SEAL]
 _____ [SEAL]
 _____ [SEAL]
 _____ [SEAL]

FEB 22 1996

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NOV 09 1995

Department of Water Resources
Eastern District Office

Recorded at the request of S. Oscar Arnell Jr.: 3:00 P.M.; Jan. 22, 1957; book 47 of 48 in
at page 41.

By Ruby Bolton Deputy
Fee: \$1.50

Sam V. Tunks, Recorder.

No. 72806.

WARRANTY DEED

THIS INDENTURE, Made this 1st day of September, 1950 in the year of our Lord one thousand nine hundred and , between Walter Jones, single, and Lorin P. Jones, single of Malad, Idaho, County of Onida, State of Idaho the parties of the first part, and Ivan K. Rigby and Henry W. Rigby and Kay Rigby, of Pogram, County of Bear Lake, State of Idaho the parties of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of \$45,000.00 DOLLARS lawful money of the United States of America, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said parties of the second part, and to their heirs and assigns forever, all of the following described real estate, situated in the county of Bear Lake, State of Idaho, to-wit:

the South half of the South half of Section 23;
the Southwest quarter of the Southwest quarter of Section 24;
the Southwest quarter of the Northwest quarter of Section 25;
the East half of the Northwest quarter of Section 26, and the East half of Section 26;

the Northeast quarter of the Northwest quarter, the North half of the Northeast quarter, the Southeast quarter of the Northeast quarter, the Northeast quarter of the Southeast quarter, and all that portion of the Southwest quarter of the Northeast quarter, the Northwest quarter of the Southeast quarter, and the Southeast quarter of the Southeast quarter of Section 35; lying East of the Union Pacific Railroad right of way;

All of the above described property being situated in Township 14 South, of Range 45 East, of the Boise Meridian and subject to the right of way of the Union Pacific Railroad Co containing in all 900 acres, more or less

Together with 6 c.f.c of 1877 and 9 c.f.s. of 1880 to 1883 water rights on Bear River decreed to said land.

FEB 22 1956



SPECIAL WARRANTY DEED

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APR 29 1995

The Federal
District Office

The Grantor, Farm Credit Bank of Spokane, successor by merger to the Federal Land Bank of Spokane, a corporation, for and in consideration of good and valuable consideration in hand paid, transfers and conveys to TRACY L. BAXTER and SHARON L. BAXTER, husband and wife, of 577 East 400 North, Preston Idaho, the Grantee, the following described real estate, situated in the County of Bear Lake, State of Idaho:

Township 14 South, Range 45 East, Boise Meridian:

- Section 23: S1/2 S1/2
- Section 24: SW1/4 SW1/4
- Section 25: NE1/4 NE1/4; SW1/4 NW1/4
- Section 26: E1/2; E1/2 NW1/4
- Section 27: SE1/4 SE1/4
- Section 34: NE1/4; E1/2 NW1/4; SW1/4 NW1/4
- Section 35: N1/2 NE1/4; SE1/4 NE1/4; NE1/4 NW1/4; NE1/4 SE1/4;
and that part of the SW1/4 NE1/4, NW1/4 SE1/4, and SE1/4
SE1/4 lying East of the Union Pacific Railroad Right of Way.
- Section 36: NW1/4 NW1/4

Township 14 South, Range 46 East, Boise Meridian:

- Section 6: Lot 7, SE1/4 SW1/4
- Section 7: Lots 1, 2, 3, 4; W1/2 NE1/4; E1/2 W1/2;
NW1/4 SE1/4
- Section 18: Lots 1 and 2
- Section 19: Lots 1 and 4; E1/2 W1/2
- Section 30: Lot 2; NE1/4 NW1/4; and
ALSO: Beginning at the Southwest Corner of Lot 4 of said
Section 30, and running thence in a Northeasterly direction in
a straight line to the Northeast Corner of Lot 3 of Said Section
30; thence West along the North line of Lot 3 to the Northwest
Corner thereof, thence South along the West line of Section 30
to the Southwest Corner of Lot 4, the Point of Beginning.
EXCEPT THEREFROM: That portion thereof lying within
the boundaries of Highway No. 30 North.

The Grantor warrants against encumbrances suffered or created by the Grantor, free and clear of encumbrances except all taxes, assessments, and charges to be paid by the

FEB 22 1996

Grantee and any lien or encumbrance revived or placed on said premises by, through or under the Grantee and any other encumbrance or defect which the Grantee has assumed by reason of the terms and conditions of that certain Sale Agreement & Receipt for Earnest Money dated March 11, 1991.

Grantor hereby expressly grants and conveys unto Grantee, their successors and assigns forever, all water rights, oil, gas, hydrocarbons, coal or other minerals of whatsoever nature lying in or under the above described lands and all royalty interests as to oil, gas, and other minerals produced and saved therefrom which have not been previously reserved and which may be or upon said lands above described or any part thereof.

DATED This 1st day of April, 1991.

FARM CREDIT BANK OF SPOKANE

By Stephen D. Revis
STEPHEN D. REVIS
Sr. Credit Officer

STATE OF IDAHO)
 ss
County of Bonneville)

On this 1 day of April, 1991, before me, the undersigned Notary me Public in and for said county and state, personally appeared Stephen D. Revis, known or identified to me to be the Authorized Representative of The Farm Credit Bank of Spokane, the corporation that executed the foregoing instrument, and acknowledged to me that he executed the same on behalf of said corporation.

SPECIAL WARRANTY
PAGE: 2
05-06-02.086

FEB 22 1996

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

(SEAL)

Kam Bick
NOTARY PUBLIC for Idaho

Residing at: Ord ID

Commission Expires: 12-1-94

152194

BEAR LAKE COUNTY RECORDER
JOHN P. EBORN

'91 APR 1 PM 1 36
Conduccion \$9.00
DEPUTY FEE

SPECIAL WARRANTY
PAGE: 3
05-06-02.086



FEB 2 2 1996



State of Idaho

DEPARTMENT OF WATER RESOURCES

1301 North Orchard Street, Boise, ID 83706 - P.O. Box 83720, Boise, ID 83720-0098
Phone: (208) 327-7900 Fax: (208) 327-7866 Web Site: www.idwr.state.id.us

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

June 27, 2003

NORTH HILLS LTD
661 S LAMBERT LN
KAMAS UT 84036

UR RANCHES LLC
661 S LAMBERT LN
KAMAS UT 84036

RE: Change of Ownership for Water Rights 11-4345 thru 11-4348, 11-7456, 11-7458

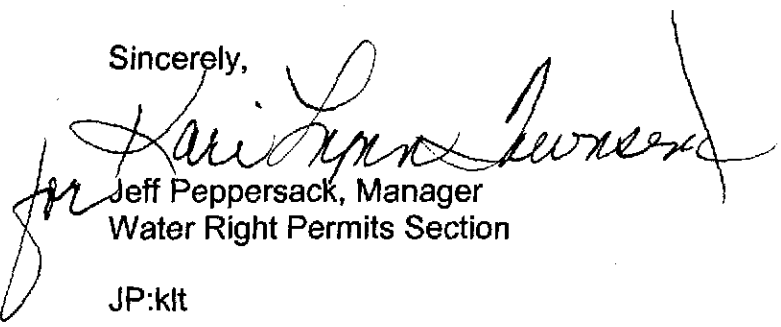
Dear Water Right Holder(s):

The department acknowledges receipt of correspondence changing ownership of the above referenced water rights to you. The department has modified its records to reflect the changes in ownership and has enclosed computer-generated reports for your records.

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

Please feel free to contact this office if you have any questions regarding this matter.

Sincerely,


Jeff Peppersack, Manager
Water Right Permits Section

JP:klt

Enclosures

MICROFILMED

JUL 15 2003



State of Idaho

DEPARTMENT OF WATER RESOURCES

900 N. Skyline Dr., Suite A, Idaho Falls, ID 83402-1718 • Phone: (208) 525-7161 FAX: (208) 525-7177

EASTERN REGION

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

June 9, 2003

RECEIVED

JUN 26 2003

MAXINE MATTHEWS
FIRST IDAHO TITLE CO
469 WASHINGTON ST
MONTPELIER ID 83254

Department of Water Resources

THE "NOTICE OF CHANGE OF WATER RIGHT OWNERSHIP" FOR BAXTER
- NORTH HILLS LTD. HAS BEEN RETURNED FOR THE FOLLOWING
ITEM(S):

☒ FEE OF \$25.00 PER WATER RIGHT per Idaho Code 42-248 and 42-1409(6)

☒ SIGNATURE

☐ COPY OF DEED, TITLE POLICY, CONTRACT OF SALE, OR OTHER
LEGAL DOCUMENT indicating your ownership of the property and water
rights in question,

☐ LEGAL DESCRIPTION OF PROPERTY

☒ PLAT OF PROPERTY OR SURVEY MAP (usually on file with the county)

☐ USDA FARM SERVICE AGENCY (FORMERLY ASCS) AERIAL PHOTO
with irrigated acres outlined and point(s) of diversion clearly marked.

PLEASE ENCLOSE THE REQUESTED ITEM(S) AND RESUBMIT THE
ENTIRE PACKET TO :

KARI LYNN TOWNSEND
IDAHO DEPT. OF WATER RESOURCES
1301 N. ORCHARD
BOISE, ID 83706

MICROFILMED
JUN 15 2003

11-13-95

State of Idaho
Department of Water Resources

CLAIM ANALYSIS SHEET

INITIAL REVIEW BY: HWT

Right Number 11-04345 Applicant Rancho Del Arroyo

NOTE: IF ANY OF THE ITEMS BELOW ARE MISSING, THE CLAIM IS INCOMPLETE AND MUST BE RETURNED IMMEDIATELY TO THE CLAIMANT ALONG WITH THE APPROPRIATE COVER LETTER.

CHECK:

- ☒ Name and address.
- ☒ Date of priority. (Check for a date past the mandatory filing dates.) (One date only.)
- ☒ Source.
- ☒ Quantity, use, period.
- ☒ Point(s) of diversion.
- ☒ Location of use.
- ☒ Signature/notarization/fee.

FINAL REGIONAL PROCESSING REVIEW:

- ☒ Affidavit of publication received.
- ☒ Claim published correctly.
- ☒ Exceptions processed.

By [Signature] Date 1-25-96

STATE OFFICE PROCESSING:

- ☒ Claim review complete.

By [Signature] Date 2/7/96

1-25-1996

AFFIDAVIT OF PUBLICATION

STATE OF IDAHO,
County of Bear Lake

ss.

Rosa S. Mossman

being duly sworn,

deposes and says:

That he is the Editor of THE NEWS-EXAMINER, a weekly newspaper published at Montpelier, in the County of Bear Lake and State of Idaho; and said paper has been and is in general circulation in the county aforesaid, and in the vicinity of Montpelier; that the advertisement, a copy of which is attached hereto, was published in said newspaper once a week for 2 consecutive weeks in the regular and entire issue of said paper during the period and time of publication, and was published in the newspaper proper and not a supplement; that said paper has been established and regularly published for more than seventy-eight consecutive weeks prior to the date of first publication of said advertisement.

Such notice was published in the issue beginning with

December 6, 1995, and ending

with the issue of December 13, 1995.

Rosa S. Mossman

Fees 37.76

Subscribed and sworn to before me this 26th day

of December, 1995.

Sheryl Brown

Notary Public, Residing at Montpelier, Idaho

My Commission Expires August 15, 1997.

NOTICE OF CLAIMS TO WATER RIGHTS

The following claim(s) have been filed on water rights created by diversion and beneficial use:

11-04345

BAXTER, TRACY

BAXTER, SHARON

RANCHO DEL ARROYO

3000 PEGRAM RD

MONTPELIER, ID 83254

Source: SPRING

Tributary: SINKS

Diversion Pt: NWNW Sec 36 T 14S 45E in BEAR LAKE County.

Use: STOCKWATER (0.010 CFS)

DOMESTIC (0.010 CFS) Total Di-

version: (0.010 CFS)

Date Filed: 12/30/1948

In: BEAR LAKE County T14S R45E S36 NWNW

Exceptions to a claim may be filed with the Director, Dept. of Water Resources, Eastern Region, 900 N Skyline, Idaho Falls, Idaho 83402.

KARL J. DREHER, Director

Legal No. 5096 - Publish, Dec. 6, 13, 1995.

RECORDED

FEB 22 1996

11-04345

BAXTER, TRACY
BAXTER, SHARON
RANCHO DEL ARROYO
3000 PEGRAM RD
MONTEPLIER, ID 83254

Source: SPRING

Tributary: SINKS

Diversion Pt: ~~NENW~~ Sec 36 T 14S R 45E in BEAR LAKE County.
NW

Use: STOCKWATER	(	0.010 CFS)
DOMESTIC	(	0.010 CFS)
Total Diversion:	(	0.010 CFS)

Date Filed: 12/30/1948

In: BEAR LAKE County
T14S R45E S36 NWNW

RECEIVED
FEB 12 1949

Exceptions to a claim may be filed with the Director, Dept. of Water
Resources, Eastern Region, 900 N Skyline, Idaho Falls, Idaho 83402.

KARL J. DREHER, Director

Published: 12/ 7/1995 & 12/14/1995

12/14/1995
101-25336



State of Idaho
DEPARTMENT OF WATER RESOURCES

900 N. Skyline Dr., Idaho Falls, Idaho 83402-1718 - (208) 525-7161 - Fax (208) 525-7177

EASTERN REGION

PHILIP E. BATT
GOVERNOR

KARL J. DREHER
DIRECTOR

DECEMBER 28, 1995

TRACY BAXTER
SHARON BAXTER
RANCHO DEL ARROYO
3000 PEGRAM RD
MONTEPLIER, ID 83254

Re: Claim No. 11-04345

Dear Claimants(s):

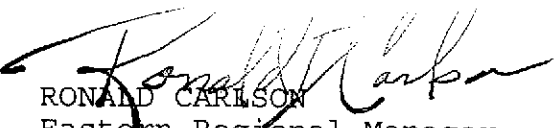
The Department of Water Resources has completed the advertising of your claim to a water right, and no further action is authorized under Section 42-243 and 42-244, Idaho Code. Your claim will be retained in our files and will be available at any time for use by you or the court.

The filing and advertising of the claim does not confirm the water right claimed, but will serve to record and preserve the information and the evidence which you included in your claim.

If, at a later date, you find that you have additional information or supporting evidence that you would like to have included with the claim, you may have the information or evidence added at any time. Please refer to the claim identification number when corresponding with the office.

We are enclosing a copy of your claim for your records. If you have questions, or if this office may be of further assistance, please feel free to contact us.

Sincerely,


RONALD CARLSON
Eastern Regional Manager

rb
Enc

RECORDED
INDEXED
DEC 29 1995

DEC 28 1995

January 24, 1996

WORLD TRAVEL ASSOCIATION
354 E TROY WAY
SALT LAKE CITY UT 84107

Dear Affiant:

We have received the exception dated April 24, 1995, filed against the above referenced claim to a water right. The following is a quote from the provisions of the Idaho Code under which this claim has been filed:

§42-244. Recording of claims by department - Corrections. - At any time after the filing of a claim under the previous section, any person who disagrees that a right has been established as set forth in said claim may file an exception thereto in duplicate, in affidavit form, accompanied by such proof as said person deems appropriate. An exception filed shall be made a part of the file of the claim in the department of water resources and shall be considered the same as other evidence in said file. A copy of an exception filed shall be forwarded to the claimant by the department of water resources. Such claims may be corrected by the claimant only by filing of an amended claim in the same form as the original, which shall be recorded and numbered by the department the same as the original, and for which no additional filing fees shall be required.

Only the above action has been contemplated by the Idaho Legislature and we are not authorized to hold hearings or evaluate for conformation or final censorship of the described rights.

If you have any questions regarding this matter, please contact us.

Very truly yours,


HAROLD W. JONES
Water Right Supervisor

HWJ/rb
enc

FEB 28 1996

January 24, 1996

TRACY &/OR SHARON BAXTER
RANCHO DEL ARROYO
3000 PEGRAM RD
MONTPELIER ID 83254

Dear Claimant:

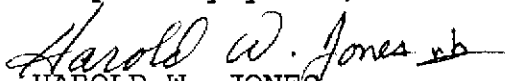
Enclosed please find a copy of the exception filed in connection with the above referenced claim. The following is a quote from the provisions of the Idaho Code under which this claim has been filed:

§42-244. Recording of claims by department - Corrections. - At any time after the filing of a claim under the previous section, any person who disagrees that a right has been established as set forth in said claim may file an exception thereto in duplicate, in affidavit form, accompanied by such proof as said person deems appropriate. An exception filed shall be made a part of the file of the claim in the department of water resources and shall be considered the same as other evidence in said file. A copy of an exception filed shall be forwarded to the claimant by the department of water resources. Such claims may be corrected by the claimant only by filing an amended claim in the same form as the original, which shall be recorded and numbered by the department the same as the original, and for which no additional filing fees shall be required.

Only the above action has been contemplated by the Idaho Legislature and we are not authorized to hold hearings or evaluate for conformation or final censorship of the described rights.

If you have any questions regarding this matter, please contact us.

Very truly yours,


HAROLD W. JONES
Water Right Supervisor

HWJ/rb
enc.

IN THE OFFICE OF THE IDAHO DEPARTMENT OF WATER RESOURCES

IN THE MATTER OF THE) *Exemption*
APPLICATION OF TRACY BAXTER,) ~~PROTEST~~ OF WORLD TRAVEL
SHARON BAXTER and RANCHO DEL) ASSOCIATION, INC.
ARROYO, 3000 PEGRAM ROAD,)
MONTEPLIER, IDAHO 83254 FOR WATER)
RIGHTS FOR THE USE OF STOCK)
WATER AND DOMESTIC WATER IN)
BEAR LAKE COUNTY, IDAHO)
APPLICATION NO. 11-04345)

RECEIVED
FEB 1 1998
Department of Water Resources
Eastern District Office

Pursuant to the provisions of Idaho Code, including but not limited to the provisions of § 42-203A, protestor World Travel Association, Inc., a Utah corporation which is duly qualified to do business in the State of Idaho, hereby protest the above-mentioned application to appropriate water and water rights for various reasons, including the following:

1. **Name and address of protestor.** World Travel Association, Inc., a Utah corporation, 354 E. Troy Way, Salt Lake City, Utah 84107.

2. **Reasons supporting objection.** Protestor objects to approval of the application of Tracy Baxter, Sharon Baxter and Rancho Del Arroyo because:

(a) **Water has already been appropriated.** The full flow of said water has already been appropriated by Protestor for domestic uses as defined in Idaho Code § 42-111, cannot be appropriated by Applicants and if such appropriation were allowed it would interfere with Protestor's prior rights. See also Application #11-07427.

(b) **Applicants already have spring water available on their property.** A spring which provides sufficient water for Applicants' domestic needs is located on Applicants' property, located

RECEIVED
FEB 22 1998

in the Southwest 1/4 of the Northeast 1/4 of Section 36, Township 14 South, Range 45 East, BM.

Said spring is about the same distance from Applicant's residence as is the spring on Protestor's land from which Applicants now seek to appropriate water. The application is not made in good faith and/or may be for delay or speculative purposes.

(c) **Denial of Applicants' allegations.** Protestor denies all allegations in the Application not specifically admitted, including but not limited allegations with respect to water rights from said spring having been "created by diversion and beneficial use" and/or that they were allegedly "Filed" or appropriated in 1948, thereby putting Applicants on their strict proof as to each of said allegations..

3. **Request for hearing.** Protestor requests a hearing to be conducted in accordance with Idaho Law, including but not limited to Idaho Code § 42-1701A(1) and (2).

Dated December 14, 1995.

WORLD TRAVEL ASSOCIATION, INC., a Utah
corporation which is qualified to do business in Idaho

By: Floyd E. Benton
Floyd E. Benton, agent & Chairman of the Board
of Directors

Bonneville

*Signed before me this day 15th
of December 1995*

Betty J. Thompson
Notary Public
2

BETTY J. THOMPSON, NOTARY PUBLIC
RESIDING AT IDAHO FALLS, IDAHO
MY COMMISSION EXPIRES: 7-06-2000

CERTIFICATE OF MAILING

I hereby certify that I mailed a copy of the foregoing Protest of World Travel Association, Inc. to the following by first class mail, postage prepaid the 14th day of December, 1995:

Karl J. Dreher, Director
Department of Water Resources
Eastern Region
900 N. Skyline
Idaho Falls, Idaho 83402

Tracy Baxter
Sharon Baxter
Rancho Del Arroyo
3000 Pegram Road
Montpelier, Idaho 83254

WORLD TRAVEL ASSOCIATION, INC., a Utah
corporation which is qualified to do business in Idaho

By: Floyd E. Benton
Floyd E. Benton, agent & Chairman of the Board
of Directors

RECEIVED
FEB 22 1996



State of Idaho
DEPARTMENT OF WATER RESOURCES

900 N. Skyline Dr., Idaho Falls, Idaho 83402-1718 - (208) 525-7161 - Fax (208) 525-7177

EASTERN REGION

PHILIP E. BATT
GOVERNOR

KARL J. DREHER
DIRECTOR

December 5, 1995

TRACY &/OR SHARON BAXTER
3000 PEGRAM RD
MONTPELIER 83254

RE: Claim to A Water Right No.: 11-04345

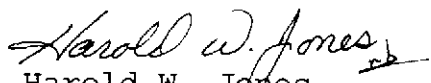
Dear Claimant:

The Department of Water Resources acknowledges receipt of your claim application. This office is currently in the process of advertising the application in the News Examiner on December 7 & 14, 1995.

If the exceptions are filed, you will be sent a copy of the exception. The claim will be forwarded to our State Office in about five weeks. State Office Personnel will conduct a complete review prior to final processing of the claim and will notify you of the outcome of this review. When the claim is approved, you will be sent a copy.

Please feel free to contact this office if you have any questions regarding this procedure.

Sincerely,


Harold W. Jones
Water Right Supervisor

HWJ/rb

RECEIVED
FEB 22 1996



State of Idaho

DEPARTMENT OF WATER RESOURCES

900 N. Skyline Dr., Idaho Falls, Idaho 83402-1718 - (208) 525-7161 - Fax (208) 525-7177

EASTERN REGION

PHILIP E. BATT
GOVERNOR

KARL J. DREHER
DIRECTOR

NOVEMBER 29, 1995

THE NEWS-EXAMINER
P.O. BOX 278
MONTPELIER, ID 83254

Gentlemen:

Enclosed you will find a legal notice which we wish to have published on the dates indicated (once a week for two consecutive weekly issues) in your newspaper. If you cannot publish the notice on the proposed dates, please contact us immediately.

An affidavit of publication must be submitted to the Department along with the publication bill. Your cooperation is appreciated.

Please send the affidavit of publication and publication billing to this office before DECEMBER 26, 1995.

Yours truly,

Rita Bodell
Secretary

Encl.

NOV 29 1995

FEB 27 1996

RECEIVED

NOV 09 1995

Department of Water Resources
Eastern District Office

This is a statement from Henry W. Rigby.

Ivan K. Rigby is my father. I along with my father Ivan and brother Kay purchased the NW1/4 NW1/4 of Township 14S Range 45E Section 36, in the late 40's along with the adjoining property.

While we owned the property we would water our cattle from the seepage, which this claim is being made. Later this piece of property was deeded to my brother Kay Rigby. He continued to water his livestock as the water would allow. He would also water his lawn with the water that would run through his property. The water runs through a small ditch through the NW1/4 NW1/4 to the county road.

To my knowledge this water source has been used for livestock since 1948.

Henry W Rigby
Henry W Rigby

STATE OF IDAHO)
) ss.
County of Bear Lake)

SUBSCRIBED AND SWORN before me this 1st day of
November, 1995.

Name: *Harlene Gamrell*
Notary Public for Idaho
Residing at *Leppan*
My commission expires *6-10-99*

MICROFILMED

FEB 22 1996

MICROFILMED

FEB 22 1996

RECEIVED

NOV 09 1995

Department of Water Resources
Eastern District Office

Pigram, Ida
July 5 1919

St Land Comm.
Brise Idaho

Dear Sir-

There is a small seepage of water
in a Hollow a little ways above our
fence line. I think I might be able
to develop some water there.

It is on a school Section on the N-E 1/4 of
the N-W 1/4 in sec. 36. T. 14. S - 45 E.

Can this be filed on?

What procedure must I take?

Through whom

Yours truly
Frank R. Ogby

8-17-92

RTI Montpelier

Idaho 83254



3000 Pegram Road • Montpelier, Idaho 83254

November 1, 1995

RECEIVED
NOV 09 1995
Department of Water Resources
Eastern District Office

Department of Water Resources
Eastern Region
150 Shoup Avenue
Idaho Falls, Idaho 83401

RE: Claim to Water Right
Bear Lake County
Township 14S Range 45E Section 36
NE of NW and NW of NW

Dear Sirs:

We are enclosing our Claim to Water Right and the following:

- 1.) A copy of Warranty Deed to Ivan K. Rigby, Henry W. Rigby and Kay Rigby dated 1st September, 1950, regarding the NW1/4 NW1/4 along with adjacent land. They used the water from a ground seepage to water livestock until it would dry up.
- 2.) A copy of Warranty Deed made 30th December, 1970 to Kay and Joyce Rigby.
- 3.) A copy of a letter from Ivan K. Rigby dated July 5, 1969, to State Land Commission requesting to develop the water. We received this letter from the Idaho Department of Lands, Idaho Falls.
- 4.) A statement from Henry W. Rigby regarding the use of the water during the time period his family owned the land.
- 5.) A map from Bear Lake County Assessors office. We have made a small dot where we believe the spring is.
- 6.) A copy of our Deed. We purchased the property April 1, 1991. We improved the spring and have continued using the spring since our purchase of the ranch.

FEB 22 1996

There was an application for water right made by World Travel Assn, 354 E. Troy Way, Salt Lake City, Ut 84107, #11-07427, July 5, 1995, Diversion Pt: NE of NW. According to the map from the Bear Lake County Assessors office it appears this spring is on our property NW1/4 NW1/4. Nevertheless, we have enclosed a statement from Henry Rigby stating that they did water cattle from this spring since 1948. After improving the spring we average approximately 3 gallons per minute.

Sincerely,

Tracy L. Baxter
3000 Pegram Road
Montpelier, Id 83254

encl:

*Note: NE 1/4 NW was sold in 1981 from
State Land.*

RECEIVED
FEB 22 1996

Public Notices

RECEIVED

NOV 09 1995

Department of Water Resources
Eastern District Office

tive organization will be insisted upon.

Dated August 9, 1995.

JIMMY D. ROSS, P.E.

Chief Engineer

Legal No. 5027 - Publish, August 16, 23, 1995.

NOTICE OF APPLICATION FOR WATER RIGHT

The Following application(s) have been filed to appropriate the public waters or the State of Idaho:

11-07427
WORLD TRAVEL ASSN
354 E. TROY WAY
SALT LAKE CITY, UT 84107

Source: SPRING
Tributary: SINKS
Diversion Pt: NE of NW Sec 36 T
14S R 45E in BEAR LAKE County.
Use: STOCKWATER (0.020 CFS)
DOMESTIC (0.040 CFS) Total Di-
version: (0.040 CFS)
Date Filed: 7/5/1995
In: BEAR LAKE COUNTY
T14S R45E S36 NWNE

The permit(s) will be subject to all prior water rights. Protests must be filed with the applicant and the Director, Dept. of Water Resources, along with a \$25.00 filing fee, Eastern Region, 900 N Skyline, Idaho Falls, Idaho 83402 on or before AUGUST 21, 1995.

KARL J. DREHER, Director
Legal No. 5022 - Publish, August, 2, 9, 16, 1995.

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FEB 22 1996