Form 42-248/42-1409(6) July, 2000

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MAR - 9 2006
DEPARTMENT OF WATER RESOURCES

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

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

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

| Water Right No(s). | Adjudication Claim No(s). | Split | Water Right No(s). | Adjudication Claim No(s). | Split |
|---|---|---|---|---|---|
| 13-7629 | | | | | |
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2. The following **REQUIRED** information must be submitted with this form:

   A. The appropriate **FILING FEE.** See instructions for fee amounts.

   B. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water right(s) or claim(s) in question, **WITH ATTACHED LEGAL DESCRIPTION.**

   C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions):
   **PLAT OF PROPERTY** or **SURVEY MAP** clearly showing the location of the point(s) of diversion and place of use of your water right(s) and/or adjudication claim(s) (these are usually attached to your deed or on file with the county).
   **OR**
   If your water right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency **AERIAL PHOTO** with the irrigated acres outlined and point(s) of diversion clearly marked. The AERIAL PHOTO should be submitted in place of the PLAT OF PROPERTY or SURVEY MAP.

3. Name and Address of Former Owner/Claimant(s): J 7 LLC
   1900 N 4000 W, DAYTON ID 83232

4. New Owner/Claimant(s): Checketts Oxford Mtn. Farm, LLC
   Name Connector (Check one): [ ] and, [ ] or, [ ] and/or
   New Mailing Address: 2250 N. Westside, P.O. Box 200
   City, State and ZIP Code: Dayton, ID 83232
   New Telephone Number: 208-747-3523

5. Date you acquired the property: 4-22-05

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Department of Water Resources
Eastern Region

Continued on back ⟶

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) Bruce Charlett
(include title if applicable) Oxford Mtn. Farm, LLC

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.

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**For Office Use Only**
Received by KCW Date 3/6/2006 Fee 25.00
Receipted by KCW Date 3/6/2006 Receipt No. #E051685
Processed by _____ AJ Date _____ WR _____ Date _____

229597 1-11

Recorded at the request of
FIRST AMERICAN TITLE

____a.m. APR 25 2005 p.m. 3:55

V. ELLIOTT LARSEN, RECORDER
By Ruth Rawlings Deputy
FRANKLIN COUNTY, IDAHO

1068660

# WARRANTY DEED

**FOR VALUE RECEIVED**

**J7, L.L.C., an Idaho Limited Liability Company,**

the grantor, does hereby grant, bargain, sell and convey unto

**CHECKETTS OXFORD MOUNTAIN FARM, L.L.C., an Idaho Limited Liability Company**

whose current address is: c/o Brice Checketts
2250 North Westside Hwy.
Dayton, ID 83232

This is to certify that this is a true and correct copy of the original document.
First American Title Company
By Mary Hinrichs

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

a. Real property more particularly described on Exhibit "A", attached hereto and made a part hereof by reference;

b. Pumps and pivots located upon the said real property, more particularly described on Exhibit "B", attached hereto and made a part hereof by reference;

c. Water rights appurtenant to the said real property, more particularly described on Exhibit "C", attached hereto and made a part hereof by reference;

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

DATED this 22 day of April, 2005.

J7, L.L.C.

JEFFREY C. JOHNSON, Manager/Member

STATE OF IDAHO )
) ss.
COUNTY OF FRANKLIN )

On this 22nd day of ~~March~~ April, 2005, before me a Notary Public, personally appeared JEFFREY C. JOHNSON, known or identified to me to be the Manager/Member of J7, L.L.C., whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

NOTARY PUBLIC
Residing at: Preston, Idaho
My Commission Expires: 4-28-2008

MARY HINRICHS
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT "A"

229597 2-11

**PARCEL A**
Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho

Section 11: NW¼NW¼, ALSO, Commencing at the Southwest corner of the NE¼NW¼ of said Section 11, and running thence North 562 feet, more or less, thence East 2428 feet, more or less, to the West line of the Oregon Short Line Railroad right of way, thence South 03° 24' East 562 feet, more or less, to the South line of the NW¼NE¼ of said Section 11, thence West 2466 feet, more or less, to the Place of Beginning. (Parcel 1487.00)

ALSO, Commencing at the Northwest corner of the NE¼NW¼ of Section 11, and running thence East 2392 feet, more or less, to the West line of the Oregon Short Line Railroad right of way, thence South 03° 24' East along the West line of said right of way to a point 758 feet due South of the North line of said Section 11, thence West 2428 feet; thence North 758 feet to the Place of Beginning. (Parcel 1488.00)

ALSO, Commencing at the Southwest corner of Section 11, and running thence North 1320 feet, thence East 3940 feet, more or less, to the West line of the Oregon Short Line Railroad right of way; thence Southerly along West line of said right of way to the South boundary line of said Section 11; thence West along said section line to a point 5.63 rods West of the Southwest corner of the SE¼SE¼ of said Section 11; thence North 450.78 feet; thence West 3865.45 feet; thence South 20 feet; thence East 1932.73 feet; thence South 430.78 feet; thence West 1932.73 feet to the Point of Beginning. (Parcel 3181.00)

Section 11: N½NW¼SE¼. EXCEPTING THEREFROM: That portion occupied by the Oregon Short Line Railway right of way and subject to rights conveyed to Oneida Irrigation District by Deed dated October 16, 1917, recorded in Book 18 of Deeds, page 592, records of Franklin County, Idaho. (Parcel 3180.00)

ALSO, Commencing at the Northeast corner of the SW¼ of Section 11, and running thence South 40 rods; thence West 160 rods; thence North 40 rods; thence East 160 rods to the Place of Beginning. (Parcel 3183.00)

ALSO, Commencing at a point 40 rods South of the Northwest corner of the SW¼ of Section 11 and running thence East 3900 feet, more or less, to the West line of the Oregon Short Line Railroad right of way; thence Southeasterly along said right of way 40 rods, more or less, to the South line of the N½SE¼ of said Section 11; thence West 3940 feet, more or less, to the West line of said Section 11; thence North 40 rods to the Place of Beginning.

ALSO, S½NW¼, EXCEPT the West 25 feet thereof. (Parcel 1489.00)

ALSO EXCEPT: Commencing at the Northwest corner of Section 11, designated by a marker dated 1967 and bearing the inscription "Section Y376" which marker is set in the Twin Lakes Canal Company bridge abutment; thence South 2,475 feet to the point of beginning; thence South 165 feet thence East 998 feet; thence North 165 feet; thence West 998 feet to the Point of Beginning.

ALSO, SW¼NE¼, EXCEPT that portion lying East of the railroad. (Parcel 1489.00)

ALSO, Commencing at a point 1932.73 feet East of the Southwest corner of Section 11, and running thence East 1932.72 feet; thence North 450.78 feet; thence West 3865.45 feet; thence South 20 feet; thence East 1932.73 feet; thence South 430.78 feet to the Place of Beginning. (Parcel 3179.00)

LESS AND EXCEPTING:

Section 11: Commencing at the Northwest corner of Section 11, designated by a marker dated 1967 and bearing the inscription "Section Y376", which marker is set in the Twin Lake Canal Company bridge abutment, thence East 52 feet; thence South 340 feet; thence East 158 feet; thence North 340 feet; thence East 788 feet; thence South 2475 feet; thence West 998 feet; thence North 895 feet; thence East 50 feet; thence North 40 feet; thence West 50 feet; thence North 1540 feet to the Point of Beginning.

TOGETHER with an Easement for the existing irrigation mainline running along the West side of the real property described immediately above in the "Less and Excepting" section. This easement includes the right to use said mainline, and the right to repair, maintain, and replace the same, together with a right-of-way extending six feet on either side of the mainline for access to the line, and for maintenance, repair, or replacement thereof.

TOGETHER with Easements for three existing irrigation mainlines running from the pond in the NW¼NW¼NW¼ of the real property described immediately above in the "Less and Excepting" section. This easement includes the right to use said mainlines, and the right to repair, maintain, and replace the same, together with a right of way extending six feet on either side of the mainlines for access to the line, and for maintenance, repair, or replacement thereof.

ALSO INCLUDING:
Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho

Section 11: Commencing at the Northwest corner of Section 11, designated by a marker dated 1967 and bearing the inscription "Section Y376" which marker is set in the Twin Lakes Canal Company bridge abutment; thence East 210 feet to the True Point of Beginning; thence South 340 feet; thence East 110 feet; thence North 340 feet; thence West 100 feet to the Point of Beginning.

ALSO,
Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho

Section 14: Commencing at a point 660 feet South of the Northwest corner of said Section 14, and running thence South 660 feet; thence East 4090 feet, more or less, to the West line of the Oregon Short Line Railroad right of way; thence Northerly along the West line of said right of way 1322 feet to the North line of said Section 14; thence West 2670 feet, more or less; thence South 660 feet; thence West 1320 feet to the Place of Beginning. (Parcel 3215.00)

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EXCEPTING THEREFROM:
Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho

Section 14: Commencing at a point 1,320 feet South and 620 feet East of the Northwest corner of Section 14, the point of beginning; thence West 620 feet; thence North 560 feet; thence East 400 feet; thence South 21° 26' 52" East 601.66 feet, more or less, to the Point of Beginning.

ALSO INCLUDING:
Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho.

Section 12: Beginning at a point 40 rods South of the Northwest corner of the SW¼ of Section 12, and running thence South 60 rods; thence East 160 rods; thence North 60 rods; thence West 160 rods to the place of beginning. (Parcel 3188.00)

EXCEPTING THEREFROM: Beginning at a point 100 rods South of the Northwest corner of the SW¼ of Section 12 and running thence East 660 feet; thence North 330 feet; thence West 660 feet; thence South 330 feet, more or less, to the Point of Beginning.

ALSO INCLUDING:
Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho.

Section 13: North half of the Northwest Quarter of the Northeast Quarter; ALSO, beginning at the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 13; thence East 603.5 feet; thence South 40 rods; thence West 603.5 feet; thence North 40 rods to POINT OF BEGINNING. (Parcel 1495.00)

EXCEPT: Beginning at a point on the North line of Section 13, 57.5 West of the Northwest corner of the Northeast quarter of the Northeast quarter of Section 13; thence East 660 feet; thence South 660 feet; thence West 660 feet; thence North 660 feet to the point of beginning.

ALSO INCLUDING:
Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho

Section 2: LOT THREE (3), EXCEPTING THEREFROM the East 25 feet thereof. (Parcel 1463.00)

ALSO, SE¼NW¼. EXCEPTING the South 187.4 feet thereof. (Parcel 1462.00)

ALSO, Commencing at the Northwest corner of LOT TWO (2), of said Section, running thence East 778.8 feet, more or less, to the West line of the O.S.L. Railroad right of way; thence South 3° 24' East 2718.8 feet to the South line of the NE¼ of said Section; thence West 959.75 feet, more or less, to the West line of the NE¼ of said Section ; thence North 2714 feet to the place of beginning. EXCEPTING THEREFROM the South 187.4 feet thereof. (Parcel 1462.00)

ALSO EXCEPT: Beginning at the Northwest corner of LOT TWO (2); thence East 778.8 feet,

more or less, to the West line of the O.S.L. Railroad right-of-way; thence South 3° 24' East 330 feet, more or less; thence West 780 feet, more or less, to the West line of LOT TWO (2); thence North 330 feet to the Place of Beginning.

ALSO INCLUDING: Commencing at a point 335 feet South of the Northwest corner of Section 2; thence running South to a point 1192 feet North of the Southwest corner of the NW¼ of Section 2; thence East 548 feet, more or less, to the West boundary line of State Highway; thence North along Highway 1178 feet, more or less, to a point 547 feet, more or less, East of the point of beginning; thence West 547 feet to the Point of Beginning. (Parcel 1462.00)

EXCEPTING: Commencing at a point 335 feet South of the Northwest corner of Section 2, and running thence South 600 feet, more or less, thence East 525 feet, more or less, to the West boundary line of a state highway; thence North along said highway 600 feet, more or less, to a point 547 feet, more or less, East of the point of beginning; thence West 547 feet to the Point of Beginning.

ALSO EXCEPTING:
A parcel of land located in the Northwest quarter of Section 2, Township 15 South, Range 38 East, Boise Meridian, Franklin County, Idaho, and more particularly described as follows:

Commencing at the Northwest corner of said Section 2, from which the West quarter of Section 2 bears South 00° 20' 05" East;
Thence South 00° 20' 05" East 935.00 feet along the west boundary of Section 36 to a 5/8" rebar and cap labeled "Allen Land Surveying, PLS 9163", the Point of Beginning.
Thence North 89° 39' 55" East 200.00 feet to a 5/8" rebar and cap;
Thence South 00° 20' 05" East 200.00 feet to a 5/8" rebar and cap;
Thence North 89° 39' 55" East 325.72 feet to a 5/8" rebar and cap at the westerly right of way fence line of the West Side Highway (F.A.P. S-1739(4));
Thence South 00° 53' 14" East 150.11 feet along said right of way fence line to a 5/8" rebar and cap at the point of spiral curvature, said spiral curve being concave to the northwest, and 40 feet westerly of, and parallel with, the centerline of said highway;
Thence southwesterly along said right of way line to a 5/8" rebar and cap, the chord of said spiral curve being South 10° 20' 46" West 228.58 feet;
Thence South 89° 39' 55" West 484.81 feet to a 5/8" rebar and cap at the west boundary of Section 2;
Thence North 00° 20' 05" West 574.72 feet along said west boundary to the Point of Beginning.

ALSO INCLUDING: that part of LOT FOUR (4) and the N½SW¼NW¼ lying East of the State Highway right-of-way. (Parcel 1459.01)

EXCEPTING THEREFROM: Beginning at a point on the East side of said State Highway located 647 feet, more or less, East of the Northwest corner of said Section 2; thence running East 131.5 feet; thence South 125 feet; thence West 131.5 feet; thence North 125 feet to the Place of Beginning.

ALSO EXCEPTING: Commencing at a point 750.24 feet East of the Northwest corner of Section

2; thence North 90° 00' East 435.6 feet along the North line of Section 2; thence South 00°00' East 150 feet; thence South 90° 00' West 435.6 feet; thence North 00° 00' West 150 feet along an existing fence to the North line of Section 2, to the True Point of Beginning.

ALSO INCLUDING: the North 472.6 feet of the South half of the Southwest quarter of the Northwest quarter lying East of the right-of-way of the State Highway. (Parcel 1464.00)

ALSO INCLUDING:
Section 12: NW¼NW¼SE¼, S½NW¼SE¼, SW¼SE¼, NE¼NW¼SE¼. (Parcel 1495.00, 1495.01 & 1496.00)

EXCEPTING THEREFROM:
Township 15 South, Range 38 East, Boise Meridian, Franklin County, Idaho

Section 12: Beginning 1320 feet West, more or less, from the East Quarter Corner of Section 12, said point being the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 12, and running thence South 250 feet; thence West 580 feet; thence North 250 feet; thence East 580 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM: A parcel of land located in the Southeast Quarter of Section 12, Township 15 South, Range 38 East, Boise Meridian, Franklin County, Idaho and more particularly described as follows:
Commencing at the East Quarter corner of said Section 12, from which the West Quarter corner of Section 12 bears South 89° 45' 33" West; thence South 89° 45' 33" West 1887.98 feet along the North boundary of said Southwest Quarter to a 5/8" rebar and cap (PLS 9163) at the Northwest corner of the parcels of land depicted and described on record of survey Instrument Number 218408, as recorded in the official records of Franklin County, the Point of Beginning; thence South 00° 03' 39" East 250.00 feet along the West boundary of said parcels to a 5/8" rebar and cap (PLS 9163) at the Southwest corner thereof; thence North 89° 45' 33" East 580.00 feet along the South boundary of said parcels to a 5/8" rebar and cap (PLS 9163) at the Southeast corner thereof; thence North 00° 03' 39" West 17.02 feet along the East boundary of said parcels to a 5/8" rebar and cap (LS 4735) at the Southwest corner of the parcels of land depicted and described on record of survey Instrument Number 202569, as recorded in the official records of Franklin County; thence South 89° 59' 57" East 359.06 feet along the South boundary of said parcels to a 5/8" rebar and cap labeled "Allen Land surveying, PLS 9163" thence South 00° 03' 39" East 355.51 feet to a 5/8" rebar and cap; thence South 89° 45' 33" West 989.06 feet to a 5/8" rebar and cap; thence North 00° 03' 39" West 590.00 feet to a 5/8" rebar and cap at the North boundary of the Southeast Quarter of Section 12; thence North 89° 45' 33" East 50.00 feet along said North boundary to the Point of Beginning.

ALSO INCLUDING:
Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho

Section 2: Beginning at a point 26 feet West and 22 feet South of the Northeast corner of Lot 1, Section 2; thence running West 1,661 feet, more or less, to East line of Twin Lake Canal

Company right of way; thence Southerly along said right of way to the South line of the Northeast Quarter of said Section; thence East 1,502 feet, more or less, to a point South of the point of beginning; thence North 1,129 feet, more or less, to the South tree-line curtilage boundary of Grantors residence; thence following said boundary West 198 feet, more or less, thence North 220 feet, more or less; thence East 198 feet, more or less to a point 1,334 feet South of the point of beginning of the Point of Beginning.
Together with any and all water rights appurtenant thereto and including 127 shares of Twin Lake Canal Company water. (Parcel 1455.01)

Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho

Section 1: LOT THREE (3) (Parcel 1451.00)

Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho

Section 1: Beginning at the Northwest corner of Lot 2 of Section 1 and running thence South 2690 feet, more or less, to the Southwest corner of the Northeast quarter of Section 1; thence East 1706.25 feet; thence North 1° 56' West 1155.72 feet; thence North 37° 25' West 1932.6 feet to the North line of Section 1; thence West 493 feet to the Point of Beginning. (Parcel 1452.00)

Section 11: Commencing at the Southeast corner of the Northeast quarter of Section 11, and running thence West 80 rods; thence North 60 rods; thence East 80 rods; thence South 60 rods to the Point of Beginning (Parcel 1490.00)

ALSO: Beginning at the Northeast corner of the NE¼SE¼ of Section 11, and running thence West 1242.74 feet, more or less, to the East line of the Twin Lakes Canal; thence Southerly along said line 878.64 feet; thence East 1,189.10 feet, more or less, thence North 877 feet to the Point of Beginning. (Parcel 3182 01)

Section 12: Beginning at the Northwest corner of the Southwest quarter of Section 12, and running thence East 160 rods to the Northeast corner of the SW quarter of Section 12, thence South 40 rods; thence West 160 rods to the West line of said Section 12; thence North 40 rods to the Point of Beginning. (Parcel 3186.00)

EXCEPTING THEREFROM: (Casey Clark WD#229382)
A parcel of land located in the Northwest quarter of the Southwest quarter of Section 12, Township 15 South, Range 38 East, Boise Meridian, Franklin County, Idaho, and more particularly described as follows:
Commencing at the West quarter corner of said Section 12, from which the Southwest corner of Section 12 bears South 00° 16' 29" East;
Thence South 00° 16' 29" East 579.88 feet to a 5/8" rebar and cap, labeled "Allen Land Surveying, PLS 9163", the Point of Beginning.
Thence North 89° 51' 33" East 320.00 feet to a 5/8" rebar and cap;
Thence South 00° 16' 29" East 109.00 feet to a 5/8" rebar and cap;
Thence South 89° 51' 33" West 320.00 feet to a 5/8" rebar and cap at the west boundary of

Section 12;
Thence North 00° 16' 29" West 109.00 feet along the west boundary of Section 12 to the Point of Beginning.

ALSO EXCEPTING:
A parcel of land located in the Northwest quarter of the Southwest quarter of Section 12, Township 15 South, Range 38 East, Boise Meridian, Franklin County, Idaho, and more particularly described as follows:

Beginning at the West quarter corner of said Section 12, from which the Southwest corner of Section 12 bears South 00° 16' 29" East;
Thence North 89° 45' 33" East 400.00 feet along the north boundary of the Southwest quarter of Section 12 to a 5/8" rebar and cap labeled "Allen Land Surveying, PLS 9163";
Thence South 00° 16' 29" East 255.00 feet to a 5/8" rebar and cap;
Thence South 89° 45' 33" West 400.00 feet to a 5/8" rebar and cap at the west boundary of Section 12;
Thence North 00° 16' 29" West 255.00 feet along the west boundary of Section 12 to the Point of Beginning.

ALSO EXCEPTING:
A parcel of land located in the Northwest quarter of the Southwest quarter of Section 12, Township 15 South, Range 38 East, Boise Meridian, Franklin County, Idaho, and more particularly described as follows:

Commencing at the West quarter corner of said Section 12, from which the Southwest corner of Section 12 bears South 00° 16' 29" East;
Thence South 00° 16' 29" East 255.00 feet to a 5/8" rebar and cap, labeled "Allen Land Surveying, PLS 9163", the Point of Beginning.
Thence North 89° 45' 33" East 351.00 feet to a 5/8" rebar and cap;
Thence South 00° 16' 29" East 325.49 feet to a 5/8" rebar and cap;
Thence South 89° 51' 33" West 351.00 feet to a 5/8" rebar and cap at the west boundary of Section 12;
Thence North 00° 16' 29" West 324.88 feet along the west boundary of Section 12 to the Point of Beginning.

ALSO INCLUDING:
Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho

Section 1: NW¼NW¼. Government Lot 4. (Parcel 1450.00)

EXCEPTING THEREFROM: Beginning at the Southwest corner of said Government Lot 4, running thence North 276 feet; thence East 225 feet; thence South 276 feet; thence West 225 feet to the Place of Beginning.

**PARCEL B**
Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho

Section 13: Beginning at a point on the North line of Section 13, 57.5 feet West of the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 13; thence East 660 feet; thence South 660 feet; thence West 660 feet; thence North 660 feet to the Point of Beginning. (Parcel 1495.01)

ALSO, Commencing at the Northeast corner of Section 13, and running thence West 716.5 feet; thence South 160 rods; thence East 716.5 feet; thence North 160 rods to the Place of Beginning. (Parcel 1496.00)

ALSO INCLUDING:
Section 12: E½SE¼. (Parcel 1494.00)

EXCEPTING THEREFROM: Beginning at the East Quarter corner of said Section 12; thence South 89° 58' 37" West 880.00 feet along the center section line of Section 12; thence South 31.52 feet to a 5/8 inch rebar with cap labelled "A.A. Hudson, PLS 4735" set on the South right of way line of the county road the True Point of Beginning; thence South 203.36 feet to a 5/8 inch rebar with cap; thence North 89° 46' 53" West 428.69 feet to a 5/8 inch rebar with cap set on the East one-sixteenth line of said Section 12; thence North 00° 09' 31" East 203.36 feet along said one-sixteenth line to a 5/8" rebar with cap set on the said South right of way line; thence South 89° 46' 53" East 428.13 feet along said right of way line to the True Point of Beginning.

**PARCEL C** (J7 WD#229379)
Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho

Section 10: That property lying West of the West line of the Twin Lakes Irrigation Canal, and more particularly described as: Beginning approximately 820 feet West of the Northeast corner of the Southeast Quarter of Section 10, an running thence West 160 feet; thence South 700 feet; thence East approximately 10 feet to said line; thence following said line Northeasterly to the Point of Beginning.

**EXHIBIT "B"**
**Pumps and Pivots**

| | |
|---|---|
| **Dansie pivot** | Zimmatic 12 tower - October 2000 - 0217A<br>75 HP Cornell - 5RB |
| **Coats pivot** | Lockwood 8 tower<br>30 HP Cornell - 4RB (behind Ty's house)<br>40 HP Submersible (irrigation well)<br>40 HP Vertical Turbine (grey water pond) |
| **Atkinson pivot** | Zimmatic corner machine - November 2004 - 85615<br>40 HP Paco Pump |
| **Howell pivots** | T-L 765 - November 1998 - 15512<br>T-L 765 - November 1998 - 15511<br>40 HP Cornell - 4RB |
| **Mortensen pivot** | Zimmatic 7 tower - June 2000<br>40 HP Cornell - 4RB |
| **Home pivot** | Valley 8 tower - August 2002 - 10197180 |
| **Perry pivot** | Valley 8 tower - August 2002 - 10195039 |
| **Smith pivot** | Valley 4 tower - September 2003 - 10268871<br>Valley 4 tower - September 2003 - 10268865 |
| **Sayad pivots** | Valley 4 tower - September 2003 - 10265565 |
| **Page pivot** | Reinke 1 tower - May 2004<br>125 HP vertical turbine - 2002 - New |

**EXHIBIT "C"**
**Water Rights**

1. 1.09 cfs Irrigation Well, Idaho No. 13-7629
2. West Cache Irrigation Company water stock - 20 shares (1 cfs)
3. Twin Lakes Canal Company water stock - 1,101 shares
4. Mid-Way Water Company water stock - 1 share