

CLEAR CREEK LAND & MORTGAGE

PHONE 208-734-6622 • FAX 208-734-0745

RECEIVED
DEC 13 2005
Department of Water Resources
Southern Region

FACSIMILE TRANSMITTAL SHEET

TO: <u>Jim Stanton</u>	FROM: <u>Jean Bentler</u>
COMPANY: <u>IDWR</u>	DATE: <u>Dec 13, 05</u>
FAX NUMBER: <u>736-3037</u>	TOTAL NO. OF PAGES INCLUDING COVER: <u>3</u>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <u>Cramey/Big Sky</u>	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

attached per your request is the
warranty deed from Cramey to Big Sky

Jean

jeanb@onevest.net

409 SHOSHONE STREET SOUTH, SUITE 25
P.O. BOX 1598
TWIN FALLS, IDAHO 83303-1598

305073**WARRANTY DEED**

#40394

For Value Received

Cranney Land Company, L.L.C., an Idaho limited liability company

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

**Big Sky Dairy, an Idaho general partnership
Address: 2395 South 1500 East
Gooding, Idaho 83330**

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

**TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**RECEIVED
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Southern RegionSection 24: **ALL, EXCEPTING THEREFROM the following described tract:**

Beginning at the Northeast corner of said Section 24, said corner marked by a U.S. Government Brass Cap; Thence North 89°50' West (Basis of Bearing) along section line for 2008.71 feet to a ½ inch rebar which shall be the Point of Beginning, said point also lying South 89°50' East for 661.00 feet from the North quarter section corner of said Section 24;
Thence South 0°10' West for 208.71 feet to a ½ inch rebar;
Thence North 89°50' West for 208.71 feet to a ½ inch rebar;
Thence North 0°10' East for 208.71 feet to a ½ inch rebar on section line;
Thence South 89°50' East along said section line for 208.71 feet to the Point of Beginning.

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto including but not limited to State of Idaho, Department of Water Adjudication Nos. 45-425d; 45-433; 45-514a; 45-516; 45-7355 and 45-13549.

SUBJECT TO:**All reservations in patents or deeds in the chain of title.****Taxes for 2005 and subsequent years.****Assessments, levied, or to be levied, by the Goose Creek Irrigation District.****Mineral Deed from Eugene Pickett and Emma Pickett, husband and wife, to Fred Foss, dated April 16, 1952 and recorded May 8, 1952 as Instrument No. 175483 in Book 54 of Deeds, Page 530, records of Cassia County, Idaho.****A sixteen inch buried mainline pipe under and across the North half (N½) of Section 24, Township 12 South, Range 21 East of the Boise Meridian, as disclosed by a Subordination Agreement executed by Shoulder 3 Ranches, Inc., dated April 18, 1979 and recorded April 24, 1979 as Instrument No. 116174 on Film No. 125, records of Cassia County, Idaho.**

Easement between Cranney Brothers, a partnership of Willard Cranney, Jr., Michael Cranney and Douglas Cranney; Harold Cranney and Kerma Cranney, husband and wife; and Kent Woodhouse and Diane Woodhouse, husband and wife; J. Allen Woodhouse, a/k/a Jay Allen Woodhouse and Renae Woodhouse, husband and wife; and Kirk Woodhouse and Mary Ann Woodhouse, husband and wife; to Cranney Farms, Inc., an Idaho Corporation, dated June 18, 1980 and recorded July 25, 1980 as Instrument No. 127854 on Film No. 136, records of Cassia County, Idaho.

Power Line Easement between Cranney Farms, a partnership and Idaho Power Company, a corporation, dated February 1, 1982 and recorded June 16, 1982 as Instrument No. 144188 on Film No. 130, records of Cassia County, Idaho.

Access easement contained in Corporate Warranty Deed, recorded May 4, 1992 as Instrument No. 218842, records of Cassia County, Idaho.

Agreement For Mainline, Ditch And Pond Easement by and between Shoulder 3 Ranches, Inc., an Idaho corporation and Cranney Land Company, L.L.C., a limited liability company, dated June 30, 2000 and recorded July 5, 2000 as Instrument No. 270039, records of Cassia 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: November 8, 2005

CRANNEY LAND COMPANY, L.L.C.

By: Michael W. Cranney
Michael W. Cranney, Member

By: Douglas K. Cranney
Douglas K. Cranney, Member

By: Willard D. Cranney
Willard D. Cranney, Member

STATE OF IDAHO)

)ss.

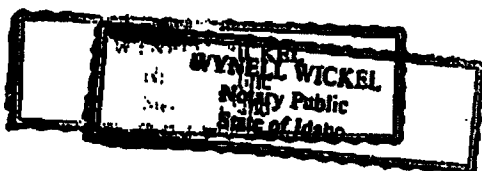
COUNTY OF Cassia)

2005 NOV 9 AM 11 54
RECORDED AT THE REQUEST OF
LAND TITLE & ESCROW

CASSIA COUNTY, IDAHO
LARRY A. NICKELSEN
RECORDER
FEE 6.00 DEPUTY 26

305073

On this 8 day of November, 2005, before me, the undersigned, a Notary Public, personally appeared Michael W. Cranney, Douglas K. Cranney and Willard D. Cranney, known or identified to me to be the members of Cranney Land Company, L.L.C., the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.



Wynell Wickel
Notary Public
Residing at: Ducley, ID Malta, Id
My Commission Expires: 6-30-09

NOT A PUBLIC RECORD
RECORDING FEE \$1.00