

CLEAR CREEK LAND & MORTGAGE

PHONE 208-734-6622 • FAX 208-734-0745

FACSIMILE TRANSMITTAL SHEET

TO:	Jim Stanton	FROM:	Jean Beutler
COMPANY:	EDWR	DATE:	Dec. 13, 05
FAX NUMBER:	736-3037	TOTAL NO. OF PAGES INCLUDING COVER:	
PHONE NUMBER:		SENDER'S REFERENCE NUMBER:	
RE:	Cranney/Big Sky	YOUR REFERENCE NUMBER:	

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

NOTES/COMMENTS:

Shoulder 3 to Big Sky deed
attached.

jeanb@conquest.net

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

305071**WARRANTY DEED****#40393**

For Value Received

Shoulder 3 Ranches, Inc., an Idaho corporation

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**RECORDED AT THE REQUEST OF
LAND TITLE & ESCROW

2005 NOV 9 AM 11 48

CASSIA COUNTY, IDAHO
LARRY A. MICKELSEN
RECORDER
FEE \$ 600 DEPUTY *60*

305071

Section 23: All**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 Resources Adjudication No. 45-7335.****SUBJECT TO:****All reservations in patents or deeds in the chain of title.****Taxes for 2005 and subsequent years.****Any assessments levied, or to be levied, by the Oakley Canal Company.****Assessments levied, or to be levied, by Goose Creek Irrigation District.****Easement from George Poulton and Lela Poulton, husband and wife, to Idaho Industries, Inc., dated February 24, 1961 and recorded March 7, 1961 as Instrument No. 569 on Film No. 3 in the office of the County Recorder of the County of Cassia, State of Idaho.****Power Line Easement from W. B. Whiteley and Gary Whitley, to Idaho Power Company, a corporation, dated June 14, 1978 and recorded December 14, 1978 as Instrument No. 112858 on Film No. 122, records of Cassia County, Idaho.****Agreement For Mainline, Ditch And Pond Easement by and between Shoulder 3 Ranches, Inc., an Idaho corporation, Grantor and Cranney Land Company, L.L.C., a limited liability company, Grantee, dated June 30, 2000 and recorded July 5, 2000 as Instrument No. 270039, records of Cassia County, Idaho.**

Oakley Highway District Decision and Order Abandoning and Vacating Highway dated September 13, 2005 and recorded September 15, 2005 as Instrument No. 304135, 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.

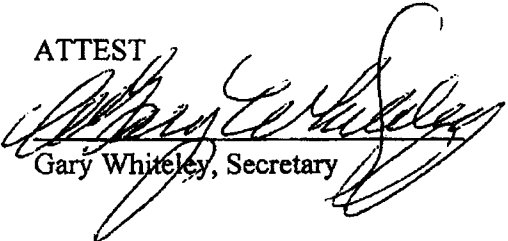
Dated: November 8, 2005

SHOULDER 3 RANCHES, INC.

By: 

Robert Whiteley, President

ATTEST

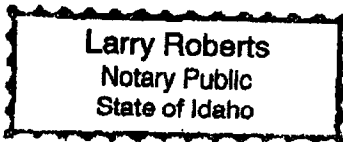

Gary Whiteley, Secretary

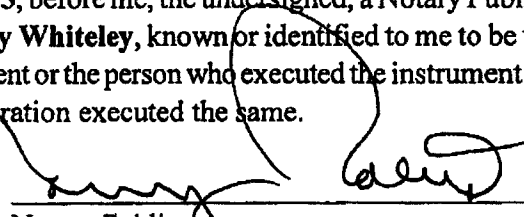
STATE OF IDAHO)

) ss.

COUNTY OF Cassia)

On this 8th day of November, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared **Robert Whiteley and Gary Whiteley**, known or identified to me to be the President and Secretary 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.


Larry Roberts
Notary Public
State of Idaho


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