

RECEIVED  
DEC 16 2005  
Department of Water Resources  
Southern Region

## WARRANTY DEED

FOR VALUE RECEIVED,

**RICHARD L. WELLS and MARSHA E. WELLS**, husband and wife, the "Grantors", do hereby grant, bargain, sell and convey unto **EDWARD M. ROSA**, a single man, whose address is 2149 B Hwy 26, Gooding, Idaho 83330, the "Grantee", the following described premises located in Gooding County, Idaho, to wit:

Parcel 1

Township 5 South, Range 14, East of the Boise Meridian, Gooding County, Idaho

Section 13: NW $\frac{1}{4}$ NE $\frac{1}{4}$

Parcel 2

Township 5 South, Range 14, East of the Boise Meridian, Gooding County, Idaho

Section 12: W $\frac{1}{2}$ SE $\frac{1}{4}$ ; NE $\frac{1}{4}$ SE $\frac{1}{4}$

Together with all water rights appurtenant thereto, including, but not limited to, ~~155~~ 165 shares of stock in the Big Wood River Canal Company. *E.P. RW*

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. The said Grantors do hereby covenant to and with the said Grantee, that they are the owners of said premises; that they will warrant and defend the same from all lawful claims whatsoever, except as hereinabove specifically provided, and the specific exceptions listed below:

1. Taxes for 2005 and future years are an accruing lien, not yet due or payable.
2. Assessments of the American Falls Reservoir District No. 2 and the rights and powers of said District as by law provided.
3. Assessments of the Big Wood Canal Company and the rights and powers of said Company as by law provided.
4. Right of way for canals, laterals and waste ditches of Big Wood Canal Company.

DATED THIS 12 day of December, 2005.

"GRANTORS"

Richard L. Wells  
RICHARD L. WELLS

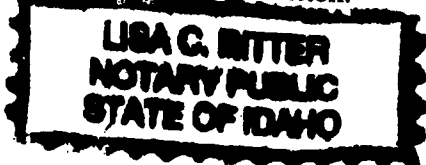
Marsha E. Wells  
MARSHA E. WELLS

STATE OF IDAHO )

County of Gooding ss:

On this 12 day of December, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared RICHARD L. WELLS and MARSHA E. WELLS, husband and wife, known to me to be the persons whose names are subscribed to the within and foregoing instrument, and who acknowledged to me that they executed the same.

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



[Signature]  
NOTARY PUBLIC for Idaho  
Residing at: Hagerman, ID  
Commission Expires: 10/8/10

# CAFO TRANSFER STATEMENT

Gooding County Planning and Zoning Commission  
P.O. Box 417  
Gooding, ID 83330

Date: 12/12/05

We, Richard and Marsha Wells (Transferor) hereby transfer CAFO Siting Permit #G97-120 to Edward Rosa (Transferee). We sold the CAFO and acreage in Sections 12 and 13, Township 5 South, Range 14 EBM, on December 12, 2005.

NEW OWNER NAME: Edward Rosa  
ADDRESS: 2149 B Hwy 26 Gooding, ID 83330  
CAFO ADDRESS: 1355 S. 1800 E Gooding, ID 83330  
PHONE #: 280-5568

We, Richard and Marsha Wells (Transferee) hereby state that the CAFO is in compliance with Gooding County CAFO Ordinance and that there is a Nutrient Management Plan in place. Nutrient Management Plan Copy attached:

Pursuant to the Gooding County Confined Animal Feeding Operation (CAFO) Ordinance # 77, Articles III, Section D, Conforming CAFOs constructed after the effective date of this ordinance, siting permits shall be transferable, provided the new owner files a transfer statement form with the Administrator within 60 days from the date of the purchase of the CAFO facility. The new owner must sign a transfer statement form, stating that the CAFO is in compliance with the Gooding County CAFO Ordinance and that a Nutrient Management Plan is in place. The transfer statement form shall include the date of the transfer and the names and mailing addresses of both the transferor and transferee.

Signature (Transferor)

Richard G Wells Marsha Wells

Mailing Address: 1355 S. 1800 E.  
Gooding, ID 83330

Signature (Transferee)

Edward Rosa Marsha Wells

Mailing Address: 2149 B Hwy 26  
Gooding, ID 83330

# BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS: That **RICHARD L. WELLS and MARSHA E. WELLS**, husband and wife, the Party of the First Part, hereinafter called the Grantor, for and in consideration of the good and valuable consideration to them in hand paid by **EDWARD M. ROSA**, a single man, the Party of the Second Part, hereinafter called the Grantee, the receipt and adequacy of which is hereby acknowledged, does hereby sell and assign unto the said Grantee, the following described personal property, to wit:

See Exhibits A, B and C attached hereto.

TO HAVE AND TO HOLD the same unto the said Grantee, his successors, heirs, executors, administrators and assigns forever.

Grantor does hereby covenant and agree to and with the said Grantee that Grantor is the lawful owner of said property and will warrant and defend the sale thereof unto the said Grantee, his successors, heirs, executors, administrators and assigns, against all lawful claims.

Grantee acknowledges that he is purchasing the above described personal property "as is" with no warranty as to the condition or state of repair of the same, and that no representations or warranties concerning said personal property have been made to them by the Grantor or any person on behalf of the Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set their hand, this 12 day of DECEMBER, 2005

"GRANTOR"

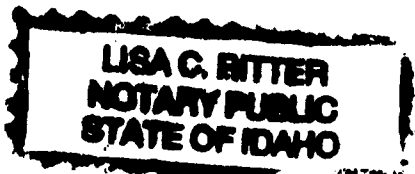
Richard L. Wells  
RICHARD L. WELLS

Marsha E. Wells  
MARSHA E. WELLS

STATE OF IDAHO )  
County of Gooding ss:

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



[Signature]  
NOTARY PUBLIC for Idaho  
Residing at: Hegeville, ID  
Commission Expires: 10/8/10

WELLS/ROSA

EXHIBIT A

*List of Irrigation Equipment*

- Aluminum Mainline
- 27 - 50 ft. sections 8" Mainline
- 12 - 30 ft. sections 8" Mainline
- 8 - 30 ft. sections 10" Mainline
- 1 Redi Rain Wheel line
- 2 Wade Wheel lines
- Electrical Control Panels for the above
- 1 Berkley Centrifugal Pump with 5 hp motor and Electrical Control Panel,  
Serial No. 7487272
- <sup>160</sup>pieces - 6" gated pipe
- <sup>160</sup>pieces - 8" gated pipe
- 4 Tower Valley pivot Model 8000, including electrical panel and 1 25 hp  
Pump and 1 15 hp Pump

SW  
MW  
ER

WELLS/ROSA

**EXHIBIT B**

*List of Milking Equipment*

- 12 Milk Units
- 12 Pipe/SS
- 1 Milk Pump System
- 1 Milk Filter
- 1 Milk Receiver
- 1 Bulk Tank
- 30 Pipe/PVC
- 1 Vacuum Reserve Tank
- 1 Vacuum System