

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

Please print or type. Attach pages with additional information. Instructions are on the back of this page.
Incomplete forms will be returned.

both decreed
RECEIVED
JUL 13 1998
Department of Water Resources
Southern Region

RECEIVED

AUG 12 1998

Department of Water Resources

1. Water Right Number(s) 36-00037A, and 36-07314B
Adjudication Claim Number(s) _____
2. The following REQUIRED information must be submitted with this form.
 - A. A copy of the most recent DEED, TITLE, POLICY, CONTRACT OF SALE, or other legal document indicating your ownership of the property and water rights or claims in question, WITH ATTACHED LEGAL DESCRIPTION.
AND
 - B. PLAT OF PROPERTY or SURVEY MAP for parcel of ten acres or less. (These are usually on file with the county.)
OR
 - C. For water rights or adjudication claims involving ten or more irrigated acres, a USDA Farm Services Agency (formerly ASCS) AERIAL PHOTO with irrigated acres outlined and point(s) of diversion clearly marked.
3. Name and Address of Former Owner/Claimants Patsy Dunn
918 East McKinley, Pocatello, Idaho 83201
4. New Owner/Claimant(s) River Grove Farms, Inc.
Name connector (check one): [] AND, [] OR, [] AND/OR

New Mailing Address c/o Peter L. Sturdivant Post Office Box 606
City, State and ZIP Code Hailey, ID 83333

New Telephone Number (208) 788-9845
5. Date you acquired the property _____
6. If you have acquired only a portion of the former owner's property, IDWR may need to split the water rights(s) or adjudication claim(s). If this applies, describe in detail your portion of each water right or adjudication claim in the spaces below. If necessary, attach additional pages.

Number of acres actually irrigated _____ Number and type of stock _____

Diversion rate in CFS cubic feet per second _____ Number of homes _____ Other uses _____

If a water right or adjudication claim is being split and you are not sure how to identify your portion of the original right or claim, please contact the nearest IDWR office for assistance.

RIVER GROVE FARMS, INC., a Nevada corporation

7. Signature of New By: *Parry E. Thomas* Date *July 1, 98*
Parry E. Thomas, President
Owner/Claimant(s)

(Corporations or other organizations must submit a list of directors/officers demonstrating authority to sign form.)

8. For Snake River Basin Adjudication Claims: If you are represented by an attorney and you want IDWR to correspond directly with your attorney for all matters related to your claims, please attach a Notice of Appearance completed by your attorney.

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SEP 11 2000

WARRANTY DEED

FOR VALUE RECEIVED

L. Patsy Dunn, an unmarried woman

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

Rivergrove Farms, Inc., a Nevada corporation

the grantee, whose current address is **PO Box 968**
Hailey, ID 83333

the following described premises, in **GOODING COUNTY, IDAHO**, to wit:

See attached Exhibit "A"

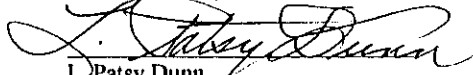
Together with any and all water rights appurtenant thereto including, but not limited to, Water Rights Nos. 36-00037A and 36-07314C as decreed in Re Snake River Basin Adjudication, Case No. 39576, Twin Falls District Court.

SUBJECT TO: Taxes, easements, restrictions, reservations, assessments and encumbrances as shown of record, if any.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that she is the owner in fee simple of said premises; that said premises are free from all encumbrances

and that she will warrant and defend the same from all lawful claims whatsoever.

Dated: June 30, 1998


L. Patsy Dunn

State of: Idaho
County of: Gooding

On this 1st day of July, 1998, Before me a Notary Public in and for said State, personally appeared L. Patsy Dunn known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.


Notary Public
Residing at Opome, ID
Comm. Expires 02-05-99

BECKY SHUBERT
★ NOTARY PUBLIC ★
STATE OF IDAHO

EXPIRATION DATE 02-05-99

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CONTINUATION

SCHEDULE A

Order Number: G-27051

TOWNSHIP 7 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO

Section 11: A parcel of land located in Lot 2, and the SE¼NW¼, more specifically described as follows:

Commencing at the West quarter corner of Section 11, Township 7 South,
Range 13, East Boise Meridian;

Thence North 89°41'17" East, 292.03 feet along the Southerly boundary of Lot
3 of said Section 11;

Thence North 22°08'13" East, 1,606.63 feet to the REAL POINT OF
BEGINNING;

Thence North 22°08'13" East, 649.07 feet;

Thence South 79°09'10" East, 1,123.40 feet to a point on top of a rim rock;

Thence Southerly along the top of the rim rock the following 4 courses and
distances:

South 23°28'46" West, 369.88 feet;

South 17°54'07" West, 130.01 feet;

South 12°48'18" West, 84.67 feet;

South 0°58'03" West, 82.69 feet;

Thence North 78°13'14" West, 1,167.80 feet to the REAL POINT OF
BEGINNING.

SUBJECT TO a 15 foot wide access easement along the Southerly boundary and
a 50 foot wide roadway easement being 25 feet each side of the following described
centerline:

Commencing at the Northeast corner of the above described parcel of land;

Thence North 79°09'10" West, 166.76 feet;

Thence North 3°53'01" West, 6.57 feet to the POINT OF BEGINNING;

Thence South 3°53'01" East, 50.22 feet;

Thence South 13°28'00" East, 66.69 feet;

Thence South 12°23'03" West, 236.55 feet;

Thence South 19°07'42" West, 321.01 feet to the POINT OF ENDING.

TOGETHER WITH a 15 foot wide access easement adjacent to the Southerly
boundary.

- Continued - MICROFILMED

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CONTINUATION

SCHEDULE A

Order Number: G-27051

EXCEPTING THEREFROM the following:

TOWNSHIP 7 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO

Section 11: A parcel of land located in Lot 2, and being a part of that parcel "D" of the Riverside Ranches, Inc., recorded October 5, 1988 as Instrument Number 133987, Gooding County records, more particularly described as follows:

Commencing at the West quarter corner of said Section 11, a point marked by a B.L.M. monument;
Thence South 89°58'42" East, 289.38 feet to a point marked by an Idaho Power Co., monument;
Thence North 22°23'30" East 2103.59 feet to THE POINT OF BEGINNING, marked by an Idaho Power Co., monument;
Thence continuing North 22°23'30" East, 150.00 feet to a point, marked by a 5/8" bar inside an angle iron at a fence corner;
Thence South 79°19'37" East, 310.00 feet to a point marked by an Idaho Power Co., monument;
Thence South 22°23'30" West, 150.00 feet to a point, marked by an Idaho Power Co., monument;
Thence North 79°19'37" West, 310.00 feet to THE POINT OF BEGINNING.

SUBJECT TO Easement Agreement as follows:

Buyer (Sturdivant) agrees to allow seller (Dunn) foot access buyers property via the existing easement on Parcel D and the existing roadway on Parcel C (a portion of the SE¼NW¼; Lot 2 and 3 Section 11, Township 7 South, Range 13 East, Boise Meridian, Gooding County Idaho) in order to access sellers other property, Parcel B commonly known as "the island", a portion of Parcel B. Buyer agrees to construct (within the jurisdiction of the local ordinances) and maintain a foot bridge across Billingsley Creek at a mutually agreeable location for said foot access. Seller agrees to allow buyer access to said Island for trespass purposes only. This Easement Agreement is specifically for foot access (no vehicles) for Pat Dunn and her immediate family members and will expire upon the sale of Parcel B to anyone other than Pat Dunn's heirs. Buyer assumes no liability for sellers actions in connection with this easement.

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