

WARRANTY DEED

For Value Received JACK H. MOSER and ORTHEA MOSER also known as ORTHEA C. MOSER, husband and wife, the Grantors, do hereby grant, bargain, sell, and convey unto GRASS VALLEY ENTERPRISE, a General Partnership, the Grantee, whose current address is 370 South State St., Richmond, Idaho 84333, the following described premises, to wit:

PARCEL 1:

T. 15 S., R. 38 E., B.M., Franklin County, Idaho

Section 11: Commencing at the SE corner of the NE $\frac{1}{4}$ of Section 11, and running thence W. 80 rods; thence N. 60 rods; thence E. 80 rods; thence S. 60 rods to the point of beginning.

Section 12: Beginning at the NW corner of the SW $\frac{1}{4}$ of Section 12, and running thence E 160 rods to the NE corner of the SW $\frac{1}{4}$ of Section 12, thence S. 40 rods; thence W. 160 rods to the W line of said Section 12; thence N. 40 rods to the point of beginning; EXCEPTING THEREFROM: Commencing at a point 40 rods S. of the NW corner of the SW $\frac{1}{4}$ of Section 12, and running thence E. 320 feet; thence N. 94 feet; thence W. 320 feet; thence S. 94 feet to the point of beginning.

PARCEL 2:

T. 15 S., R. 38 E., B.M., Franklin County, Idaho

Section 11: Beginning at the NE corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, and running thence W. 1242.74 feet, more or less, to the East line of the Twin Lakes Canal, thence Southerly along said line 878.64 feet, thence E. 1,189.10 feet, more or less, thence N. 877 feet to the point of Beginning.

PARCEL 3:

T. 15 S., R. 38 E., B.M., Franklin County, Idaho

Section 1: Beginning at the NW corner of Lot 2 of Section 1, and running thence S. 2690 feet, more or less, to the SW corner of the NE $\frac{1}{4}$ of Section 1, thence E. 1706.25 feet, thence N. 1°56' W. 1155.72 feet, thence N. 37°25' W. 1932.6 feet to the North line of Section 1; thence W. 493 feet to the point of Beginning.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, including all ditches, ditch rights-of-way, water and water rights, including 100 shares of stock in the Twin Lakes Irrigation Company and 20 shares in the West Cache Irrigation Company, and also all easements and rights of way appurtenant thereto.

(continued)

Recorded at the request of
Austin Sanchez

11:10 MAY 18 1988 —p.m.

CORRIE L. KELLER, RECORDER

By *Amber Butler* Deputy
FRANKLIN COUNTY, IDAHO



First American Title Company

SUBJECT TO Reservations in United States Patent, existing and recorded rights-of-way and easements, zoning and building ordinances, and taxes and assessments as prorated between the parties hereto.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that said premises are free from all incumbrances except as hereinabove set forth and that they will warrant and defend the same from all lawful claims whatsoever.

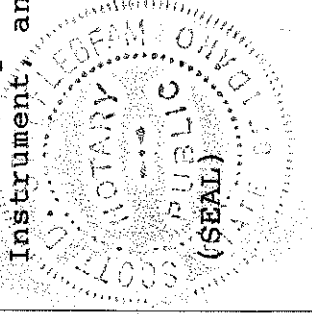
DATED: May 16, 1988

Jack H. Moser
JACK H. MOSER

Orthea Moser
ORTHEA MOSER

STATE OF IDAHO)
 : ss.
County of Bingham)

On this 16th day of May, 1988, before me, a Notary Public in and for said State, personally appeared JACK H. MOSER and ORTHEA MOSER also known as ORTHEA C. MOSER, husband and wife, known to me to be the persons whose names are subscribed to the within Instrument, and acknowledged to me that they executed the same.



Scott D. Legram

Notary Public State of Idaho
Residing at: Blackfoot, Idaho
Commission Expires: 8-31-91



First American Title Company