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A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
8151 W. Rifleman Ave. / Boise, Idaho 83704
(208) 377-2700

WARRANTY DEED

For Value Received The Ralph E. and Debra L. Zaragoza "B" Trust U/T/A dated May 15,
2001

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Jason Oswald, a married man and Paul Silvas, a married man and Rick Roberts, a married man and Dan
Lister, a married man

hereinafter referred to as Grantee, whose current address is *321 Creekside Place, Nampa, ID 83686*
the following described premises, to-wit:

The Northeast Quarter of the Northwest Quarter in Section 15, Township 2 North, Range 3 West,
Boise Meridian, Canyon County, Idaho.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs
and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor
is the owner in fee simple of said premises; that said premises are free from all encumbrances except current
years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record,
and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims
whatsoever.

Dated: August 25, 2003

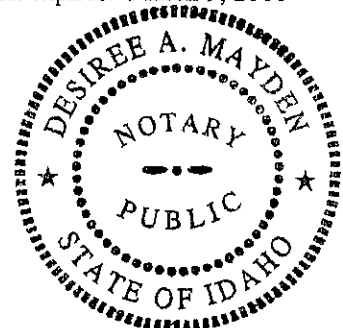
The Ralph E. and Debra L. Zaragoza B Trust

By: *Debra L. Zaragoza*
Debra L. Zaragoza, Trustee

STATE OF IDAHO, County of Ada, ss.

On this 26th day of August, in the year of 2003, before me the undersigned, a notary public personally
appeared Debra L. Zaragoza, known or identified to me to be the person whose name is subscribed to
the within instrument as Trustee and acknowledged to me that he/she/they executed the same as such
Trustee.

Desiree A. Mayden
Desiree A. Mayden
Notary Public of IDAHO
Residing at Nampa
Commission expires: March 9, 2006





A Pioneer Company

**PIONEER TITLE COMPANY
OF ADA COUNTY**

8151 W. Rifleman Ave. / Boise, Idaho 83704 / (208) 377-2700

DEED OF TRUST NOTE

\$116,900.00

August 25, 2003

For Value received, the undersigned promise to pay to the order of: The Ralph E. and Debra L. Zaragoza B Trust the Principal sum of One Hundred Sixteen Thousand Nine Hundred dollars and Zero cents (\$116,900.00) in lawful money of the United States of America, with interest thereon at the rate of Six point Five percent (6.5 %) per annum from August 26, 2003, in installments as follows:

Principal only installment of \$13,000.00 due on or before November 25, 2003. Interest then starts to accrue on the balance of \$103,900.00 as follows:

Monthly installments of \$1,774.65 commencing December 25, 2003 and continuing thereafter to paid in a like sum on or before the 25th day of each and every month until November 25, 2008 at which time all sums of unpaid principal and accrued interest shall be due in full.

All payments shall be applied first to the accrued interest and the balance to principal, excluding the \$13,000.00 due November 25, 2003, which is strictly a principal payment.

The makers hereby reserve the right to prepay any or all of this note without penalty.

All payments, including partial prepayments, shall be applied first to accrued late charges owing (if applicable) then to accrued interest and the balance in reduction of principal.

The maker hereof may repay any or all sums due hereunder at anytime without prior notice to the holder and without penalty or premium of any kind.

In case of failure to pay any installment when same shall become due, the holder at his option, may declare the whole principal hereof as immediately due and payable. In case this note is collected by an attorney, either with or without suit the undersigned hereby agree to pay a reasonable attorney's fee.

This note is secured by a Deed of Trust of even date executed by the undersigned on certain real property described therein.

The undersigned hereby waive presentment, protest, and notice of non payment.

Jason Oswald

Rick Roberts

Paul Silva

Dan Lister

*** Should the property described in the deed of trust securing this note be sold or conveyed by the makers hereof, their heirs or assigns, prior to the maturity of this note, then the entire sum of principal and interest shall become immediately due and payable.

5/3
BS
2003



A Pioneer Company

PIONEER TITLE COMPANY

OF ADA COUNTY

8151 W. Rifleman Ave. / Boise, Idaho 83704 / (208) 377-2700

REQUEST FOR FULL RECONVEYANCE

THE UNDERSIGNED IS THE LEGAL OWNER AND HOLDER OF ALL INDEBTEDNESS SECURED BY THAT CERTAIN DEED OF TRUST,

DATED: August 25, 2003

EXECUTED BY: Jason Oswald and Paul Silvas and Rick Roberts and Dan Lister

TRUSTEE: Pioneer Title Company of Ada County

BENEFICIARY:

RECORDED:

INSTRUMENT NO:

OF THE RECORDS OF MORTGAGES FOR CANYON COUNTY, IDAHO GIVEN TO SECURE THE PAYMENT OF THE PROMISSORY NOTE FOR THE FULL SUM OF AND INTEREST, WHICH NOTE IS PAID IN FULL AND ATTACHED HERETO.

YOU ARE HEREBY REQUESTED AND DIRECTED TO CANCEL ALL EVIDENCES OF INDEBTEDNESS SECURED BY SAID DEED OF TRUST AND TO RECONVEY, WITHOUT WARRANTY, THE ESTATE NOW HELD BY YOU UNDER THE SAME.

DATED: AUGUST 26, 2003

DELIVER TO:

BENEFICIARY:

Pioneer Title Company of Ada County
8151 W. Rifleman Avenue
Boise, ID 83704

Selia Z. Zaragosa

JD
EL
RA



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
8151 W. Rifleman Ave. / Boise, Idaho 83704
(208) 377-2700

DEED OF TRUST

THIS DEED OF TRUST, Made this 25th day of August, 2003, BETWEEN Jason Oswald, a married man and Paul Silvas, a married man and Rick Roberts, a married man and Dan Lister, a married man, herein called GRANTOR, whose address is 321 Creekside Place, Nampa, ID 83686; PIONEER TITLE COMPANY OF ADA COUNTY, herein called TRUSTEE; and The Ralph E. and Debra L. Zaragoza "B" Trust U/T/A dated May 15, 2001 whose mailing address is 2935 N. Whitehaven Pl., Eagle, ID 83616 herein called BENEFICIARY;

WITNESSETH: That Grantor does hereby irrevocably GRANT, BARGAIN, SELL AND CONVEY TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the County of Canyon, State of Idaho, described as follows and containing not more than forty acres:

The Northeast Quarter of the Northwest Quarter in Section 15, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

Should the property described herein be sold or conveyed by the makers hereof, their heirs or assigns, prior to the maturity of the note secured hereby, then the entire sum of principal and interest shall become immediately due and payable.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits, for the purpose of securing payment of the indebtedness evidenced by a promissory note, of even date herewith, executed by Grantor in the sum of One Hundred Sixteen Thousand Nine Hundred dollars and Zero cents (\$116,900.00), final payment due November 25, 2008, and to secure payment of all such further sums as may hereafter be loaned or advanced by the Beneficiary herein to the Grantor herein, or any or either of them, while record owner of present interest, for any purpose, and of any notes, drafts or other instruments representing such further loans, advances or expenditures together with interest on all such sums at the rate therein provided. Provided, however, that the making of such further loans, advances or expenditures shall be optional with the Beneficiary, and provided, further, that it is the express intention of the parties to this Deed of Trust that it shall stand as continuing security until paid for all such advances together with interest thereon.

A. To protect the security of this Deed of Trust, Grantor agrees:

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereon; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire, vandalism and malicious mischief insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Grantor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice. The provisions hereof are subject to the mutual agreements of the parties as below set forth.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee and to pay all costs and expenses, including cost of evidence of title and attorneys' fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this All-inclusive Deed of Trust.

(4) To pay: (a) at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; (b) when due, subject to the mutual agreements of the parties as below set forth, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; (c) all allowable expenses of this Trust.

(5) Should Grantor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Grantor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such power, pay allowable expenses.

(6) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof.

B. It is mutually agreed that:

(1) Any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(2) By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(3) At any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey all or any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(4) Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in any reconveyance executed under this deed of trust of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

(5) As additional security, Grantor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Grantor the right, prior to any default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(6) Upon default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In the event of default, Beneficiary shall execute or cause the Trustee to execute a written notice of such default and of his election to cause to be sold the herein described property to satisfy the obligations hereof, and shall cause such notice to be recorded in the office of the recorder of each county wherein said real property or some part thereof is situated.

Notice of sale having been given as then required by law, and not less than the time then required by law having elapsed, Trustee, without demand on Grantor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee shall deliver to the purchaser its deed conveying the property so sold, but without any covenant or warranty express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Grantor, Trustee, or Beneficiary, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of title evidence of title and reasonable counsel fees in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at ten percent per annum; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(7) This Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby; or, if the note has been pledged, the pledgee thereof. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

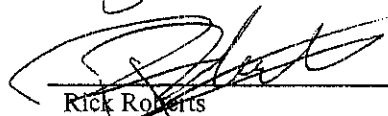
(8) Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Beneficiary or Trustee shall be a party unless brought by Trustee.

(9) In the event of dissolution or resignation of the Trustee, the Beneficiary may substitute a trustee or trustees to execute the trust hereby created, and when any such substitution has been filed for record in the office of the Recorder of the county in which the property herein described is situated, it shall be conclusive evidence of the appointment of such trustee or trustees, and such new trustee or trustees shall succeed to all of the powers and duties of the trustees named herein.

Request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale hereunder be mailed to the Grantor at his address herein before set forth.



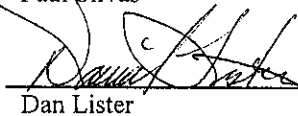
Jason Oswald



Rick Roberts



Paul Silvas

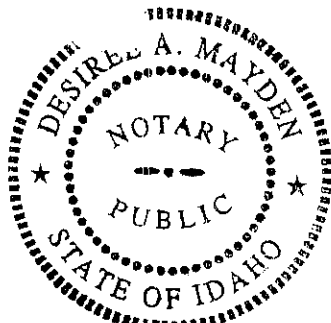


Dan Lister

STATE OF IDAHO. County of Canyon, ss.

On this 25th day of August, in the year of 2003, before me the undersigned, notary public personally appeared JASON OSWALD, PAUL SILVAS, RICK ROBERTS AND DAN LISTER known or identified to me to be the person/persons whose name is/are subscribed to the within instrument, and acknowledged to me that he/she/they

executed the same.



Desiree A Mayden

Desiree A. Mayden
Notary Public of IDAHO
Residing at Nampa
Commission expires: March 9, 2006

REQUEST FOR FULL RECONVEYANCE
TO BE USED ONLY WHEN NOTE HAS BEEN PAID.

_____ Idaho, _____

TO: PIONEER TITLE COMPANY OF ADA COUNTY, Trustee:

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured thereby have been fully paid. You are hereby requested and directed to cancel all evidence of indebtedness secured by said Deed of Trust and to reconvey, without warranty, the estate now held by you under the same.

Deliver to: _____

THE PROMISSORY NOTE OR NOTES, AND ANY EVIDENCES OF FURTHER AND/OR ADDITIONAL ADVANCES MUST BE PRESENTED WITH THIS REQUEST.

QUITCLAIM DEED

FOR VALUE RECEIVED Jason Oswald and Brandie Oswald, husband and wife, Paul Silvas and Heather Silvas, husband and wife, Rick Roberts and Wendy Roberts, husband and wife and Dan Lister and Jennifer Lister, husband and wife

do hereby convey, release, remise and forever quit claim

unto Rick Roberts and Wendy Roberts, husband and wife

whose address is 128 Middle Creek Dr. Nampa ID 83686

the following described premises, to-wit:

Property described on the attached Exhibit "A"

together with their appurtenances.

Dated: January 31, 2005

[Signature]
Jason Oswald

[Signature]
Paul Silvas

[Signature]
Rick Roberts

[Signature]
Dan Lister

[Signature]
Brandie Oswald

[Signature]
Heather Silvas

[Signature]
Wendy Roberts

[Signature]
Jennifer Lister

STATE OF IDAHO
COUNTY OF CANYON

On this 31 day of January, 2005, before me, a notary public, personally appeared Jason Oswald and Brandie Oswald, Paul Silvas and Heather Silvas, Rick Roberts and Wendy Roberts and Dan Lister and Jennifer Lister, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Stacia A. Neary Notary Public
Residing at Canyon County
My commission expires: 6/3/2010

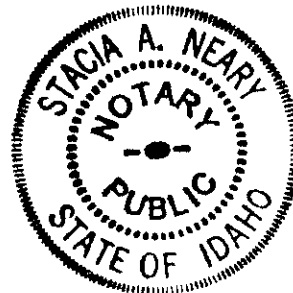


Exhibit A

PROPERTY DESCRIPTION
PARCEL 1

A parcel of land lying in the NE1/4 NW1/4 of Section 15, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho, said parcel being more particularly described as follows:

Commencing at the NW Corner of said Section 15, thence N 89°33'05" E 1322.65 feet along the north line of the said NW1/4 of Section 15 to a point marking the W1/16 Corner common to Section 10 and said Section 15; thence S00°03'19"W 40.00 feet along the west line of the said NE1/4 NW1/4 of Section 15 to a point, said point marking the REAL POINT OF BEGINNING;

thence N 89°33'05" E 1322.68 feet to a point lying on the east line of the said NE1/4 NW1/4 of Section 15;
thence S 00°00'43" W 321.39 feet along said east line to a point;
thence S 89°33'05" W 1322.92 feet to a point lying on the said west line of the NE1/4 NW1/4 of Section 15;
thence N 00°03'19" E 321.39 feet along said west line to the POINT OF BEGINNING.

Said parcel contains 9.76 acres more or less and is subject to all existing easements and rights-of-ways of record or implied.