

Transfer No. 70695
Receipt No. S025352

**STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
APPLICATION FOR TRANSFER OF WATER RIGHT
PART 1**

1. Applicant Information

PETER L STURDIVANT
PO BOX 606
HAILEY ID 83333
(208)788-9845

And

RIVER GROVE INC
C/O PETER L STURDIVANT
PO BOX 606
HAILEY ID 83333-0606
(208)788-9845

And

JANE STURDIVANT
PO BOX 606
HAILEY ID 83333
(208)7889845

AMENDED

RECEIVED
OCT 29 2004
Department of Water Resources
Southern Region

Will this transfer result in an ownership change? ☒ Yes ☐ No

2. Current Water Right**Part 2 Attached for Each Right**

	Origin/Basis	Rate	Volume	Acre Limit	Total Acres	Source
36-7314B	WR/Decreed	15.00				BILLINGSLEY CREEK
36-7314C	WR/Beneficial Use	5.00				BILLINGSLEY CREEK

3. Purpose of Transfer (Change Proposed)**Part 3A Attached for Each Proposed Right****Part 3B Attached for Each Split Right**

Right	Split	POD	POU	Add POD	Period of Use	Nature of Use
36-7314B	NO	YES	YES	YES	NO	NO
36-7314C	NO	YES	YES	YES	NO	NO

Describe the reason for the proposed changes

The original fish facility on this property has been rebuilt to a different design, with some concrete raceways replaced with dirt ponds. Some ponds now exist in tracts not covered by the original water rights. A portion of the 56 cfs decreed to this property for fish propagation will be diverted via a pipeline to these additional tracts, and this flow will not exceed the 5 cfs allowed under 36-7314C. The 15 cfs that used to run directly to this property from the Talbot ponds now runs back into Billingsley Creek before being re-diverted from two headgates into our ponds and raceways. The 20 cfs can be used anywhere on the property as needed.

4. FOR CHANGES IN NATURE OF USE ONLY

A. Describe the expected quantity of the return flows and location of discharge after the proposed change

B. Describe the effects on other water uses resulting from the proposed change

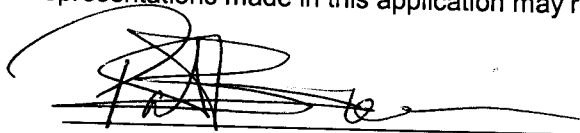
5. Total Amounts Transferred

	Rate	Acre Limit	Total Acres	Volume
36-7314B	15.00 cfs			
36-7314C	5.00 cfs			
TOTAL	20.00 cfs			

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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
APPLICATION FOR TRANSFER OF WATER RIGHT
PART 1

I hereby assert that no one will be injured by such change and that the change does not constitute an enlargement in use of the original right. The information contained in this application is true to the best of my knowledge. I understand that any willful misrepresentations made in this application may result in voiding its approval.



(Signature of Applicant)

(Title or Office)

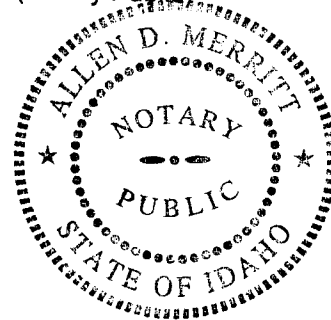
Subscribed and sworn to before me this 29th day of Oct, 20 09



(Notary Public)

My commission expires

6/30/2006



Transfer No. 70695
 Receipt No. S025352

**IDAHO DEPARTMENT OF WATER RESOURCES
 APPLICATION FOR TRANSFER OF WATER RIGHT
 PART 2**

Current Water Right No. 36-7314B

Priority Date: March 15, 1973
 Origin: Water Right
 Basis: Decreed
 Status: Active

Source: BILLINGSLEY CREEK

Tributary: SNAKE RIVER

<u>Beneficial Use</u>	<u>From</u> <u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>	<u>Subuse Code</u>
FISH PROPAGATION	1/01 12/31	15.00 CFS		
	Total Diversion	15.00 CFS		

Source and Point(s) of Diversion:

BILLINGSLEY CREEK NESENW Sec. 11 Twp 07S Rge 13E GOODING County

PLACE OF USE: FISH PROPAGATION

Twp	Rge	Sec	NE				NW				SW				SE				
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
07S	13E	11					X	X											

Conditions/Remarks:

1. FACILITY VOLUME 208,800 CU. FT.
 USE OF THIS RIGHT WITH RIGHTS LISTED BELOW IS LIMITED TO A TOTAL COMBINED DIVERSION RATE OF 20.00 CFS.
 COMBINED RIGHT NOS. 36-07314A & 36-07314C.
2. FISH, COMMERCIAL FISH PRODUCTION RIGHT NO. 36-07314C IS AN ENLARGEMENT OF THIS RIGHT PURSUANT TO SECTION 42-1426, IDAHO CODE.
 RIGHTS LISTED BELOW ARE ALSO DIVERTED THROUGH POINT OF DIVERSION DESCRIBED ABOVE.
 OTHER RIGHT NOS.: 36-07314A & 36-07314C.

Page 5

Documentation of Ownership of the Current Place of Use

Is this property subject to any liens, deeds of trust, mortgages, or contracts or other encumbrances?

Describe the effect on the current place of use for this water right if the place of use is changed pursuant to this transfer

To your knowledge, has any portion of the water right undergone a period of five(5) or more consecutive years of non-use?

Transfer No. 70695
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**IDAHO DEPARTMENT OF WATER RESOURCES
APPLICATION FOR TRANSFER OF WATER RIGHT
PART 2**

Current Water Right No. 36-7314C

Priority Date: December 31, 1986
Origin: Water Right
Basis: Decreed
Status: Active

Source: BILLINGSLEY CREEK **Tributary:** SNAKE RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>	<u>Subuse Code</u>
FISH PROPAGATION	1/01	12/31	5.00 CFS		
	Total Diversion		5.00 CFS		

Source and Point(s) of Diversion:

BILLINGSLEY CREEK	NESENW	Sec. 11 Twp 07S Rge 13E GOODING County
BILLINGSLEY CREEK (Rediversion)	NWSENW	Sec. 11 Twp 07S Rge 13E GOODING County
BILLINGSLEY CREEK (Injection)	SESENW	Sec. 11 Twp 07S Rge 13E GOODING County

PLACE OF USE: FISH PROPAGATION

Twp	Rge	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
07S	13E	11					X	X		X									
							L 2	L 2											

Conditions/Remarks:

1. POINT OF INJECTION INTO AND POINT OF REDIVERSION FROM BILLINGSLEY CREEK.
2. USE OF THIS RIGHT WITH RIGHT NO. 36-07282 AS DIVERTED FROM BILLINGSLEY CREEK IN THE NWSENW S11, T07S, R13E IS LIMITED TO A TOTAL COMBINED DIVERSION RATE OF 41.00 CFS AND A TOTAL COMBINED FACILITY VOLUME OF 420,000 CUBIC FEET.
USE OF THIS RIGHT WITH RIGHT NO. 36-07282 IS LIMITED TO A TOTAL COMBINED DIVERSION RATE OF 41.00 CFS.
USE OF THIS RIGHT WITH RIGHT NOS. 36-07314A AND 36-07314B IS LIMITED TO A TOTAL COMBINED DIVERSION RATE OF 20.00 CFS.

3. THIS WATER RIGHT IS SUBORDINATE TO ALL WATER RIGHTS WITH A PRIORITY DATE EARLIER THAN APRIL 12, 1994, THAT ARE NOT DECREED AS ENLARGEMENTS PURSUANT TO SECTION 42-1426, IDAHO CODE. AS BETWEEN WATER RIGHTS DECREED AS ENLARGEMENTS PURSUANT TO SECTION 42-1426, IDAHO CODE, THE EARLIER PRIORITY RIGHT IS THE SUPERIOR RIGHT.
4. THIS RIGHT IS BASED UPON AN ENLARGEMENT OF RIGHT NOS. 36-07314A & 36-07314B PURSUANT TO SECTION 42-1426, IDAHO CODE.
MEASURING DEVICES OF A TYPE APPROVED BY IDWR SHALL BE MAINTAINED AT THE POINT OF DIVERSION, POINT OF INJECTION AND POINT OF RE-DIVERSION.
5. RIGHT NOS. 36-07314A & 36-07314B ARE ALSO DIVERTED THROUGH THE POINT OF DIVERSION DESCRIBED ABOVE.

Documentation of Ownership of the Current Place of Use

Is this property subject to any liens, deeds of trust, mortgages, or contracts or other encumbrances?
NO

Describe the effect on the current place of use for this water right if the place of use is changed pursuant to this transfer

The original fish facility on this property has been rebuilt according to my specifications in order to satisfy EPA requirements and to make better use of limited water supplies. Some concrete raceways have been replaced with dirt ponds.

To your knowledge, has any portion of the water right undergone a period of five(5) or more consecutive years of non-use?
NO

Proposed Water Right No. 36-7314B

Status: Active

Tributary: SNAKE RIVER

BILLINGSLEY CREEK NWSNW Sec. 11 Twp 07S Rge 13E GOODING County

Point of Diversion # 1 Middle headgate at this location, pipe to large pond, concrete raceways & settling ponds

Point of Diversion # 2 West headgate at this location, ditch & pipeline to pond, 10" pipeline from pond to 5 production/settling ponds

Twp	Rge	Sec	NE				NW				SW				SE				
			<u>NE</u>	<u>NW</u>	<u>SW</u>	<u>SE</u>	<u>NE</u>	<u>NW</u>	<u>SW</u>	<u>SE</u>	<u>NE</u>	<u>NW</u>	<u>SW</u>	<u>SE</u>	<u>NE</u>	<u>NW</u>	<u>SW</u>	<u>SE</u>	<u>Totals</u>
07S	13E	11					X L 2	X L 2	X L 3	X		X							

Proposed Water Right No. 36-7314C

Status: Active

Tributary: SNAKE RIVER

BILLINGSLEY CREEK NWSNW Sec. 11 Twp 07S Rge 13E GOODING County

5 production/settling ponds

Twp	Rge	Sec									NE				NW				SW				SE				
<u>NE</u>	<u>NW</u>	<u>SW</u>	<u>SE</u>	<u>NE</u>	<u>NW</u>	<u>SW</u>	<u>SE</u>	<u>NE</u>	<u>NW</u>	<u>SW</u>	<u>SE</u>	<u>NE</u>	<u>NW</u>	<u>SW</u>	<u>SE</u>	<u>NE</u>	<u>NW</u>	<u>SW</u>	<u>SE</u>	<u>Totals</u>							
07S	13E	11		X L 2	X L 2	X L 3	X						X														

Transfer 70695



1320

Section 11, T07S, R13E

1320 Feet

ADM
10/19/04

-  N coor water system features.shp
-  07S13E GCDB
-  N coord pipeline & ditches.shp
-  Fish.shp

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"

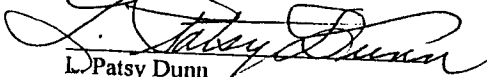
Together with any and all water rights appurtenant thereto including, but not limited to, Water Rights Nos. 36-00037A and 36-07314C as decreed in Re Snake River Basin Adjudication, Case No. 39576, Twin Falls District Court.

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

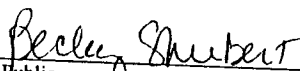
and that she will warrant and defend the same from all lawful claims whatsoever.

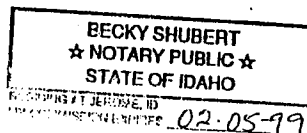
Dated: June 30, 1998


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 and 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 Jerome ID
Comm. Expires 02-05-99



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 SE $\frac{1}{4}$ NW $\frac{1}{4}$, 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 -

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.

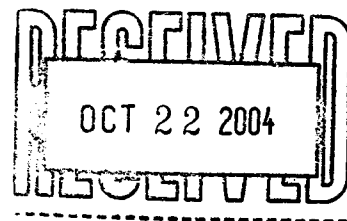
SUBJECT TO Easement Agreement as follows:

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.

EASEMENT AGREEMENT

Rivergrove Farms Inc. (Buyer) agrees to allow L. Patsy Dunn (Seller) foot access across buyers property via the existing easement on Parcel D and the existing roadway on Parcel C (a portion of the SE1/4 NW1/4; Lot 2 and 3 Section 11, T. 7S., R. 13 E., B.M. Gooding County ID) in order to access sellers other property, Parcel B (see Exhibit "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 footbridge 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 L. Patsy Dunn and her immediate family members and will expire upon the sale of Parcel B. to anyone other than L. Patsy Dunn's heirs. Buyer assumes no liability for sellers actions in connection with this easement.

2
PAI - THIS IS THE CENTER
PIECE I PURCHASED FROM
ECKLES. THIS IS WHERE
THE FISHERY IS LOCATED.



Deed for middle part of PL
2nd for PD's

WARRANTY DEED

FOR VALUE RECEIVED, and as consideration as part of an IRC § 1031 tax-deferred exchange,

Calvin J. Eckles and Myrle Eckles, husband and wife

the grantors, do hereby grant, bargain, sell and convey unto

Peter L. Sturdivant, a married man

The grantee, whose address is P. O. Box 606, Hailey, Id 83333

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

See Attached Exhibit "A" attached hereto and made a part hereof

Together with any and all water rights appurtenant thereto including, but not limited to, Water Rights Nos. 36-00037B, 36-07282 and 36-07314C, as decreed in Re Snake River Basin Adjudication, Case No. 39576, Twin Falls District Court.

This transaction is a 1031 Exchange for the benefit of Calvin J. Eckles and Myrle Eckles, husband and wife, as "Relinquished Property" and for Peter Sturdivant, a married man, as "Replacement Property".

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, heirs and assigns forever. And the said Grantor do hereby covenant to and with the said Grantee, that the owner in fee simple of said premises, that they are free from all incumbrances and that all will warrant and defend the same from all lawful claims whatsoever.

Dated: April 29, 1998


Calvin J. Eckles


Myrle Eckles

STATE OF Idaho

COUNTY OF:

On this 30th day of APRIL, 1998
before me a Notary Public in and for said State,
personally appeared Calvin J. Eckles and Myrle Eckles
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.

Notary Public



175322

STATE OF IDAHO COUNTY OF GOODING
Filed for record at the Register of Title & Escheat, Inc.
on this 10 day of May, 1998 at 4:00 p.m.
by Mal 98 6.00

CONTINUATION - SCHEDULE A

Order Number: G-26747

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

Section 11: A parcel of land located in Lots 2 and 3 and the SE $\frac{1}{4}$ NW $\frac{1}{4}$, more specifically described as follows:

Commencing at the West quarter corner of Section 11, Township 7 South,
Range 13, East Boise Meridian;
Thence South 89°41'17" East, 292.03 feet along the Southerly boundary of Lot
3 said Section 11 to THE REAL POINT OF BEGINNING;
Thence North 22°08'13" East, 1606.63 feet;
Thence South 78°13'14" East, 1167.80 feet to a point on the top of a rim rock;
Thence Southerly along the top of the rim rock the following 5 courses and
distances:
South 0°43'44" East, 258.93 feet;
South 3°18'49" East, 111.59 feet;
South 18°15'14" East, 103.89 feet;
South 10°14'13" West, 84.98 feet;
South 1°42'19" East, 136.93 feet to a point of intersection with the
Northwesterly channel of Billingsley Creek;
Thence along the centerline of the Northwesterly channel of Billingsley Creek
the following 6 courses and distances:
North 65°13'30" West, 32.94 feet;
North 24°13'28" West, 173.16 feet;
North 59°11'06" West, 49.87 feet;
South 48°03'34" West, 376.98 feet;
South 3°04'09" East, 242.39 feet;
South 28°41'48" West, 308.09 feet to a point in the Southerly boundary of
the SE $\frac{1}{4}$ NW $\frac{1}{4}$ said Section 11;
Thence North 89°41'17" West, 1221.61 feet along the Southerly boundary of
the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and Lot 3 of said Section 11 to THE REAL POINT OF
BEGINNING.

SUBJECT TO a 15 foot wide access easement along the Northerly boundary.

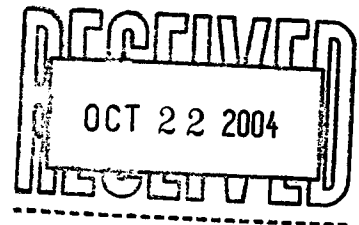
TOGETHER WITH a 15 foot wide access easement adjacent to the Northerly
boundary and a 50 foot wide roadway easement being 25 feet each side of the
following described centerline:

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

Thence North 78°13'14" West, 97.51 feet;
Thence South 19°07'42" West, 3.22 feet to THE POINT OF BEGINNING;
Thence North 19°07'42" West, 321.01 feet;
Thence North 12°23'03" West, 236.55 feet;
Thence North 13°28'00" West, 66.69 feet;
Thence North 3°53'01" West, 50.22 feet to THE POINT OF ENDING.

PAT - THIS IS WHERE OUR (3)
HOUSE IS LOCATED


~~COPY~~



1/16 altered

Deed for southern portion of PU

WARRANTY DEED

FOR VALUE RECEIVED

IRA L. JOHNSON and HUGUETTE M. JOHNSON, husband and wife

GRANTOR(s), do(es) hereby GRANT, BARGAIN, SELL and CONVEY unto

JANE THOMAS STURDIVANT, a married woman, as her sole and separate property

GRANTEE(s) whose address is: P.O. Box 606, Halley, ID 83333

the following described real property in Gooding County, Idaho, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

174538
STATE OF IDAHO COUNTY OF GOODING
Filed for record at this registry
35 min past 2 o'clock P.m. this 27th
March 1998
Deputy

Subject To: Taxes, easements established or of record, restrictions and encumbrances of record, rights reserved in federal patents, state or railroad deeds, building or use restrictions, building and zoning regulations and ordinances of any governmental unit.

TO HAVE AND TO HOLD said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said 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 encumbrances except as described above and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: February 27, 1998

IRA L. JOHNSON
JOHNSON

HUGUETTE M. JOHNSON
HUGUETTE M. JOHNSON

State of Oregon }
County of Curry } ss.

On this 2nd day of March, 1998, before me, the undersigned, personally appeared IRA L. JOHNSON and HUGUETTE M. JOHNSON, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal

Maria Randall
Notary Public
Commission Expires: 8-7-2001

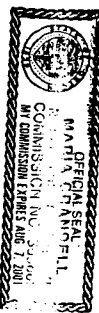


EXHIBIT A

G980064

Township 7 South, Range 13, East of the Boise Meridian, Gooding County, Idaho

Section 11: Part of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at the West quarter corner of Section 11;
Thence South 89°38'27" East 789.24 feet along the Northerly boundary of the Northwest Quarter of the Southwest Quarter to the TRUE POINT OF BEGINNING;
Thence South 2°13'47" West 216.98 feet to the center of a 30.00 feet in width access easement;
Thence along said centerline of said access easement the following courses:
 South 40°51'54" East 117.86 feet;
 South 57°04'14" East 118.86 feet;
 South 35°24'34" East 175.88 feet to the centerline of the Northwesterly end of a steel bridge crossing Billingsley Creek;
Thence South 32°40'25" East 25.95 feet along the centerline of said Bridge to the center of Billingsley Creek;
Thence along the center of Billingsley Creek the following courses:
 North 52°22'47" East 87.49 feet;
 North 45°47'22" East 67.76 feet;
 North 7°20'06" West 51.43 feet;
 North 15°07'16" East 57.52 feet;
 North 21°23'37" East 58.82 feet;
 North 28°31'25" East 73.74 feet;
 North 39°13'18" East 99.25 feet to the Easterly boundary of the Northwest Quarter of the Southwest Quarter;
Thence North 0°03'35" East 128.76 feet to the Northeast corner of the Northwest Quarter of the Southwest Quarter;
Thence North 89°38'27" West 530.52 feet along the Northerly boundary of the Northwest Quarter of the Southwest Quarter to the TRUE POINT OF BEGINNING.

EXCEPTING a 15.00 feet in width strip of land for access easement along the Southwesterly boundary of the above property.

TOGETHER WITH a 30.00 feet in width non-exclusive easement for a private access road, described as follows:

Exhibit A - Continued
G980064

BEGINNING at the Southeast corner of the Northwest Quarter of the Southwest Quarter;
Thence North 0°03'35" East 15.00 feet to the center of said 30.00 foot wide easement;
Thence along said centerline the following courses:

North 89°35'45" West 521.05 feet;
North 3°28'15" East 162.64 feet;
North 7°53'04" East 220.70 feet;
North 42°40'28" East 140.00 feet;
North 31°47'29" East 302.28 feet to the centerline of the Southeasterly end of a
steel bridge crossing Billingsley Creek;
Thence North 32°40'25" West 25.95 feet along said centerline to the center of Billingsley
Creek.

This 30.00 foot non-exclusive easement is granted subject to existing culverts, fences, cattle guards, ditches and headwalls which may not be damaged, removed or altered without the express written approval of the Grantors, Paul E. Watkins and Inez S. Watkins.

SUBJECT TO a 30.00 feet in width non-exclusive easement for a private access road, described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Southwest Quarter;
Thence North 0°03'35" East 15.00 feet to the center of said 30.00 foot wide easement, the
TRUE POINT OF BEGINNING;

Thence along said centerline the following courses:

North 89°35'45" West 521.05 feet;
North 03°28'15" East 162.64 feet;
North 07°53'04" East 220.70 feet;
North 42°40'28" East 140.00 feet;
North 31°47'29" East 302.28 feet to the centerline of the Southeasterly end of a
steel bridge crossing Billingsley Creek;
Thence North 32°40'25" West 51.90 feet along the centerline of said bridge;
Thence North 35°24'34" West 175.88 feet;
Thence North 57°04'14" West 118.86 feet;
Thence North 40°51'54" West 117.86 feet to the ending point.

This 30.00 foot non-exclusive easement is granted subject to existing culverts, fences, cattle guards, ditches and headwalls which may not be damaged, removed or altered without the express written approval of the Grantors, Paul E. Watkins and Inez S. Watkins.

Exhibit A - Continued
G980064

AND TOGETHER WITH an undivided one-sixth (1/6) interest in and to the following described property:

COMMON AREA

Township 7 South, Range 13, East of the Boise Meridian, Gooding County, Idaho

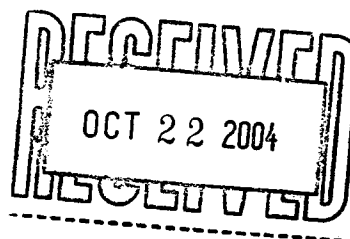
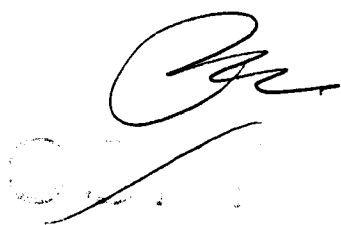
Section 11: Part of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at the West quarter corner of Section 11;
Thence South 89°38'27" East 789.24 feet along the Northerly boundary of the Northwest Quarter of the Southwest Quarter;
Thence South 2°13'47" West 216.98 feet to the center of a 30.00 feet in width access easement, being the TRUE POINT OF BEGINNING;
Thence South 0°34'39" West 136.75 feet to the Northerly edge of the Snake River;
Thence South 49°37' East 220.92 feet along said edge of the river;
Thence South 39°43'33" East 93.44 feet along the edge of the Snake River to the Northerly edge of Billingsley Creek;
Thence North 63°37'34" East 73.86 feet to the center of a steel bridge crossing Billingsley Creek;
Thence North 32°40'25" West 25.95 feet along the centerline of said bridge and 30.00 feet in width access easement to the Westerly end of said bridge;
Thence along the center of said 30.00 feet in width access easement the following courses:
North 35°24'34" West 175.88 feet;
North 57°04'14" West 118.86 feet;
North 40°51'54" West 117.86 feet to the TRUE POINT OF BEGINNING.

The above described 1/6 interest is to be considered an appurtenance to and carry with the above described land.

PAT - THIS IS THE PIECE
NEXT TO IDAHO POWER
THAT IS IN QUESTION.

5



Deed for northern portion of PU

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

1716223

State of Idaho
County of Blaine

STATE OF IDAHO COUNTY OF GOODING
For a true and correct copy of the original Title & Deed Doc.
50 From Dept. 3 of Clerk D. m. this 2nd
July 1998 9:00
By Penny Hinkelaid Deputy

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

Comm. Expires

Patricia M. Hinkelaid

Blaine, Idaho

06-05-99

EEBKY SHUBERT
NOTARY PUBLIC
STATE OF IDAHO

62-05-97