

WARRANTY DEED

THIS INDENTURE made this 7th day of November, 2003, by and between the following Grantors: 1) YSIDRO MUGUIRA, an unmarried person, as to an undivided one-third (1/3) interest, 2) JOHN L. CRAWFORD, as Personal Representative of the ESTATE OF SUSIE F. CRAWFORD, deceased, In the Third Judicial District Court of the State of Idaho, in and for the County of Canyon, Probate No. CV2001, as to an undivided one-third (1/3) interest, and 3) MARY JANE WILDMAN VIETTI and BARBARA WILDMAN STEMMER, co-trustees of the WILLIAM C. WILDMAN FAMILY TRUST dated October 30, 1985, acting by and through their attorney-in-fact, Ysidro Muguira, as to an undivided one-third (1/3) interest; and

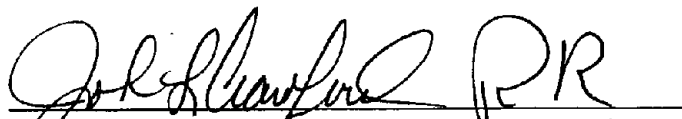
The following Grantees: LAVAR K. and WILMA M. THORNTON, husband and wife, as to an undivided one-half (1/2) interest, and LAYNE D. and LORIL L. THORNTON, husband and wife, as to an undivided one-half (1/2) interest, as tenants in common, whose current address is 2800 S. Ten Mile Rd., Kuna, Idaho 83634:

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell, convey and transfer to Grantees the following described real property situate in Ada County, Idaho:

SE1/4 NW1/4 and NE1/4 SW1/4 and S2 SW1/4, except the Union Pacific right-of-way, all in Section 2, T1N, R1E, B.M., also known as Ada County Tax Parcel # S2102240000.

Together with all appurtenances thereto, but subject to any restrictions or covenants of record or visible on the premises and any and all assessments and taxes which may be a lien not yet due and payable. Grantors hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances, except those of record or visible on the premises and current taxes; and that they will warrant and defend the same from all lawful claims whatsoever.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever.


JOHN L. CRAWFORD, Personal Representative
of the ESTATE OF SUSIE F. CRAWFORD

228283/DM



A Pioneer Company

PIONEER TITLE COMPANY

OF ADA COUNTY

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

W
S/KT

[Handwritten signature]

WARRANTY DEED

For Value Received

Anthony H. Miller and Terry L. Miller, husband and wife

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

LaVar K. Thornton and Wilma M. Thornton, husband and wife; and Layne Thornton and Lori Thornton,
husband and wife

hereinafter referred to as Grantee, whose current address is 2800 Ten Mile Road, Kuna, ID 83634
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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: July 29, 2003

[Handwritten signature of Anthony H. Miller]

Anthony H. Miller

[Handwritten signature of Terry L. Miller]

Terry L. Miller

STATE OF IDAHO. County of Ada, ss.

On this 5th day of August in the year of 2003, before me, the undersigned, a notary public, personally appeared Anthony H. Miller & Terry L. Miller 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.

[Handwritten signature of Desiree A. Mayden]

Notary Public of Idaho
Residing at ~~Boise, ID~~ Nampa, ID
Commission expires: 3-9-2006

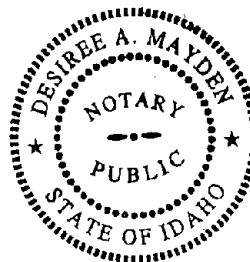


EXHIBIT A

PARCEL I

Part of Section 3, Township 1 North, Range 1 East of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the corner common to the corner of Sections 3, 4, 9 and 10, Township 1 North, Range 1 East of the Boise Meridian;
Thence North along the section line a distance of 2,673.04 feet to the West quarter corner of Section 3, Township 1 North, Range 1 East of the Boise Meridian, the **real point of beginning**;
Thence South 89 degrees 20' East, a distance of 2,618.31 feet to a point which is the center of Section 3, Township 1 North, Range 1 East of the Boise Meridian;
Thence South 0 degree 48' East, a distance of 1,312.07 feet to a point on the North railroad right of way of the Union Pacific Railroad;
Thence North 76 degrees 42' West, a distance of 832.35 feet to a point of curvature;
Thence curve right on a curve whose central angle is 13 degrees 07'39", whose radius is 8,494.37 feet, whose tangent is 977.39 feet and whose length of curve is 1,946.21 feet; and whose long chord bears North 70 degrees 08'10" West a distance of 1,941.96 feet to a point on the section line;
Thence North along the section line, a distance of 491.07 feet to the **real point of beginning**.

EXCEPT that portion deeded over to A.C.H.D. in Warranty Deed recorded January 31, 1997 as Instrument Number 97007691.

PARCEL II

Lots 1 and 2;
Southwest quarter of the Northeast quarter in Section 3, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

PARCEL III

Southeast quarter of the Northeast quarter and the portion of the North half of the Southeast quarter lying Northerly of the railroad right of way, in Section 3, Township 1 North, Range 1 East of the Boise Meridian, Ada County, Idaho,

PARCEL IV

That portion of the Southeast quarter of the Southeast quarter of Section 3, Township 1 North, Range 1 East of Boise Meridian, Ada County, Idaho, lying Northerly of the railroad right of way.

RESERVING UNTO THE GRANTOR: An easement being 60 feet in width beginning at the corner common to Section 2 and 3, Township 1 North, Range 1 East (being the northeast corner of Section 3 and the northwest corner of Section 2), running thence south 1,400 feet. (said point of beginning is commonly referred to Kuna Mora Road) **SUBJECT TO:** the right of the grantee to use said easement for agricultural purposes. Upon the sale or transfer or lease of the real property described above, at the option of the grantor, said use being granted to the grantee may be terminated. Said easement shall otherwise be considered exclusive for the grantor.

NO DAIRY ANIMALS, CATTLE, HOGS OR POULTRY MAY BE KEPT ON THE ABOVE DESCRIBED PROPERTY FOR COMMERCIAL PURPOSES IN EXCESS OF 250 TOTAL ANIMALS.

gm / A & M
SKT *W*
ST *AP*

RECEIVED

DEC 09 2003

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

WATER RESOURCES
WESTERN REGION

Please print or type. Attach pages with additional information. Instructions are included at the end of this form.
 Incomplete forms will be returned.

1. Please list the water right number(s) and/or adjudication claim number(s) (if any) for each water right to be changed. List just the adjudication claim number if there is no corresponding water right record on file with the department. Indicate, by checking in the space provided (under the "split" heading), if the change in ownership is limited to a portion of a water right in which case division of the existing water right or adjudication claim record will be required.

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
<u>63-7474</u>	<u>63-7474</u>	<u>X</u>	_____	_____	_____
<u>63-3404</u>	<u>63-3404</u>	<u>X</u>	_____	_____	_____
<u>63-2986</u>	<u>63-2986</u>	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

2. The following **REQUIRED** information must be submitted with this form:

- A. The appropriate **FILING FEE**. See instructions for fee amounts. N/A
- B. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water right(s) or claim(s) in question, **WITH ATTACHED LEGAL DESCRIPTION**.
- C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions):
PLAT OF PROPERTY or **SURVEY MAP** clearly showing the location of the point(s) of diversion and place of use of your water right(s) and/or adjudication claim(s) (these are usually attached to your deed or on file with the county).

OR

If your water right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency **AERIAL PHOTO** with the irrigated acres outlined and point(s) of diversion clearly marked. The **AERIAL PHOTO** should be submitted in place of the **PLAT OF PROPERTY** or **SURVEY MAP**.

3. Name and Address of Former Owner/Claimant(s) Anthony Miller
10597 E. Kuna Mora Rd. Kuna, ID 83634
4. New Owner/Claimant(s) LaVar K. and Wilma M. Thornton; Layne and Lori Thornton
 Name Connector (Check one): [X] and, [] or, [] and/or
- New Mailing Address 2800 S. Ten Mile Road
- City, State and ZIP Code Kuna, ID 83634
- New Telephone Number (208) 922-5779; 922-4658
5. Date you acquired the property August 5, 2003

6. **If the change in ownership affects the entire water right for each water right or adjudication claim number listed in item 1, THEN SKIP THIS ITEM AND GO TO ITEM 7.** If the change in ownership divides the water right(s) among multiple owners, you must describe, in detail, your portion of each water right after the change. Fill in the appropriate spaces in the box(es) below to describe your water right(s) after the change (one water right per box, you may copy this page as necessary). If your quantity of water is greater than a proportionate split, you must attach documentation to show justification for a larger amount. If you are not sure how to identify your portion of the original water right or adjudication claim records, please contact the nearest IDWR office for assistance.

DESCRIPTION OF YOUR PORTION OF WATER RIGHT
(If the right(s) will not be split, skip this area and proceed to item 7)

Water Right and/or Adjudication Claim Number 63-7474

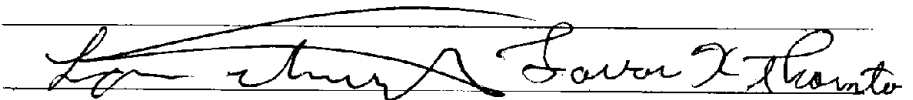
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	<u>1.43 cfs</u>	<u>75 acres</u>
Stock	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	<u>1.43 cfs</u>	

DESCRIPTION OF YOUR PORTION OF WATER RIGHT
(If the right(s) will not be split, skip this area and proceed to item 7)

Water Right and/or Adjudication Claim Number 63-3404

Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	<u>3.60 cfs</u>	<u>225 acres</u>
Stock	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	<u>3.60 cfs</u>	

7. Signature of New Owner(s) or Claimant(s) _____
(include title if applicable)



For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him/her for all matters related to your claims.

For Office Use Only

Received by DH Date 12-9-03 Fee 0
 Received by _____ Date _____ Receipt No. _____
 Processed by _____ AJ Date _____ WR _____ Date _____



A Pioneer Company

PIONEER TITLE COMPANY

OF ADA COUNTY

8151 W. Rifleman Ave. / Boise, Idaho 83704

(208) 377-2700

W
SKT

WARRANTY DEED

For Value Received

Anthony H. Miller and Terry L. Miller, husband and wife

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

LaVar K. Thornton and Wilma M. Thornton, husband and wife; and Layne Thornton and Lori Thornton,
husband and wife

hereinafter referred to as Grantee, whose current address is 2800 Ten Mile Road, Kuna, ID 83634

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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: July 29, 2003

Anthony H. Miller

Terry L. Miller

STATE OF IDAHO. County of Ada, ss.

On this 5th day of August in the year of 2003, before me, the undersigned, a notary public, personally appeared Anthony H. Miller & Terry L. Miller 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.

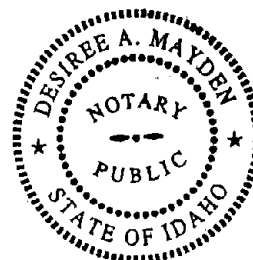
Notary Public of Idaho
Residing at ~~Boise, ID~~ Nampa, ID
Commission expires: 3-9-2006


EXHIBIT A

PARCEL I

Part of Section 3, Township 1 North, Range 1 East of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the corner common to the corner of Sections 3, 4, 9 and 10, Township 1 North, Range 1 East of the Boise Meridian;
Thence North along the section line a distance of 2,673.04 feet to the West quarter corner of Section 3, Township 1 North, Range 1 East of the Boise Meridian, the real point of beginning;
Thence South 89 degrees 20' East, a distance of 2,618.31 feet to a point which is the center of Section 3, Township 1 North, Range 1 East of the Boise Meridian;
Thence South 0 degree 48' East, a distance of 1,312.07 feet to a point on the North railroad right of way of the Union Pacific Railroad;
Thence North 76 degrees 42' West, a distance of 832.35 feet to a point of curvature;
Thence curve right on a curve whose central angle is 13 degrees 07'39", whose radius is 8,494.37 feet, whose tangent is 977.39 feet and whose length of curve is 1,946.21 feet; and whose long chord bears North 70 degrees 08'10" West a distance of 1,941.96 feet to a point on the section line;
Thence North along the section line, a distance of 491.07 feet to the real point of beginning.

EXCEPT that portion deeded over to A.C.H.D. in Warranty Deed recorded January 31, 1997 as Instrument Number 97007691.

PARCEL II

Lots 1 and 2;
Southwest quarter of the Northeast quarter in Section 3, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

PARCEL III

Southeast quarter of the Northeast quarter and the portion of the North half of the Southeast quarter lying Northerly of the railroad right of way, in Section 3, Township 1 North, Range 1 East of the Boise Meridian, Ada County, Idaho,

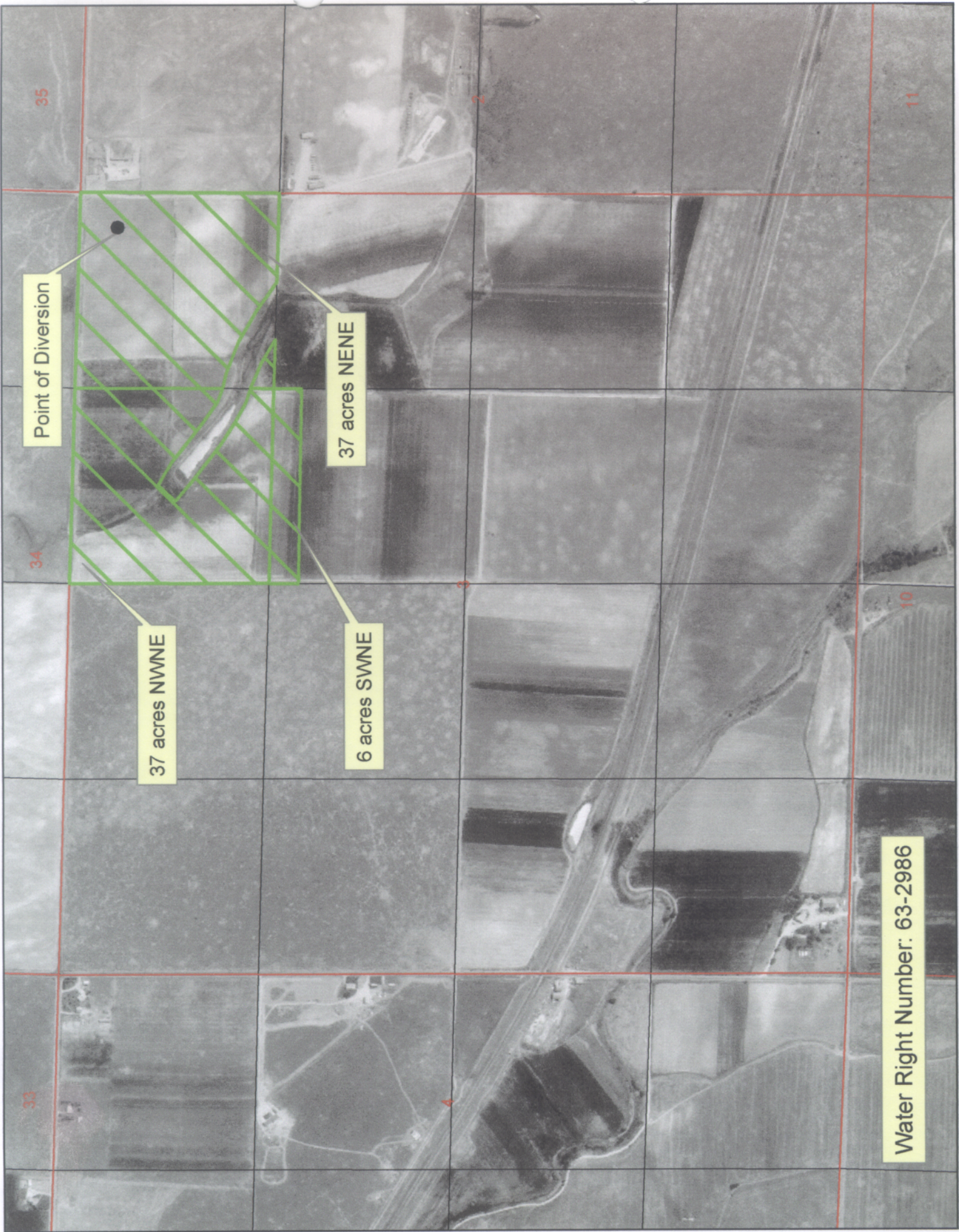
PARCEL IV

That portion of the Southeast quarter of the Southeast quarter of Section 3, Township 1 North, Range 1 East of Boise Meridian, Ada County, Idaho, lying Northerly of the railroad right of way.

RESERVING UNTO THE GRANTOR: An easement being 60 feet in width beginning at the corner common to Section 2 and 3, Township 1 North, Range 1 East (being the northeast corner of Section 3 and the northwest corner of Section 2), running thence south 1,400 feet: (said point of beginning is commonly referred to Kuna Mora Road) SUBJECT TO: the right of the grantee to use said easement for agricultural purposes. Upon the sale or transfer or lease of the real property described above, at the option of the grantor, said use being granted to the grantee may be terminated. Said easement shall otherwise be considered exclusive for the grantor.

NO DAIRY ANIMALS, CATTLE, HOGS OR POULTRY MAY BE KEPT ON THE ABOVE DESCRIBED PROPERTY FOR COMMERCIAL PURPOSES IN EXCESS OF 250 TOTAL ANIMALS.

gm / A & M
SRT W
LT H.



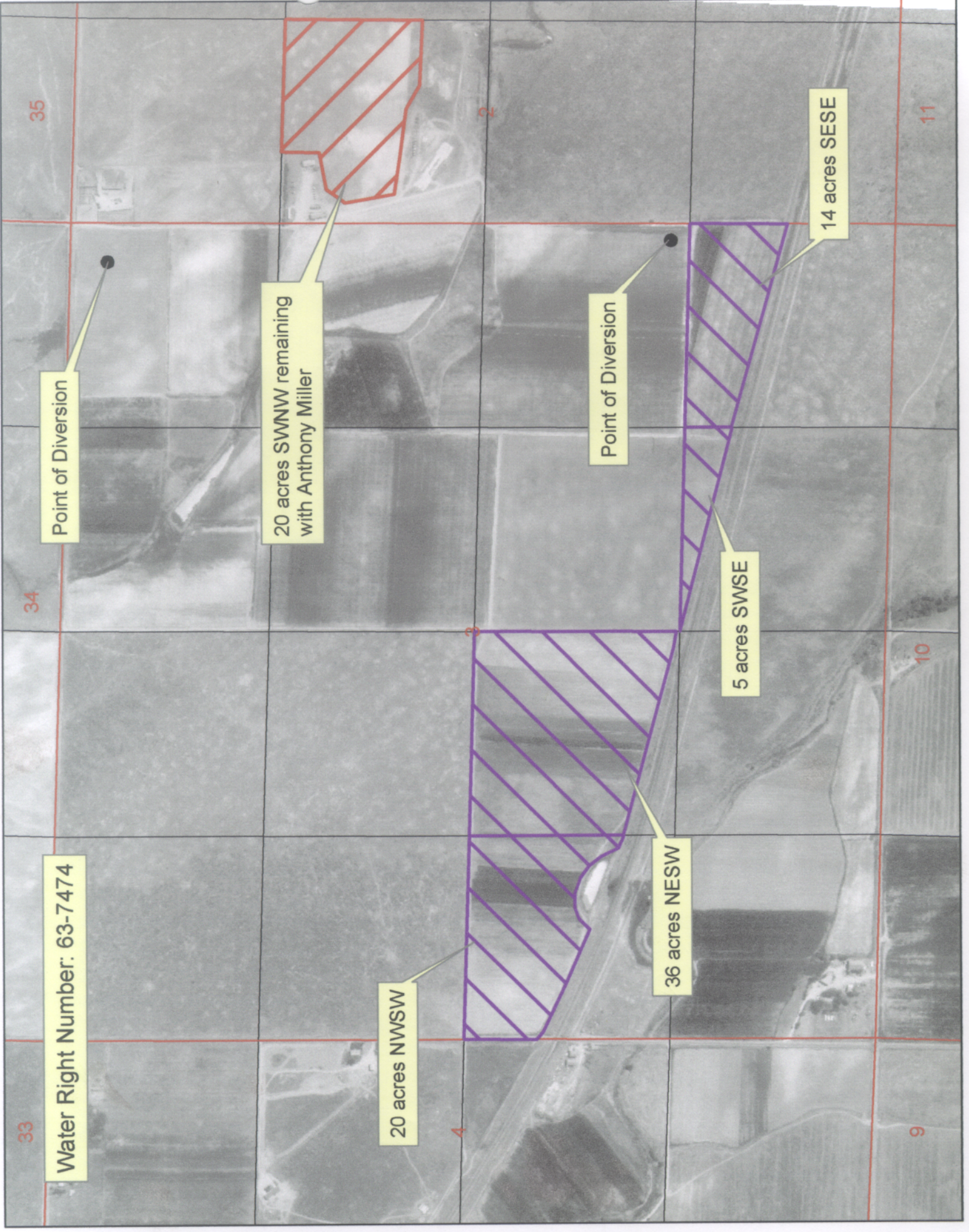
Point of Diversion

37 acres NENE

37 acres NWNE

6 acres SWNE

Water Right Number: 63-2986



Point of Diversion

20 acres SWNW remaining with Anthony Miller

Point of Diversion

14 acres SESE

5 acres SWSE

36 acres NESW

20 acres NWSW

Water Right Number: 63-7474

33

Water Right Number: 63-3404

34

37 acres NENE

Point of Diversion

36 acres NWNE

36 acres SENE

4 acres remaining
with Anthony
Miller

39 acres SWNE

39 acres NWSE

38 acres NESE

Point of Diversion

9

10

11