

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1577

This Lease Contract ("**Lease**") is between the Idaho Water Resource Board ("**Board**"), and

LESSOR: LABROUCHE AG AND LIVESTOCK LLC
804 WOOD RD
BANCROFT, ID 83217-5060

RECEIVED

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DEPARTMENT OF
WATER RESOURCES

RECITALS

1. The Board is authorized under chapter 17, title 42, Idaho Code to operate a water supply bank and to contract with lessors to act as an intermediary in facilitating the rental of water.
2. The Lessor has filed a completed application to lease water rights described below into the Water Supply Bank on forms supplied by the Idaho Department of Water Resources and received by the Department on December 13, 2021.
3. The Director of the Idaho Department of Water Resources has reviewed the application for compliance with the Water Supply Bank rules and has approved the Lease subject to conditions listed below.

NOW, THEREFORE, in consideration of the mutual covenants and contracts herein contained, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. **WATER RIGHTS:** The Lessor shall lease and the Board shall accept into the Bank the Applicant's water rights described as follows:

Summary of Water Rights or Portions Leased to the Bank

Water Right No.	Priority Date	Source	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (AC)
29-110A	6/1/1886	TOPONCE CREEK, tributary to PORTNEUF RIVER	2.23	Not Stated	111.5
29-2373	1/30/1956	GROUND WATER	1.46	453.6	129.6
Combined Limit Totals			3.69	453.6	129.6
Combined Lease Totals			3.69	453.6	129.6

Summary of Water Rights Elements Rentable From the Bank

Water Right	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (Limited) (AC)	Rate Per Acre (CFS/AC)	Volume Per Acre (AF/AC)
29-110A	2.23	390.3	111.5	0.020	3.5
29-2373	1.46	453.6	129.6	0.011	3.5
Combined Limit Totals	3.69	453.6	129.6	0.028	3.5

**The water right elements rentable include a defined volume limit on water right 29-110A that is based on the regional field headgate irrigation standard of 3.5 afa/acre.*

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SUPPORT DATA

IN FILE # 29-110A

WATER SUPPLY BANK LEASE CONTRACT No. 1577

2. **COMPENSATION:** The Lessor shall accept and the Board shall pay compensation determined by the amount of water rented under the following rental rate during such times as the water is rented from the Bank over the term of this Lease.

Minimum Payment Acceptable: Current Rental Rate

3. **TERM OF LEASE:** The term of this lease shall be January 1, 2022 to December 31, 2026. This Lease shall bind the parties and take effect when both parties have signed it.
4. **WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE:** The Lessor shall abide by all terms and conditions contained in the Water Supply Bank Conditions of Acceptance, attached hereto as "Attachment A" and incorporated herein by this reference.
5. **CHANGE OF WATER RIGHT:** This lease specifies water right elements including but not limited to: diversion rates; diversion volumes; number of acres authorized to be irrigated; places of use; points of diversion; beneficial uses; and seasons of use. During the term of this lease, if a water right is administratively changed due to a water right split and renumbering, this lease may be reduced by an equal amount to reflect the water right elements as legally defined under the water right. If a lease contract cannot be reduced sufficient to reflect the legal definition of a water right as amended through a water right split and/or water right transfer, the Board may release the water right from the Water Supply Bank.
6. **ASSIGNMENT OF CONTRACT:** This lease is between the Board and the Lessor, who is the recognized owner or designated representative of the recognized owners of water rights described herein. Should ownership of any part of a water right herein described change during the term of this lease, either through a water right split, a water right transfer, sale of property to which the water right is appurtenant, or through any other recognized water right reassignment, the lease benefits and obligations to the conditions of acceptance for any such water rights will be assigned to the new owners.
7. **DUPLICATE ORIGINAL:** This Lease is executed in duplicate. Each of the documents with an original signature of each party shall be an original.

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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1577

IN WITNESS WHEREOF, the parties have executed this Contract on the date following their respective signatures.

LESSOR: LABROUCHE AG AND LIVESTOCK LLC
804 WOOD RD
BANCROFT, ID 83217-5060

By Tiffany Labrousche
Title Owner
Date 12-25-2022

IDAHO WATER RESOURCE BOARD

322 East Front Street
P.O. Box 83720
Boise, ID 83720-0098

By Brian Patton
Brian Patton, Acting Administrator
Idaho Water Resource Board

Date 2/17/23

Lease approved by IDWR TPH

Date 2/17/23

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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1577

ATTACHMENT A WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE

The water rights or portions thereof leased to the bank are described as follows:

Source and Location of Point(s) of Diversion for Water Right No(s): 29-2373

GROUND WATER NENE Sec. 17 Twp 07S Rge 39E CARIBOU County

Source and Location of Point(s) of Diversion for Water Right No(s): 29-110A

TOPONCE CREEK NWNWNW Sec. 5 Twp 07S Rge 39E CARIBOU County

Water Right	Beneficial Use	Season of Use			Diversion Rate (CFS)	Volume (AF)
		From		To		
29-2373	IRRIGATION	04/01	to	11/01	1.460 cfs	453.60 AF
29-110A	IRRIGATION	04/15	to	07/01	2.230 cfs	Not Stated
Totals:					3.690 cfs	453.60 AF

PLACES OF USE TO BE IDLED UNDER THIS LEASE: IRRIGATION 29-2373

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
07S	39E	17	2.4	3.0			28.3	30.1	39.0	17.4	7.5					1.9			129.6

Total Acres: 129.6

PLACES OF USE TO BE IDLED UNDER THIS LEASE: IRRIGATION 29-110A

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
07S	39E	17					25.0	30.1	39.0	17.4									111.5

Total Acres: 111.5

ADDITIONAL CONDITIONS OF ACCEPTANCE

1. The water rights referenced above will be rented from the bank at the current rental rate.
2. There is no rental payment to the lessor of the water right if the right or a part thereof is not rented from the bank.
3. While a right is in the bank, the lessor may not use the right without approval of the Department even if the right is not rented from the bank. Any violation of the terms of this lease may result in enforcement procedures pursuant to Idaho Code § 42-351 for illegal diversion and use of water and may include civil penalties pursuant to Idaho Code § 42-1701B.
4. A right accepted into the bank stays in the bank until the Board releases it, or the lease term expires. A right may be released from the bank upon request, provided the Board approves the release. Unless approved by the Department, leased rights may not be immediately available for release.
5. While a water right is in the bank, forfeiture provisions are stayed pursuant to Idaho Code § 42-223(5).

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1577

6. Rental of water under this right is subject to the limitations and conditions of approval of the water right.
7. Failure of the right holder to comply with the conditions of acceptance is cause for the Director to rescind acceptance of the lease.
8. Acceptance of a right into the bank does not, in itself, confirm the validity of the right or any elements of the water right, or improve the status of the right including the notion of resumption of use. It does not preclude the opportunity for review of the validity of this water right in any other Department application process.
9. In accordance with Idaho Code § 42-248 and § 42-1409(6), all owners of water rights are required to notify the Department of any changes in mailing address or change in ownership of all or part of a water right. Notice must be provided within 120 days of the change.
10. If a water right leased into the Water Supply Bank is sold or conveyed during the lease term, and if the leased right was rented, the rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:
 - a. Rental payments will go to the lessor(s) of record at the beginning of the rental season, even if the Department processes a Notice of Change in Water Right Ownership during the rental season.
 - b. New lessor(s) of record will receive payment for any subsequent rental seasons.
11. The water right(s) is leased to the bank subject to all prior water rights and shall be administered in accordance with Idaho law and applicable rules of the Department of Water Resources.
12. Use of the unleased portion of the rights listed below is limited to the irrigation of a combined total of 297.4 acres in a single irrigation season. Combined right nos.: 29-110A & 29-2373.
13. Use of water under water right 29-110A may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 29.

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Idaho Water Resource Board
Water Supply Bank Lease Contract No. 1577

29-110A
Effective until December 31, 2026

This map depicts the **place of use to be idled** pursuant to the lease contract and is attached to the contract solely for illustrative purposes.



- Approved Lease Point of Diversion
- Approved Lease Place of Use
- Township/Range
- Sections
- QQ



0 0.5 1 Miles

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STATE OF IDAHO
WATER RESOURCE BOARD

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DEPARTMENT OF
WATER RESOURCES

APPLICATION TO SELL OR LEASE A WATER RIGHT
TO THE WATER SUPPLY BANK

Designated Applicant Labrouche Ag and Livestock LLC

(Select one owner – see item 1A on the application)

Water Right No. 29-110A

(One water right per application)

Is this application being submitted with a rental application as a lease/rental package?

Yes ☐ No ☒

This application must be prepared in accordance with the minimum requirement checklist below. Use this checklist to ensure all necessary documentation has been provided. This checklist is part of the lease application and must be included with the lease application. **Applications that do not meet the minimum requirements will not be processed and may be returned or denied.**

MIMUMUM REQUIREMENT CHECKLIST

All items must be checked as either *Attached (Yes)* or *Not Applicable (N/A)*

Yes

☒ Completed *Application to Sell or Lease a Water Right to the Water Supply Bank*.

☒ Application filing fee of \$250.00 per water right. If you are submitting more than one lease application and the water rights have an overlapping, common place of use, or a common diversion rate or volume, the total fee for all water rights is \$500.00. For places of use, multiple water rights must be used to irrigate the same lands in order to qualify for the joint filing fee. Individual filing fees are required for water rights that share a common permissible place of use but which cover separate acres within the permissible place of use.

☒ Confirmation this form has been printed **single sided**, per requirement of the Water Supply Bank.

Attachment N/A Yes

1A ☐ ☒ Signatures and contact information for **all owners** of the water right to be leased or sold on this application.

1B ☐ ☒ An Internal Revenue Service (IRS) Form W-9 for the Designated Applicant.

1C ☒ ☐ *Notice of Change in Water Right Ownership* form (accessible from www.idwr.idaho.gov).

1D ☐ ☒ Contact information for an authorized representative and documentary proof they are authorized to represent the Designated Applicant on this application. If the Designated Applicant is a business, partnership, municipality, organization or association, include documents identifying officers authorized to sign or act on behalf of the entity.

2 ☐ ☒ Description of a water right portion offered to the Water Supply Bank.

3 ☐ ☒ A map that clearly outlines the specific location where irrigated acres will be dried up, or where a beneficial use of water will be suspended. You have the option of printing a map using the map tool on IDWR's website at: www.idwr.idaho.gov.

4A ☒ ☐ Written consent from irrigation district or water delivery company.

4G ☐ ☒ Evidence demonstrating the water right has not been forfeited pursuant to Section 42-222(2), Idaho Code.

Department Use Only

Fee Amount \$ 360 -

Received By: ku

Date Received: 12.13.21

Receipt # C11180

W-9 received? Yes ☒ No ☐ (Route W-9 to Fiscal)

Name on W-9: Labrouche Ag and Livestock LLC

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STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

1. CONTACT INFORMATION

- A. This application must be completed by a Designated Applicant who is a current owner of the water right being sold or leased to the Water Supply Bank. If there are additional current owners, those individuals must authorize the Designated Applicant to represent them on this application by completing and signing Attachment 1A of this application package.

Designated Applicant Labrouche Ag and Livestock LLC

Mailing Address 804 Wood Road Bancroft Idaho 83217

Street City State Zip Code

Email Address tlabrouche@msn.com

Phone Number 208-648-0808

☐ The Designated Applicant is the sole owner of the water right being sold or leased to the Water Supply Bank.

OR

☐ The Designated Applicant is representing additional water right holders who have completed Attachment 1A.

- B. Has the Designated Applicant submitted an IRS Form W-9 to this Department within the last 2 years? Yes ☐ No ☒
If no, complete the form and attach to this application (Attachment 1B).

- C. Are all applicants on this form listed in IDWR's records as the current owners of the water right? Yes ☐ No ☒
If no, attach a *Notice of Change in Water Right Ownership* form along with the required documentation and fee (Attachment 1C).

- D. Is this application being completed by an authorized representative of the Designated Applicant? Yes ☒ No ☐
If yes, representatives (includes employees of Designated Applicant companies) must complete this section and submit documentary proof of their authority to represent the Designated Applicant (Attachment 1D).

Name of Representative Greg Sullivan

Organization Brockway EGINEERING

Professional Title Engineer

Email Address greg.sullivan@brockwayeng.com

Mailing Address 2016 North Washington Street, Suite 4

Phone Number 208-736-8543

☐ Send all correspondence for this application to the representative and not to the Designated Applicant.

OR

☒ Send original correspondence to the Designated Applicant and copies to the representative.

2. DESCRIPTION OF WATER RIGHT OFFERED TO THE BANK

☐ The full water right is being offered to the Bank.

OR

☒ A part of the water right is being offered to the Bank.

If a portion of the water right is being offered, complete Attachment 2.

3. MAP

Attach a map of the point(s) of diversion and place(s) of use proposed to be idled by this lease application. Make sure the idled place of use is outlined and annotated with legal land descriptions (Township, Range, Section and Quarter-Quarters) or with GPS coordinates. For irrigation purposes, mark the number of acres you desire to idle. If the water right proposed for lease is located within a permissible place of use (PPU) and portions of the PPU will continue to receive water from non-leased water rights, clearly outline on a map the acres within the PPU that will continue to be irrigated, as well as acres that will be idled during the lease term. Label the map **Attachment 3**.

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STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

4. GENERAL INFORMATION

- A. Is the diversion works or system owned or managed by an irrigation district or water delivery company? Yes ☐ No ☒
If yes, provide written consent from the company, corporation or irrigation district authorizing the proposed sale or lease (Attachment 4A).
If your water right is delivered through a canal, lateral or ditch operated by a canal company, irrigation district, or similar delivery entity, your lease request must include written consent from the company, district, or similar entity for your removal of water from its system pursuant to [Section 42-108, Idaho Code](#) and [IDAPA WSB Rule 37.02.03.25.02e](#).
- B. Please provide a description of the current water diversion and delivery system.
Existing well, pump, motor and delivery system.

- C. Describe any other water rights used for the same purpose at the same place of use as the water right being offered to the Bank. 29-110A and 29-2373

- D. Are any of the water rights identified in Section 4C stacked with the water right proposed for lease? Yes ☐ No ☒
Stacked water rights are used together to achieve a common beneficial use, such as irrigation of the same lands. Stacked water rights cannot be separated and must be jointly leased to the Water Supply Bank. Stacked water rights qualify for the multiple fee payment of \$500.
- E. Will the present place of use continue to receive water from any other source? Yes ☐ No ☒
If yes, explain the relationship between the different water sources and how enlargement of the authorized use will not occur if this water right is leased. _____

- F. Identify annual volumes and/or rates of water diverted in the last 5 years to accomplish the beneficial use authorized by this water right. See Lease Contract 284

- G. Has any portion of this water right undergone a period of five or more consecutive years of non-use? Yes ☐ No ☒
If yes, describe the circumstances and attach evidence to demonstrate how the water right has not been lost through forfeiture (Attachment 4G). See [Section 42-223, Idaho Code](#) for exceptions to forfeiture. Your application may be denied if forfeiture concerns are not addressed. _____

- H. Is this water right involved in any other IDWR process, such as an application for transfer or a mitigation plan?
If yes, describe. _____

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STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

5. SALE/LEASE AGREEMENT

A. Is the water right, or portion thereof, offered to the Idaho Water Resource Board (IWRB) for sale ☐ or lease ☒.

If lease, specify the years when the use of water will be suspended: 2022 to 2026 (maximum lease period 5 calendar years).
(Year) (Year)

B. Show the minimum payment acceptable to the seller/lessor. The minimum payment may be shown as the "current rental rate" as established by the IWRB. Include the method of determining the minimum payment if other than the current rental rate.

Current Rental Rate

I hereby assert that the information contained in this application is true to the best of my knowledge, and that I have the authorities necessary to offer this water right for sale or lease to the Idaho Water Resource Board.

The Designated Applicant acknowledges the following:

1. Payment to the Designated Applicant is contingent upon the sale or rental of the water right from the Bank.
2. While a water right is in the Bank, the seller/lessor of the water right may not use the water right, even if the water right is not rented from the Bank.
3. A water right accepted into the Bank stays in the Bank until the Designated Applicant receives written confirmation from the Board or Water Supply Bank that the water right has been released from the Bank.
4. While a water right is in the Bank, forfeiture is stayed.
5. Acceptance of a water right into the Bank does not, in itself, confirm the validity of the water right or any element of the water right.


Signature of Designated Applicant

Sean P Labrouche
Printed Name

12-01-2021
Date


Signature of Authorized Representative

Tiffany Labrouche
Printed Name

12-01-2021
Date

Mail to:
Idaho Department of Water Resources
P.O. Box 83720
Boise, ID 83720-0098

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**STATE OF IDAHO
WATER RESOURCE BOARD**

Complete Attachment 2 if only a portion of the water right is offered to the Bank.

ATTACHMENT 2

DESCRIPTION OF A WATER RIGHT PORTION OFFERED TO THE WATER SUPPLY BANK

1. <u>Water Right Number</u>	<u>Nature of Use</u>	<u>Leased Rate</u> (cfs)	<u>Leased Volume</u> (af)	<u>Leased Acres</u> (ac)
29-110A	Irrigation	2.23	390.3	111.5
	Total Amounts:	2.23	390.3	111.5

2. Source of water Toponce Creek tributary to Portneuf River

3. Point(s) of diversion:

Twp	Rge	Sec	Lot	¼	¼	¼	County
07S	39E	5		NW	NW	NW	Caribou County

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Attachment 2

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
241 S Main Street Suite 1
Soda Springs, ID 83276

E-RECORDED simplifile®

ID: 207150
County: Caribou Co. Idaho
Date: 5-3-2021 Time: 10:46:17

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **951769SOD (ku)**

Date: **April 15, 2021**

For Value Received, **Keltop Farms LLC, an Idaho limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Labrousche Ag and Livestock, LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **804 Wood Rd, Bancroft, ID 83217**, the following described premises, situated in **Caribou County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its 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 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.

SCANNED

AUG 10 2023

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
241 S Main Street Suite 1
Soda Springs, ID 83276

Instrument # 207150

CARIBOU COUNTY, IDAHO
06-03-2021 10:46:17 No. of Pages: 12
Recorded for: FIRST AMERICAN TITLE CO, INC - SODA SPRINGS
Denise Horsley Fee: \$16.00
Ex-Officio Recorder Deputy Denise Horsley
Index to: WARRANTY DEED

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 951769SOD (ku)

Date: April 15, 2021

For Value Received, **Keltop Farms LLC, an Idaho limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Labrousche Ag and Livestock, LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **804 Wood Rd, Bancroft, ID 83217**, the following described premises, situated in **Caribou County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its 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 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.

SCANNED

AUG 10 2023

Date: 04/15/2021

Warranty Deed
- continued

File No.: 951769SOD (ku)

Keltop Farms LLC, an Idaho
limited liability company

By: *Klaren Koompin*

Name: Klaren Koompin

Title: Member

By: *Kenneth Koompin*

Name: Kenneth Koompin

Title: Member

STATE OF Idaho)
COUNTY OF Caribou) ss.

On this ^{20th} day of April, 2021, before me, a Notary Public in and for said State, personally appeared **Klaren Koompin and Kenneth Koompin**, known or identified to me to be the persons whose names are subscribed to the within Instrument as the Managers/Members of **Keltop Farms LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that **they** executed the same in said Limited Liability Company's name.

KRISTIE KAE URBAN
Notary Public - State of Idaho
Commission Number 20181826
My Commission Expires 09-21-2024

Kristie Kae Urban
Notary Public of Idaho
Residing at: Soda Springs, Idaho
Commission Expires: 09-21-2024

SCANNED

AUG 10 2023

EXHIBIT A

PARCEL I:

Township 7 South, Range 38 East of the Boise Meridian:

Section 14: W $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$.

EXCEPT THEREFROM A parcel of land located in Sections 14 and 15, Township 7 South, Range 38 East, Boise Meridian, Caribou County, Idaho and further described as follows:

Beginning at the Northwest corner of said Section 14, from which the North quarter corner of Section 14 bears North 89°49'57" East 2632.44 feet; Thence South 00°05'41" East 1343.21 feet along the West line of said Section 14 to a found rebar with cap labeled, PLS 13173, set on the Southwest corner of the Northwest quarter of the Northwest quarter of said Section 14 the True Point of Beginning;

Thence South 89°23'49" West 1325.57 feet along the North line of the Southeast quarter of the Northeast quarter of said Section 15 to a found rebar with cap set on the Northwest corner of said Southeast quarter of the Northeast quarter; Thence South 00°09'03" East 921.02 feet along the West line of said Southeast quarter of the Northeast quarter to a 5/8" rebar with cap labeled, "A.A. Hudson, PLS 13173"; Thence North 44°23'49" East 735.23 feet to a 5/8" rebar with cap; Thence North 89°23'49" East 845.00 feet to a 5/8" rebar with cap; Thence South 45°36'11" East 845.00 feet to a 5/8" rebar with cap; Thence South 00°36'11" East 996.11 feet to a 5/8" rebar with cap; Thence North 89°59'48" East 668.61 feet to a 5/8" rebar with cap set on the East line of the West half of the West half of said Section 14; Thence North 00°00'12" West 651.37 feet along said East line to the latitudinal centerline of said Section 14; Thence North 00°06'30" West 1341.82 feet along said East line to a found rebar with cap set on the Northeast corner of the Southwest quarter of the Northwest quarter of said Section 14; Thence South 89°46'18" West 1310.89 feet along the North line of said Southwest quarter of the Northwest quarter to the True Point of Beginning.

ALSO, EXCEPT THEREFROM, A parcel of land located in Sections 14, 15, 22 and 23, Township 7 South, Range 38 East, Boise Meridian, Caribou County, Idaho and further described as follows:

Beginning at the Northeast corner of said Section 22 from which the North quarter corner of Section 22 bears North 89°53'18" West 2633.57 feet; Thence North 89°53'18" West 1316.78 feet along the North line of said Section 22 to a 5/8" rebar with cap labeled, "A.A. Hudson, PLS 13173" set on the Northwest corner of the Northeast quarter of the Northeast quarter of Section 22; Thence South 00°03'41" East 965.92 feet along the West line of said Northeast quarter of the Northeast quarter to a found rebar with cap labeled, PLS 13173 set on a fence line; Thence North 71°47'07" West 405.91 feet along said fence line to a found rebar with cap; Thence North 60°20'38" West 1050.47 feet along said fence line to a found rebar with cap; Thence North 03°26'39" West 322.43 feet to said North quarter corner of Section 22; Thence North 00°12'28" West 1315.26 feet along the meridional centerline of said Section 15 to a 5/8" rebar with cap set on the Northwest corner of the Southwest quarter of the Southeast quarter of said Section 15; Thence North 89°57'13" East 1320.50 feet along the

North line of said Southwest quarter of the Southeast quarter to a 5/8" rebar with cap set on the Northeast corner of said Southwest quarter of the Southeast quarter; Thence North 00°02'45" West 298.97 feet along the West line of the Northeast quarter of the Southeast quarter to a 5/8" rebar with cap set on a fence line; Thence South 83°37'53" East 1293.98 feet along said fence line to a fence corner; Thence South 00°09'35" West 860.43 feet along said fence line; Thence South 75°54'04" East 36.15 feet along said fence line; Thence South 03°43'17" West 113.37 feet along said fence line; Thence South 06°41'23" East 19.46 feet along said fence line; Thence North 83°20'36" East 7.06 feet along said fence line; Thence South 60°32'07" East 36.72 feet along said fence line; Thence North 81°37'03" East 497.30 feet along said fence line; Thence South 86°24'21" East 16.80 feet along said fence line; Thence North 81°57'37" East 180.55 feet along said fence line; Thence North 88°20'04" East 143.17 feet along said fence line; Thence South 89°57'46" East 200.81 feet along said fence line; Thence South 85°53'28" East 257.04 feet along said fence line to a 5/8" rebar with cap set on the East line of the Southwest Quarter of the Southwest Quarter of said Section 14; Thence South 00°00'12" East 532.49 feet along said East line to a 5/8" rebar with cap set on the Southeast corner of said Southwest quarter of the Southwest quarter; Thence North 89°39'48" East 661.17 feet along the North line of the Northeast quarter of the Northwest quarter of said Section 23 to a 5/8" rebar with cap set on the Northeast corner of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 23; Thence South 00°03'00" West 660.48 feet along the East line of said Northwest quarter of the Northeast quarter of the Northwest quarter to a 5/8" rebar with cap set on the Southeast corner of said Northwest quarter of the Northeast quarter of the Northwest quarter; Thence North 89°39'27" East 330.46 feet along the North line of the Northwest quarter of the Southeast quarter of the Northeast quarter of the Northwest quarter of said Section 23 to a 5/8" rebar with cap set on the Northeast corner of said Northwest quarter of the Southeast quarter of the Northeast quarter of the Northwest quarter; Thence South 00°03'41" West 330.23 feet along the East line of said Northwest quarter of the Southeast quarter of the Northeast quarter of the Northwest quarter to a 5/8" rebar with cap set on the Southeast corner of said Northwest quarter; Thence South 89°39'17" West 330.39 feet along the South line of said Northwest quarter to a 5/8" rebar with cap set on the Southwest corner of said Northwest quarter; Thence South 00°03'00" West 330.24 feet along the West line of the Southeast quarter of the Northeast quarter of the Northwest quarter to a 5/8" rebar with cap set on the Southwest corner of said Southeast quarter of the Northeast quarter of the Northwest quarter; Thence South 89°39'07" West 692.05 feet along the North line of the South half of the Northwest quarter of Section 23 to a fence corner; Thence South 00°55'11" West 1321.40 feet along said fence line to a fence corner, said point being on latitudinal centerline of said Section 23; Thence South 89°38'26" West 1268.29 feet along said centerline and fence line to the West quarter corner of said Section 23; Thence North 00°01'05" West 2642.71 feet along the West line of said Section 23 to the True Point of Beginning.

Section 15: E $\frac{1}{2}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$.

EXCEPT THEREFROM, A parcel of land located in Sections 14 and 15, Township 7 South, Range 38 East, Boise Meridian, Caribou County, Idaho and further described as follows:

Beginning at the Northwest corner of said Section 14, from which the North quarter corner of Section 14 bears North 89°49'57" East 2632.44 feet; Thence South 00°05'41" East 1343.21 feet along the West line of said Section 14 to a found rebar with cap labeled, PLS 13173, set on the Southwest corner of the Northwest quarter of the Northwest quarter of

said Section 14 the True Point of Beginning;

Thence South 89°23'49" West 1325.57 feet along the North line of the Southeast quarter of the Northeast quarter of said Section 15 to a found rebar with cap set on the Northwest corner of said Southeast quarter of the Northeast quarter; Thence South 00°09'03" East 921.02 feet along the West line of said Southeast quarter of the Northeast quarter to a 5/8" rebar with cap labeled, "A.A. Hudson, PLS 13173"; Thence North 44°23'49" East 735.23 feet to a 5/8" rebar with cap; Thence North 89°23'49" East 845.00 feet to a 5/8" rebar with cap; Thence South 45°36'11" East 845.00 feet to a 5/8" rebar with cap; Thence South 00°36'11" East 996.11 feet to a 5/8" rebar with cap; Thence North 89°59'48" East 668.61 feet to a 5/8" rebar with cap set on the East line of the West half of the West half of said Section 14; Thence North 00°00'12" West 651.37 feet along said East line to the latitudinal centerline of said Section 14; Thence North 00°06'30" West 1341.82 feet along said East line to a found rebar with cap set on the Northeast corner of the Southwest quarter of the Northwest quarter of said Section 14; Thence South 89°46'18" West 1310.89 feet along the North line of said Southwest quarter of the Northwest quarter to the True Point of Beginning.

ALSO, EXCEPT THEREFROM, A parcel of land located in Sections 14, 15, 22 and 23, Township 7 South, Range 38 East, Boise Meridian, Caribou County, Idaho and further described as follows:

Beginning at the Northeast corner of said Section 22 from which the North quarter corner of Section 22 bears North 89°53'18" West 2633.57 feet; Thence North 89°53'18" West 1316.78 feet along the North line of said Section 22 to a 5/8" rebar with cap labeled, "A.A. Hudson, PLS 13173" set on the Northwest corner of the Northeast quarter of the Northeast quarter of Section 22; Thence South 00°03'41" East 965.92 feet along the West line of said Northeast quarter of the Northeast quarter to a found rebar with cap labeled, PLS 13173 set on a fence line; Thence North 71°47'07" West 405.91 feet along said fence line to a found rebar with cap; Thence North 60°20'38" West 1050.47 feet along said fence line to a found rebar with cap; Thence North 03°26'39" West 322.43 feet to said North quarter corner of Section 22; Thence North 00°12'28" West 1315.26 feet along the meridional centerline of said Section 15 to a 5/8" rebar with cap set on the Northwest corner of the Southwest quarter of the Southeast quarter of said Section 15; Thence North 89°57'13" East 1320.50 feet along the North line of said Southwest quarter of the Southeast quarter to a 5/8" rebar with cap set on the Northeast corner of said Southwest quarter of the Southeast quarter; Thence North 00°02'45" West 298.97 feet along the West line of the Northeast quarter of the Southeast quarter to a 5/8" rebar with cap set on a fence line; Thence South 83°37'53" East 1293.98 feet along said fence line to a fence corner; Thence South 00°09'35" West 860.43 feet along said fence line; Thence South 75°54'04" East 36.15 feet along said fence line; Thence South 03°43'17" West 113.37 feet along said fence line; Thence South 06°41'23" East 19.46 feet along said fence line; Thence North 83°20'36" East 7.06 feet along said fence line; Thence South 60°32'07" East 36.72 feet along said fence line; Thence North 81°37'03" East 497.30 feet along said fence line; Thence South 86°24'21" East 16.80 feet along said fence line; Thence North 81°57'37" East 180.55 feet along said fence line; Thence North 88°20'04" East 143.17 feet along said fence line; Thence South 89°57'46" East 200.81 feet along said fence line; Thence South 85°53'28" East 257.04 feet along said fence line to a 5/8" rebar with cap set on the East line of the Southwest Quarter of the Southwest Quarter of said Section 14; Thence South 00°00'12" East 532.49 feet along said East line to a 5/8" rebar with cap set on the Southeast corner of said Southwest quarter of the Southwest quarter; Thence North 89°39'48" East 661.17 feet along the North line of the Northeast quarter of the Northwest

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quarter of said Section 23 to a 5/8" rebar with cap set on the Northeast corner of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 23; Thence South 00°03'00" West 660.48 feet along the East line of said Northwest quarter of the Northeast quarter of the Northwest quarter to a 5/8" rebar with cap set on the Southeast corner of said Northwest quarter of the Northeast quarter of the Northwest quarter; Thence North 89°39'27" East 330.46 feet along the North line of the Northwest quarter of the Southeast quarter of the Northeast quarter of the Northwest quarter of said Section 23 to a 5/8" rebar with cap set on the Northeast corner of said Northwest quarter of the Southeast quarter of the Northeast quarter of the Northwest quarter; Thence South 00°03'41" West 330.23 feet along the East line of said Northwest quarter of the Southeast quarter of the Northeast quarter of the Northwest quarter to a 5/8" rebar with cap set on the Southeast corner of said Northwest quarter; Thence South 89°39'17" West 330.39 feet along the South line of said Northwest quarter to a 5/8" rebar with cap set on the Southwest corner of said Northwest quarter; Thence South 00°03'00" West 330.24 feet along the West line of the Southeast quarter of the Northeast quarter of the Northwest quarter to a 5/8" rebar with cap set on the Southwest corner of said Southeast quarter of the Northeast quarter of the Northwest quarter; Thence South 89°39'07" West 692.05 feet along the North line of the South half of the Northwest quarter of Section 23 to a fence corner; Thence South 00°55'11" West 1321.40 feet along said fence line to a fence corner, said point being on latitudinal centerline of said Section 23; Thence South 89°38'26" West 1268.29 feet along said centerline and fence line to the West quarter corner of said Section 23; Thence North 00°01'05" West 2642.71 feet along the West line of said Section 23 to the True Point of Beginning.

Section 22: A tract of land in the N½N½ of said Section 22, more particularly described as follows:

Beginning at the Northeast corner of the NW¼NE¼ of Section 22, and running Thence South approximately 940 feet to an existing fence line; Thence in a Northwesterly direction along an existing fence line approximately 1550 feet; Thence in a Northerly directly along an existing fence line approximately 250 feet to the North section line of said Section 22; Thence East approximately 1360 feet along the Section line, to the Point of Beginning.

EXCEPT THEREFROM, A parcel of land located in Sections 14, 15, 22 and 23, Township 7 South, Range 38 East, Boise Meridian, Caribou County, Idaho and further described as follows:

Beginning at the Northeast corner of said Section 22 from which the North quarter corner of Section 22 bears North 89°53'18" West 2633.57 feet; Thence North 89°53'18" West 1316.78 feet along the North line of said Section 22 to a 5/8" rebar with cap labeled, "A.A. Hudson, PLS 13173" set on the Northwest corner of the Northeast quarter of the Northeast quarter of Section 22; Thence South 00°03'41" East 965.92 feet along the West line of said Northeast quarter of the Northeast quarter to a found rebar with cap labeled, PLS 13173 set on a fence line; Thence North 71°47'07" West 405.91 feet along said fence line to a found rebar with cap; Thence North 60°20'38" West 1050.47 feet along said fence line to a found rebar with cap; Thence North 03°26'39" West 322.43 feet to said North quarter corner of Section 22; Thence North 00°12'28" West 1315.26 feet along the meridional centerline of said Section 15 to a 5/8" rebar with cap set on the Northwest corner of the Southwest quarter of the

Southeast quarter of said Section 15; Thence North 89°57'13" East 1320.50 feet along the North line of said Southwest quarter of the Southeast quarter to a 5/8" rebar with cap set on the Northeast corner of said Southwest quarter of the Southeast quarter; Thence North 00°02'45" West 298.97 feet along the West line of the Northeast quarter of the Southeast quarter to a 5/8" rebar with cap set on a fence line; Thence South 83°37'53" East 1293.98 feet along said fence line to a fence corner; Thence South 00°09'35" West 860.43 feet along said fence line; Thence South 75°54'04" East 36.15 feet along said fence line; Thence South 03°43'17" West 113.37 feet along said fence line; Thence South 06°41'23" East 19.46 feet along said fence line; Thence North 83°20'36" East 7.06 feet along said fence line; Thence South 60°32'07" East 36.72 feet along said fence line; Thence North 81°37'03" East 497.30 feet along said fence line; Thence South 86°24'21" East 16.80 feet along said fence line; Thence North 81°57'37" East 180.55 feet along said fence line; Thence North 88°20'04" East 143.17 feet along said fence line; Thence South 89°57'46" East 200.81 feet along said fence line; Thence South 85°53'28" East 257.04 feet along said fence line to a 5/8" rebar with cap set on the East line of the Southwest Quarter of the Southwest Quarter of said Section 14; Thence South 00°00'12" East 532.49 feet along said East line to a 5/8" rebar with cap set on the Southeast corner of said Southwest quarter of the Southwest quarter; Thence North 89°39'48" East 661.17 feet along the North line of the Northeast quarter of the Northwest quarter of said Section 23 to a 5/8" rebar with cap set on the Northeast corner of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 23; Thence South 00°03'00" West 660.48 feet along the East line of said Northwest quarter of the Northeast quarter of the Northwest quarter to a 5/8" rebar with cap set on the Southeast corner of said Northwest quarter of the Northeast quarter of the Northwest quarter; Thence North 89°39'27" East 330.46 feet along the North line of the Northwest quarter of the Southeast quarter of the Northeast quarter of the Northwest quarter of said Section 23 to a 5/8" rebar with cap set on the Northeast corner of said Northwest quarter of the Southeast quarter of the Northeast quarter of the Northwest quarter; Thence South 00°03'41" West 330.23 feet along the East line of said Northwest quarter of the Southeast quarter of the Northeast quarter of the Northwest quarter to a 5/8" rebar with cap set on the Southeast corner of said Northwest quarter; Thence South 89°39'17" West 330.39 feet along the South line of said Northwest quarter to a 5/8" rebar with cap set on the Southwest corner of said Northwest quarter; Thence South 00°03'00" West 330.24 feet along the West line of the Southeast quarter of the Northeast quarter of the Northwest quarter to a 5/8" rebar with cap set on the Southwest corner of said Southeast quarter of the Northeast quarter of the Northwest quarter; Thence South 89°39'07" West 692.05 feet along the North line of the South half of the Northwest quarter of Section 23 to a fence corner; Thence South 00°55'11" West 1321.40 feet along said fence line to a fence corner, said point being on latitudinal centerline of said Section 23; Thence South 89°38'26" West 1268.29 feet along said centerline and fence line to the West quarter corner of said Section 23; Thence North 00°01'05" West 2642.71 feet along the West line of said Section 23 to the True Point of Beginning.

Section 23: N½NE¼, NW¼, E½SW¼, SW¼SE¼,

ALSO, Beginning at the Southeast Corner of the SW¼SW¼ of Section 23, and running Thence Northwesterly along a ditch, 980 feet, more or less, to an existing fence line; Thence Northeasterly along said fence line 1910 feet, more or less, to a point on the West 1/16th line, which point is 2060 feet, more or less, North of the point of beginning; Thence South along the West 1/16th line 2060 feet, more or less,

to the Point of Beginning.

ALSO, Beginning at the Southeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$; Thence Northwesterly along a ditch 980 feet, more or less, to an existing fence line, said point being the True Point of Beginning and running

Thence Northeasterly along said fence line 2245 feet, more or less, to a point on the West 1/16th line, which point is 203.31 feet, more or less, East of the Northwest corner of the SW $\frac{1}{4}$;

Thence East 1404.16 feet, more or less, to a fence line as described in Warranty Deed Instrument No. 176249, said fence line being 1025.54 feet, more or less, West of the Westerly right of way line of the Kelly-Toponce Road;

Thence Southwesterly 2515.17 feet, more or less, to the Point of Beginning.

EXCEPT THEREFROM, the following eight (8) tracts:

1. EXCEPT THEREFROM the NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$.

2. EXCEPT THEREFROM, Beginning at a point 2221.5 feet East and 25 feet South of the Northwest corner of Section 23, and running

Thence South 290.4 feet;

Thence East 150 feet;

Thence North 290.4 feet;

Thence West 150 feet,

to the Point of Beginning.

3. EXCEPT THEREFROM, Beginning at a point 400 feet North of the Southeast corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, and running

Thence West 220 feet;

Thence North 130 feet;

Thence East 220 feet;

Thence South 130 feet,

to the Point of Beginning.

4. EXCEPT THEREFROM, Beginning at a point 1300 feet South of the Northwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 23, and running

Thence South 600 feet;

Thence North 26°33'54" East 670.82 feet, more or less, to the latitudinal center line;

Thence West 300 feet,

to the Point of Beginning.

5. EXCEPT THEREFROM, Beginning at a point 330 feet North of the Southeast corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 23, and running

Thence West 660 feet;

Thence South 330 feet;

Thence East 660 feet;

Thence North 330 feet,

to the Point of Beginning. (ALSO described as the S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$)

6. EXCEPT THEREFROM, Beginning at the South Quarter Corner of said Section 23, from

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which the Southwest corner of Section 23 bears South 89°50'17" West 2638.28 feet; Thence South 89°50'17" West 1151.08 feet along the South line of said Section 23 to a point on the Westerly right of way line of Kelly Toponce Road, the True Point of Beginning; Thence South 89°50'17" West 194.05 feet along said South line of Section 23; Thence North 65°44'16" West 464.29 feet along the Northeasterly side of Wood Road being parallel and perpendicular 13.25 feet from the centerline of said Wood Road to a 5/8" rebar with cap labeled, "A.A. Hudson, PLS 13173"; Thence North 06°52'55" East 142.29 feet to a 5/8" rebar with cap; Thence South 77°08'48" East 626.87 feet to a 5/8" rebar with cap set on the Westerly right of way line of Kelly Toponce Road, said point being on a 1446.91 foot radius non-tangent curve concave to the Southeast whose center bears South 82°56'48" East; Thence Southwesterly along said curve through a central angle of 07°37'22" a distance of 192.50 feet (Chord = South 03°14'31" West 192.36 feet) along said right of way line to the True Point of Beginning.

7. EXCEPT THEREFROM, A parcel of land located in Sections 14, 15, 22 and 23, Township 7 South, Range 38 East, Boise Meridian, Caribou County, Idaho and further described as follows:

Beginning at the Northeast corner of said Section 22 from which the North quarter corner of Section 22 bears North 89°53'18" West 2633.57 feet; Thence North 89°53'18" West 1316.78 feet along the North line of said Section 22 to a 5/8" rebar with cap labeled, "A.A. Hudson, PLS 13173" set on the Northwest corner of the Northeast quarter of the Northeast quarter of Section 22; Thence South 00°03'41" East 965.92 feet along the West line of said Northeast quarter of the Northeast quarter to a found rebar with cap labeled, PLS 13173 set on a fence line; Thence North 71°47'07" West 405.91 feet along said fence line to a found rebar with cap; Thence North 60°20'38" West 1050.47 feet along said fence line to a found rebar with cap; Thence North 03°26'39" West 322.43 feet to said North quarter corner of Section 22; Thence North 00°12'28" West 1315.26 feet along the meridional centerline of said Section 15 to a 5/8" rebar with cap set on the Northwest corner of the Southwest quarter of the Southeast quarter of said Section 15; Thence North 89°57'13" East 1320.50 feet along the North line of said Southwest quarter of the Southeast quarter to a 5/8" rebar with cap set on the Northeast corner of said Southwest quarter of the Southeast quarter; Thence North 00°02'45" West 298.97 feet along the West line of the Northeast quarter of the Southeast quarter to a 5/8" rebar with cap set on a fence line; Thence South 83°37'53" East 1293.98 feet along said fence line to a fence corner; Thence South 00°09'35" West 860.43 feet along said fence line; Thence South 75°54'04" East 36.15 feet along said fence line; Thence South 03°43'17" West 113.37 feet along said fence line; Thence South 06°41'23" East 19.46 feet along said fence line; Thence North 83°20'36" East 7.06 feet along said fence line; Thence South 60°32'07" East 36.72 feet along said fence line; Thence North 81°37'03" East 497.30 feet along said fence line; Thence South 86°24'21" East 16.80 feet along said fence line; Thence North 81°57'37" East 180.55 feet along said fence line; Thence North 88°20'04" East 143.17 feet along said fence line; Thence South 89°57'46" East 200.81 feet along said fence line; Thence South 85°53'28" East 257.04 feet along said fence line to a 5/8" rebar with cap set on the East line of the Southwest Quarter of the Southwest Quarter of said Section 14; Thence South 00°00'12" East 532.49 feet along said East line to a 5/8" rebar with cap set on the Southeast corner of said Southwest quarter of the Southwest quarter; Thence North 89°39'48" East 661.17 feet along the North line of the Northeast quarter of the Northwest quarter of said Section 23 to a 5/8" rebar with cap set on the Northeast corner of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 23; Thence South 00°03'00" West 660.48 feet along the East line of said Northwest quarter of the

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Northeast quarter of the Northwest quarter to a 5/8" rebar with cap set on the Southeast corner of said Northwest quarter of the Northeast quarter of the Northwest quarter; Thence North 89°39'27" East 330.46 feet along the North line of the Northwest quarter of the Southeast quarter of the Northeast quarter of the Northwest quarter of said Section 23 to a 5/8" rebar with cap set on the Northeast corner of said Northwest quarter of the Southeast quarter of the Northeast quarter of the Northwest quarter; Thence South 00°03'41" West 330.23 feet along the East line of said Northwest quarter of the Southeast quarter of the Northeast quarter of the Northwest quarter to a 5/8" rebar with cap set on the Southeast corner of said Northwest quarter; Thence South 89°39'17" West 330.39 feet along the South line of said Northwest quarter to a 5/8" rebar with cap set on the Southwest corner of said Northwest quarter; Thence South 00°03'00" West 330.24 feet along the West line of the Southeast quarter of the Northeast quarter of the Northwest quarter to a 5/8" rebar with cap set on the Southwest corner of said Southeast quarter of the Northeast quarter of the Northwest quarter; Thence South 89°39'07" West 692.05 feet along the North line of the South half of the Northwest quarter of Section 23 to a fence corner; Thence South 00°55'11" West 1321.40 feet along said fence line to a fence corner, said point being on latitudinal centerline of said Section 23; Thence South 89°38'26" West 1268.29 feet along said centerline and fence line to the West quarter corner of said Section 23; Thence North 00°01'05" West 2642.71 feet along the West line of said Section 23 to the True Point of Beginning.

8. EXCEPT THEREFROM, Beginning at the Southwest corner of said Section 23, from which the South Quarter corner of Section 23 bears North 89°50'17" East 2638.28 feet; Thence North 89°50'17" East 870.41 feet along the South line of said Section 23; Thence North 00°09'43" West 191.98 feet to a found rebar with cap labeled, PLS 13173, set on the Northeasterly side of Wood Road parallel and perpendicular 13.25 feet from the centerline of said Wood Road, the TRUE POINT OF BEGINNING; Thence North 65°44'16" West 27.73 feet along said Northeasterly side of Wood Road to the beginning of a 986.75 foot radius curve concave to the Northeast; Thence Northwesterly along said curve through a central angle of 04°15'32" a distance of 73.35 feet (chord = North 63°36'30" West 73.33 feet); Thence North 61°28'44" West 273.44 feet along said Northeasterly side of Wood Road to the beginning of a 613.25 foot radius curve concave to the Southwest; Thence Northwesterly along said curve through a central angle of 09°48'07" a distance of 104.91 feet (chord = North 66°22'48" West 104.78 feet) to a 5/8" rebar with cap set on the extension of a fence line; Thence North 06°29'44" West 808.41 feet along said extension and fence line to a 5/8" rebar with cap; Thence North 83°30'16" East 233.95 feet to a 5/8" rebar with cap set at the beginning of a 1397.76 foot radius non-tangent curve concave to the Northeast whose center bears North 83°21'35" East; Thence Southeasterly along said curve through a central angle of 46°56'51" a distance of 1145.31 feet (chord = South 30°06'50" East 1113.53 feet) to a 5/8" rebar with cap; Thence North 77°08'48" West 261.96 feet to a found rebar with cap labeled, PLS 13173; Thence South 06°52'55" West 142.29 feet, to the True Point of Beginning.

Section 24: NW¼NW¼.

Section 26: SW¼ lying South and East of the Kelly-Toponce County Road, as presently

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located.

ALSO, a parcel of land located in the NW¼ of Section 26, Township 7 South, Range 38 East, Boise Meridian, and further described as follows:

Beginning at the West quarter corner of said Section 26, from which the Northwest corner of Section 26 bears North 00°10'51" West 2652.83 feet;
Thence North 89°01'09" East 441.17 feet along a fence line to a fence corner;
Thence North 11°33'56" West 333.35 feet along said fence line;
Thence North 10°51'50" West 190.79 feet along said fence line;
Thence North 31°58'36" West 90.25 feet along said fence line;
Thence North 33°06'38" West 537.90 feet along said fence line to a point on the West line of said Section 26;
Thence South 00°10'51" East 1048.61 feet along said West line to the True Point of Beginning.

Section 27: S½NE¼, N½SE¼. ALSO, A parcel of land in the NE¼ of Section 27, Township 7 South, Range 38 East, Boise Meridian, Caribou County, Idaho and further described as follows:

Beginning at the Northeast corner of said Section 27, from which the North Quarter corner of Section 27 bears South 89°47'40" West 2623.57 feet;
Thence South 00°10'51" East 734.51 feet along the East line of said Section 27 to a 5/8" rebar with cap labeled, "A.A. Hudson, PLS 13173", the True Point of Beginning;
Thence South 00°10'51" East 591.90 feet along said East line to a 5/8" rebar with cap set on the Southeast corner of the N½NE¼ of Section 27;
Thence South 89°48'34" West 2599.77 feet along the South line of said N½ to a 5/8" rebar with cap;
Thence North 55°52'55" East 1060.08 feet to a 5/8" rebar with cap;
Thence North 89°48'07" East 1720.27 feet to the True Point of Beginning.

Township 7 South, Range 39 East of the Boise Meridian:

Section 17: N½, N½SE¼, NE¼SW¼.

EXCEPT THEREFROM, the following described two (2) tracts:

**1. EXCEPT THEREFROM, Beginning at the Northeast Corner of said Section 17, and running Thence West along the North boundary of said Section 17, 650 feet;
Thence South at right angles 165 feet;
Thence East at right angles 650 feet, to the East boundary of said Section 17;
Thence North along said East boundary 165 feet,
to the Point of Beginning.**

**2. EXCEPT THEREFROM, Beginning at a point on the North boundary of said Section 17, 3385.5 feet West of the Northeast Corner of said Section 17, and running Thence West along the North boundary of said Section 17, 525 feet;
Thence South at right angles 415 feet;
Thence East at right angles 525 feet;
Thence North 415 feet,**

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to the Point of Beginning.

Sections 19 and 30: A tract of land located in the S½SE¼ and Lot 4 of Section 19 and the N½NE¼ and Lot 1 of Section 30, more particularly described as follows:

**Beginning at a fence corner which is the accepted Northeast Corner of the SE¼SE¼ of said Section 19, Township and Range aforesaid, and running
Thence South 89°36' West 678.48 feet;
Thence South 40°21' West 531.03 feet;
Thence South 53°22' West 543.3 feet;
Thence North 89°44' West 1892.22 feet to the Easterly right of way line of a County Road;
Thence following said right of way South 2°59' East 407.19 feet;
Thence following said right of way to a point South 30° East 1543.07 feet, said right of way line consists of a series of irregular curves:
Thence along said right of way South 1°44' West 164.87 feet to the intersection of the North line of another County Road right of way;
Thence North 88°38' East along said right of way 2569.87 feet to the East line of said Section 30, Township and Range aforesaid;
Thence North along said East line 2575.18 feet,
to the Point of Beginning.**

EXCEPT THEREFROM, any portion thereof lying within the right of way of County Roads.

SCANNED

AUG 0 2023