

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

JAN 24 2024

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP
Department of Water Resources
Eastern Region

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
74-455 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
74-451 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Judith A. Bailey Jackson and Cecil T. Jackson
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): EVR, LLC and EVR II, LLC
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or
446 Bohannon Creek Road Salmon ID 83467
Mailing address City State Zip
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: September 22, 2023
6. Do you own the land identified as the water right place of use? Yes ☐ No ☐
o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
o \$25 per undivided water right.
o \$100 per split water right.
o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

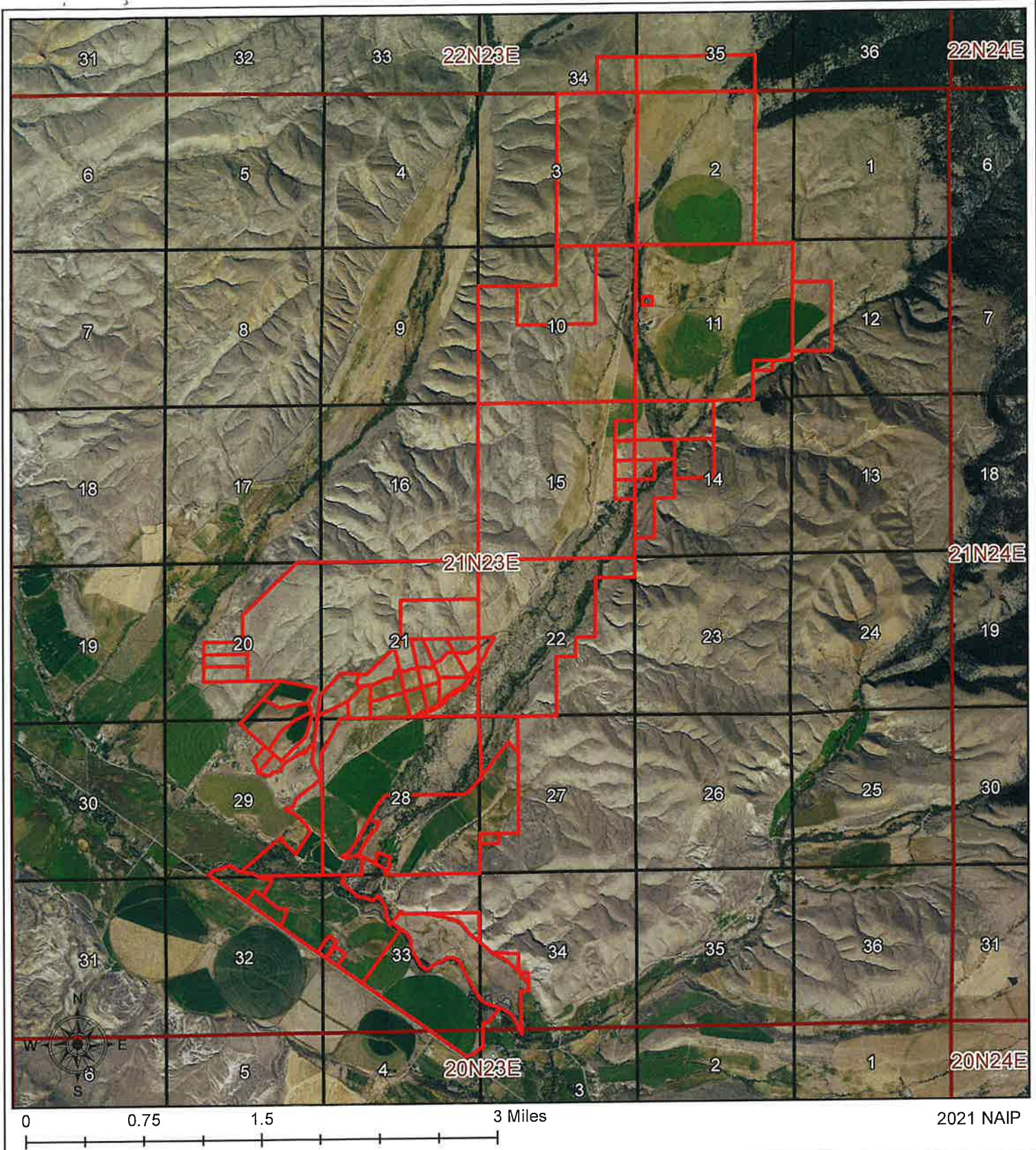
SUPPORT DATA

IN FILE # 74-451

8. Signature: *M. Brown* *M. Brown* 1-17-24
Signature of new owner/claimant Title, if applicable Date
M. Brown
Print name

Signature: _____
Signature of new owner/claimant Title, if applicable Date
Print name

For IDWR Office Use Only:
Received by JB Date 1/24/2024 Receipt No. E049753 Receipt Amt. \$50.-
Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
Name on W-9 _____ Approved by JB Processed by JB Date 1/31/2024



Change of Ownership Map Parcel Boundaries EVR, LLC & EVR II, LLC

RMEA # 23-0060

by: KM

Date: 1/11/2024



- Parcels
- Twp & Rng
- Section

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Parsons Behle & Latimer
350 Memorial Drive, Suite 300
Idaho Falls, Idaho 83402
Attention: Scott P. Eskelson

(Space Above For Recorder's Use)

GRANT DEED

THIS DEED, made this 22 day of September, 2023, between:

- (i) **EAGLE VALLEY RANCH, LLC**, an Idaho limited liability company
"Grantor," and,
- (ii) **EVR, LLC**, an Idaho limited liability company and **EVR II, LLC**, an Idaho
limited liability company, whose address is: 2271 NW 120 Street, Chiefland,
Florida, 32626 collectively "Grantee."

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration, and by these presents does grant and confirm unto the Grantee, and to Grantee's heirs and assigns forever, all of the following described property in Lemhi, Idaho:

See Attached Exhibit "A"

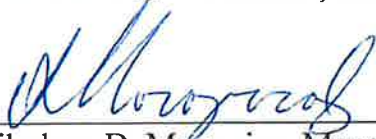
TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

SUBJECT to all existing easements or claims of easements, patent reservations, rights of way, protective covenants, zoning ordinances, and other matters of record (other than liens and encumbrances) and applicable building codes, laws and regulations, and encroachments, overlaps, boundary line disputes and other matters which would be disclosed by an accurate survey or inspection of the premises.

TO HAVE AND TO HOLD, all and singular, said premises, together with the appurtenances, unto the Grantee, and to his heirs and assigns forever.

IN WITNESS WHEREOF, the Grantors have executed the within instrument the day and year first above written.

EAGLE VALLEY RANCH, LLC

By: 
Nikolaos D. Monoyios, Manager

BY: 
Valerie A. Brackett, Manager

STATE OF Idaho)
) ss.
County of Lemhi)

The foregoing instrument was acknowledged before me this 22 day of September, 2023, by **Nikolaos D. Monoyios and Valerie A. Brackett**, as Managers of **EAGLE VALLEY RANCH, LLC**.



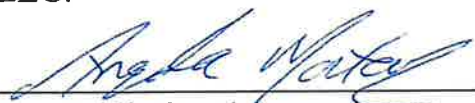

Notary Public for Idaho
My Commission Expires: 09-08-2026

EXHIBIT “A”

(Legal description on following 20 pages)

TOWNSHIP 21 NORTH, RANGE 23 EAST,
BOISE MERIDIAN, LEMHI COUNTY, IDAHO.

SECTION 2: W1/2SE1/4, SW1/4, RP21N23E020600
LOTS 2, 3 AND 4, S1/2NW1/4,
SW1/4NE1/4.

SECTION 3: SE1/4SE1/4, SW1/4SE1/4, LOT 1, RP21N23E030000
NW1/4NE1/4, S1/2NE1/4, N1/2SE1/4.

SECTION 10: E1/2NE1/4, SW1/4, SE1/4 RP21N23E100600
W1/2NE1/4, SE1/4NW1/4, SW1/4NW1/4. RP21N23E100000

SECTION 11: NW1/4, W1/2NE1/4 RP21N23E110002
N1/2SW1/4, E1/2NE1/4, N1/2SE1/4, RP21N23E119001
SW1/4SE1/4, S1/2SW1/4
N1/2NW1/4SE1/4SE1/4

EXCEPTING THEREFROM: EXCEPT PARCEL RP21N23E113601

A PARCEL OF LAND LOCATED IN THE NW1/4, SECTION 11, T. 21 N., R. 23 E.,
BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SECTION 35, T. 22 N., R. 23 E., RUN
THENCE S. 01° 08' 43" E. A DISTANCE OF 6962.42 FT. TO THE POINT OF
BEGINNING;
THENCE EAST A DISTANCE OF 338.12 FT.;
THENCE SOUTH A DISTANCE OF 301.32 FT.;
THENCE WEST A DISTANCE OF 338.12 FT.;
THENCE NORTH A DISTANCE OF 301.32 FT. TO THE POINT OF BEGINNING.

SECTION 12: RP21N23E120000

A FRACTION OF SECTION 12, T. 21 N., R. 23 E., BOISE MERIDIAN, SHOULD BE
CORRECTED TO READ AS FOLLOWS:
"BEGINNING AT CORNER NO. 1 BEING THE EAST QUARTER CORNER OF
SECTION 11; THENCE N. 0° 50' E., 1324 FEET; THENCE S. 89° 09' E., 1323 FEET;
THENCE S. 0° 51' W., 2314 FEET; THENCE N. 89° 09' W., 1319.83 FEET; THENCE N.
0° 51' E., 989.6 FEET TO THE PLACE OF BEGINNING.

SECTION 14: N1/2NW1/4, N1/2SW1/4NW1/4, N1/2NW1/4SW1/4, RP21N23E143601
SW1/4NW1/4SW1/4, NW1/4SW1/4SW1/4, RP21N23E143602
SW1/4SW1/4NW1/4, SE1/4NW1/4, RP21N23E151801
SE1/4SW1/4NW1/4.

SECTION 15: SW1/4NW1/4, NW1/4SW1/4, RP21N23E150001
N1/2NW1/4, W1/2NE1/4, N1/2NE1/4NE1/4, RP21N23E150002
SW1/4NE1/4NE1/4, W1/2SE1/4NE1/4, RP21N23E151801
SE1/4NW1/4, NE1/4SW1/4, S1/2SW1/4,
W1/2SE1/4, SE1/4SE1/4, W1/2NE1/4SE1/4,
SE1/4NE1/4SE1/4, NE1/4SE1/4NE1/4,
NE1/4NE1/4SE1/4, SE1/4NE1/4NE1/4, SE1/4SE1/4NE1/4.

SECTION 21: S1/2NE1/4, SE1/4SE1/4. RP21N23E211200
RP21N23E219000

ALSO INCLUDING:

A FRACTION OF THE SW1/4SE1/4, SECTION 21, T. 21 N., R. 23 E., BOISE
MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID SW1/4SE1/4 OF
SECTION 21, RUN THENCE NORTH 300 FEET, MORE OR LESS TO A POINT ON
THE SOUTH SIDE OF THE BOHANNON CREEK ROAD; THENCE
SOUTHWESTERLY ALONG THE SOUTH SIDE OF THE BOHANNON CREEK ROAD
800 FEET, MORE OR LESS TO A POINT ON THE SOUTH BOUNDARY OF THE
SW1/4SE1/4 OF SECTION 21; THENCE EAST TO THE POINT OF BEGINNING.

ALSO INCLUDING:

A FRACTION OF THE NE1/4SE1/4 OF SECTION 21 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID NE1/4SE1/4 OF
SECTION 21, RUN THENCE WEST 400.0 FEET, MORE OR LESS, TO A POINT ON
THE SOUTHERLY SIDE OF THE BOHANNON CREEK ROAD; THENCE
NORTHEASTERLY ALONG THE SOUTHERLY SIDE OF THE BOHANNON CREEK
ROAD TO A POINT ON THE EAST BOUNDARY OF THE NE1/4SE1/4 OF SECTION
21; THENCE SOUTH 500.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SECTION 22: NW1/4, W1/2NE1/4, N1/2NE1/4NE1/4. RP21N23E220002
SW1/4, NW1/4NW1/4SE1/4.

EXCEPTING THEREFROM:

A PARCEL OF LAND LOCATED IN THE NW1/4SW1/4, SECTION 22, T. 21 N., R. 23
E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22 AND
BEING THE REAL POINT OF BEGINNING, A DISTANCE OF 545.95 FEET ON A
BEARING OF N. 89° 47' 58" E. TO A POINT ON THE WESTERLY SIDE OF A
COUNTY ROAD;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE WESTERLY
RIGHT-OF-WAY OF SAID COUNTY ROAD;

S. 27° 13' 38" W. 225.82 FEET; A DISTANCE OF 92.22 FEET ALONG A CURVE
CONCAVE TO THE NORTHWEST HAVING A RADIAL OF N. 62° 46' 22" W., 575.00
FEET AND A CENTRAL ANGLE OF 9° 11' 22"; S. 36° 24' 59" W., 26.83 FEET; A
DISTANCE OF 145.75 FEET ALONG A CURVE CONCAVE TO THE SOUTHEAST
HAVING A RADIAL OF S. 53° 35' 01" E., 675.00 FEET AND A CENTRAL ANGLE OF

12° 22' 18"; S. 24° 02' 41" W., 219.12 FEET; A DISTANCE OF 120.50 FEET ALONG A CURVE TO THE NORTHWEST HAVING A RADIAL OF N. 65° 57' 19" W., 325.00 FEET AND A CENTRAL ANGLE OF 21° 14' 40"; S. 45° 17' 21" W., 217.75 FEET;

THENCE N. 0° 28' 37" E., 876.31 FEET ALONG THE SECTION LINE TO THE REAL POINT OF BEGINNING.

SECTION 27: NW1/4NW1/4.

RP21N23E273000

EXCEPTING THEREFROM: PART OF RP21N23E284805

A PARCEL OF LAND LOCATED IN NW1/4NW1/4, SECTION 27, T. 21 N., R. 23 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27 A DISTANCE OF 1329.28 FEET ON A BEARING OF S. 0° 26' 12" W., ALONG THE SECTION LINE TO THE SOUTHWEST CORNER OF THE NW1/4NW1/4; THENCE N. 89° 47' 12" E., 593.45 FEET TO AN EXISTING FENCE AND THE REAL POINT OF BEGINNING; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID EXISTING FENCE; N. 39° 07' 54" E., 557.19 FEET; S. 40° 57' 45" E., 509.75 FEET; N. 28° 34' 42" E., 21.94 FEET; THENCE S. 0° 02' 45" W., 63.95 FEET TO THE SOUTHEAST CORNER OF THE NW1/4NW1/4; THENCE S. 89° 47' 12" W., 696.26 FEET TO THE REAL POINT OF BEGINNING.

INCLUDING: PART OF RP21N23E280000

A PARCEL OF LAND IN THE SW1/4NW1/4 OF SECTION 27 AND THE SE1/4SE1/4NE1/4 OF SECTION 28, T. 21 N., R. 23 E., BOISE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 27, A DISTANCE OF 1329.28 FEET ON A BEARING OF S. 0° 26' 12" W. ALONG THE SECTION LINE TO THE NORTHWEST CORNER OF THE SW1/4NW1/4 AND THE REAL POINT OF BEGINNING; THENCE N. 89° 47' 12" E., 593.45 FEET TO A POINT ON AN EXISTING FENCE; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID FENCE; S. 39° 07' 54" W., 321.77 FEET; S. 51° 09' 34" E., 10.99 FEET; S. 40° 20' 39" W., 548.00 FEET; S. 25° 44' 42" W., 125.67 FEET; S. 43° 32' 58" W., 617.91 FEET; S. 59° 03' 27" W., 185.21 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE SE1/4SE1/4NE1/4; THENCE N. 89° 53' 58" W., 81.28 FEET; THENCE N. 0° 15' 48" E., 664.17 FEET; THENCE S. 89° 56' 19" E., 668.15 FEET; THENCE N. 0° 26' 12" E., 664.64 FEET TO THE REAL POINT OF BEGINNING.

SECTION 28: N1/2NE1/4, SW1/4NE1/4,
N1/2SE1/4NE1/4, SW1/4SE1/4NE1/4,

RP21N23E280000

NE1/4NW1/4, S1/2NW1/4, W1/2NW1/4,
NW1/4NE1/4SW1/4, W1/2SW1/4.

INCLUDING:

A FRACTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE TWENTY-THREE (23) EAST OF THE BOISE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION TWENTY-EIGHT (28), RUN THENCE NORTH 140.0 FEET; THENCE NORTH 29° 13' EAST 1352.0 FEET TO A POINT IN THE CENTER OF THE NORTH BOUNDARY OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION TWENTY-EIGHT (28); THENCE EAST 660.0 FEET; THENCE SOUTH 1320.0 FEET; THENCE WEST 1320.0 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDING:

A PARCEL OF LAND LOCATED IN THE SW1/4NE1/4SW1/4 OF SECTION 28, T. 21 N., R. 23 E., BOISE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 28, A DISTANCE OF 3948.52 FEET ON A BEARING OF N. 89° 44' 22" W.; THENCE N. 0° 36' 27" W., 1434.59 FEET TO AN EXISTING FENCE AND THE REAL POINT OF BEGINNING; THENCE N. 29° 16' 49" E., 631.01 FEET ALONG SAID EXISTING FENCE; THENCE N. 89° 51' 35" W., 314.56 FEET TO THE NORTHWEST CORNER OF THE SW1/4NE1/4SW1/4; THENCE S. 0° 36' 27" E., 551.19 FEET TO THE REAL POINT OF BEGINNING.

ALSO INCLUDING:

A PARCEL OF LAND LOCATED IN THE NE1/4NE1/4SW1/4 OF SECTION 28, T. 21 N., R. 23 E., BOISE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 28, A DISTANCE OF 2658.57 FEET ON A BEARING OF N. 0° 26' 12" E. ALONG THE SECTION LINE TO THE QUARTER CORNER; THENCE N. 89° 53' 58" W., 3217.34 FEET ALONG THE CENTER OF THE SECTION LINE TO AN EXISTING FENCE AND THE REAL POINT OF BEGINNING; THENCE S. 45° 26' 06" W., 2.27 FEET ALONG SAID FENCE; THENCE S. 37° 11' 28" W., 182.97 FEET ALONG SAID FENCE; THENCE N. 0° 25' 58" W., 147.56 FEET TO THE NORTHWEST CORNER OF THE NE1/4NE1/4SW1/4; THENCE S. 89° 53' 58" E., 113.33 FEET TO THE REAL POINT OF BEGINNING.

ALSO INCLUDING:

A FRACTION OF THE NW1/4NW1/4 OF SECTION 28, T. 21 N., R. 23 E., BOISE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NW1/4NW1/4 OF SECTION 28, RUN THENCE NORTH 140.0 FEET; THENCE N. 29° 13' E., 1352.0 FEET TO A POINT IN THE CENTER OF THE NORTH BOUNDARY OF THE NW1/4NW1/4 OF SECTION 28; THENCE EAST 660.0 FEET; THENCE SOUTH 1320.0 FEET; THENCE WEST 1320.0 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A PARCEL OF LAND LOCATED IN THE W1/2SW1/4, SECTION 28, T. 21 N., R. 23 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 28, A DISTANCE OF 3948.52 FEET ON A BEARING OF N. 89° 44' 22" W.; THENCE N. 0° 36' 27" W., 538.71 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF A COUNTY ROAD AND THE REAL POINT OF BEGINNING. THENCE N. 0° 36' 27" W., 895.87 FEET TO AN EXISTING FENCE; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID FENCE; S. 29° 16' 49" W., 330.62 FEET; THENCE S. 33° 28' 30" W., 397.94 FEET; S. 45° 13' 31" W., 183.62 FEET; S. 76° 20' 39" W., 170.99 FEET; S. 4° 22' 33" E., 51.65 FEET; S. 22° 00' W., 3.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF A COUNTY ROAD; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID RIGHT-OF-WAY; S. 68° 00' E., 25.41 FEET; A DISTANCE OF 167.99 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIAL OF N. 22° 00' E., 275.00 FEET AND A CENTRAL ANGLE OF 35° 00'; N. 77° 00' E., 215.84 FEET; A DISTANCE OF 246.09 FEET ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIAL OF S. 13° 00' E., 300.00 FEET AND A CENTRAL ANGLE OF 47° 00'; S. 56° 00' E., 60.78 FEET TO THE REAL POINT OF BEGINNING.

LINDSTROM
PROPERTY

ALSO EXCEPTING THEREFROM: **PART OF RP21N23E284805**

A PARCEL OF LAND LOCATED IN NW1/4NE1/4SW1/4, SECTION 28, T. 21 N., R. 23 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 28, A DISTANCE OF 2658.57 FEET ON A BEARING OF N. 0° 26' 12" E., ALONG THE SECTION LINE; THENCE N. 89° 53' 58" W., 3217.34 FEET ALONG THE CENTER OF THE SECTION LINE TO AN EXISTING FENCE; THENCE S. 37° 17' 31" W., 185.22 FEET ALONG SAID FENCE TO THE REAL POINT OF BEGINNING; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID FENCE; S. 41° 09' 28" W., 178.05 FEET; S. 32° 51' 07" W., 218.19 FEET; S. 29° 16' 49" W., 225.38 FEET; THENCE S. 89° 51' 35" E.,

349.66 FEET TO THE SOUTHEAST CORNER OF THE NW1/4NE1/4SW1/4; THENCE N. 0° 25' 58" W., 514.81 FEET TO THE REAL POINT OF BEGINNING.

SECTION 29: E1/2SE1/4.

RP21N23E291801

PART OF RP21N23E320602

ALSO INCLUDING:

A TRACT OF LAND IN THE SW1/4SE1/4 AND THE SE1/4SW1/4 OF SECTION 29, T. 21 N., R. 23 E., BOISE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SW1/4SE1/4 OF SECTION 29, RUN THENCE WEST ALONG THE SECTION LINE 1648.0 FEET; THENCE N. 50° 00' E., 2060.0 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SW1/4SE1/4 OF SECTION 29; THENCE EAST 70.0 FEET TO THE NORTHEAST CORNER OF THE SW1/4SE1/4 OF SECTION 29; THENCE SOUTH 1320.0 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDING:

THE E1/2SE1/4 OF SECTION 29, T. 21 N., R. 23 E., BOISE MERIDIAN; EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY SIDE OF THE BOHANNON CREEK ROAD AND THE WEST BOUNDARY OF THE E1/2SE1/4 OF SECTION 29; RUN THENCE S. 62° 36' E., 715.0 FEET; THENCE S. 37° 27' E., 542.0 FEET; THENCE S. 33° 26' W., 907.0 FEET; THENCE N. 44° 03' W., 603.0 FEET; THENCE W. 98.7 FEET TO A POINT ON THE WEST BOUNDARY OF THE E1/2SE1/4 OF SECTION 29; THENCE N. 1098 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDING:

A PARCEL OF LAND LOCATED IN THE SE1/4NE1/4, SECTION 29, T. 21 N., R. 23 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 29, FROM WHICH THE SOUTHEAST CORNER OF SECTION 28 BEARS S. 45° 13' 17" E., A DISTANCE OF 2062.79 FEET ON A BEARING OF S. 1° 02' 33" E. TO THE REAL POINT OF BEGINNING.

FROM THIS REAL POINT OF BEGINNING A DISTANCE OF 312.97 FEET ON A BEARING OF S. 1° 02' 33" E. TO THE NORTH RIGHT-OF-WAY OF A COUNTY ROAD; THENCE A DISTANCE OF 453.96 FEET ALONG SAID RIGHT-OF-WAY ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIAL OF N. 43° 41' 59" W., 2734.00 FEET AND A CENTRAL ANGLE OF 9° 30' 49"; THENCE S. 89° 50' 04" W.,

405.00 FEET; THENCE N. 25° 43' 57" E., 15.08 FEET TO AN EXISTING FENCE;
THENCE N. 51° 51' 04" E., 947.88 FEET TO THE REAL POINT OF BEGINNING.

EXCEPTING THEREFROM: **EXCEPTING RP21N23E297201**

A PARCEL OF LAND LOCATED IN THE NE1/4SE1/4 AND THE SE1/4NE1/4,
SECTION 29, T. 21 N., R. 23 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 29 FROM WHICH
THE SOUTHEAST CORNER OF SECTION 28 BEARS S. 45° 13' 17" E., A DISTANCE
OF 2052.79 FEET ON A BEARING OF S. 1° 02' 33" E.; THENCE S. 51° 51' 04" W.,
947.88 FEET TO AN EXISTING FENCE CORNER; THENCE S. 25° 43' 57" W., 15.08
FEET TO THE REAL POINT OF BEGINNING. FROM THIS REAL POINT OF
BEGINNING A DISTANCE OF 314.92 FEET ON A BEARING OF S. 25° 43' 57" W.,
THENCE S. 76° 53' 08" W., 97.00 FEET; THENCE N. 84° 45' 12" W., 195.00 FEET;
THENCE N. 67° 55' 12" W., 120.00 FEET TO A POINT ON THE WEST BOUNDARY
OF THE NE1/4SE1/4; THENCE N. 0° 48' 01" W., 241.23 FEET TO AN EXISTING
FENCE; THENCE N. 89° 33' 57" E., 539.95 FEET TO THE REAL POINT OF
BEGINNING.

TOWNSHIP 22 NORTH, RANGE 23 EAST,
BOISE MERIDIAN, LEMHI COUNTY, IDAHO.

SECTION 34: LOT 1 **RP22N23E349000**
SECTION 35: LOTS 2, 3 AND 4. **RP22N23E356001**

REPEAT OF PREVIOUS DESCRIPTION
RP21N23E110002

PARCEL II:
A PARCEL OF LAND LOCATED IN THE NW1/4, SECTION 11, T. 21 N., R. 23 E.,
BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SECTION 35, T. 22 N., R. 23 E., RUN
THENCE S. 01° 08' 43" E. A DISTANCE OF 6962.42 FT. TO THE POINT OF
BEGINNING;
THENCE EAST A DISTANCE OF 338.12 FT.;
THENCE SOUTH A DISTANCE OF 301.32 FT.;
THENCE WEST A DISTANCE OF 338.12 FT.;
THENCE NORTH A DISTANCE OF 301.32 FT. TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:
A 1970 NASHUA 14X60 ID B65D3TE015020 TITLE A 183600.

RP001770000020 - RP0017700000240

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24 of Sunrise Hills Subdivision, according to the official plat thereof, filed in Book 5 of Plats at Page(s) 63, Official Records of Lemhi County, Idaho.

Also Including: **REPEAT OF PREVIOUS DESCRIPTION**
RP21N23E219000

That certain lot, piece, or parcel of land, situate, lying and being in Salmon, County of Lemhi, State of Idaho, bounded and particularly described as follows to wit:

All that portion of the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of Section Twenty-One (21), Township Twenty-One (21) North, Range Twenty-Three (23), East, Boise Meridian, lying and being on the Northwestern side of the Bohannon Creek Road.

LEGAL DESCRIPTION
EXHIBIT 'A'

PARCEL A AND B REFER TO RP21N23E284805

PARCEL A:

A PARCEL OF LAND LOCATED IN THE W1/2, SECTION 27 AND IN SECTION 28, T. 21 N., R. 23 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID SECTION 28 RUN THENCE S. 89° 43' 56" W. A DISTANCE OF 2631.13 FT. TO THE S1/4 CORNER OF SECTION 28, THE BASIS OF BEARING OF THIS DESCRIPTION;

THENCE N. 89° 37' 45" W. ALONG THE SOUTHERLY BOUNDARY OF SECTION 28 A DISTANCE OF 451.96 FT.;

THENCE N. 13° 04' 39" W. A DISTANCE OF 108.04 FT.;

THENCE N. 19° 28' 54" E. A DISTANCE OF 258.11 FT.;

THENCE N. 69° 17' 35" W. A DISTANCE OF 72.82 FT.;

THENCE N. 20° 09' 35" E. A DISTANCE OF 231.66 FT.;

THENCE N. 71° 07' 24" W. A DISTANCE OF 464.84 FT.;

THENCE S. 09° 57' 00" W. A DISTANCE OF 372.71 FT. TO A POINT ON THE CENTER LINE OF THE OLD LEMHI ROAD;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID CENTER LINE:

N. 60° 31' 54" W., 248.99 FT.; N. 58° 47' 38" W., 259.63 FT.;

132.87 FT. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 273.94 FT., A DELTA OF 27° 47' 26" AND A CHORD BEARING N. 72° 41' 22" W. FOR 131.57 FT.;

THENCE N. 30° 12' 56" E. A DISTANCE OF 34.96 FT. TO A POINT IN AN EXISTING FENCE LINE;

THENCE ALONG SAID FENCE LINE THE FOLLOWING COURSES AND DISTANCES:

N. 30° 12' 56" E., 154.37 FT.; N. 24° 51' 08" E., 156.16 FT.;

N. 33° 46' 37" E., 99.35 FT.; N. 37° 32' 10" E., 141.75 FT.;

N. 38° 03' 58" E., 96.38 FT.; N. 28° 32' 31" E., 214.84 FT.;

N. 51° 32' 03" E., 190.64 FT.; N. 19° 04' 10" E., 248.75 FT.;

S. 86° 24' 50" W., 133.89 FT.; N. 60° 10' 15" W., 214.50 FT.;

N. 29° 20' 36" E., 362.62 FT.; N. 32° 56' 14" E., 218.19 FT.;

N. 41° 14' 35" E., 178.05 FT.; N. 37° 16' 35" E., 182.97 FT.;

N. 45° 31' 13" E., 2.27 FT.; N. 89° 57' 40" E., 2650.11 FT.;

N. 59° 08' 34" E., 163.55 FT.; N. 43° 38' 05" E., 617.91 FT.;

N. 25° 49' 49" E., 125.67 FT.; N. 40° 25' 46" E., 548.00 FT.;

N. 51° 04' 27" W., 10.99 FT.; N. 39° 13' 01" E., 321.77 FT.;

N. 39° 13' 01" E., 557.19 FT.; S. 40° 52' 38" E., 509.75 FT.;

S. 28° 39' 49" W., 6.00 FT.; S. 00° 09' 44" W., 30.63 FT. TO THE NE CORNER OF THE SW1/4NW1/4 OF SAID SECTION 27;

THENCE S. 00° 09' 44" W. ALONG THE EASTERLY BOUNDARY OF SAID SW1/4 NW1/4 A DISTANCE OF 1330.89 FT. TO THE NE CORNER OF THE NW1/4SW1/4 OF SECTION 27;

THENCE S. 00° 09' 48" W. ALONG THE EASTERLY BOUNDARY OF SAID NW1/4SW1/4 A DISTANCE OF 1327.19 FT. TO THE SE CORNER OF THE NW1/4SW1/4;

THENCE S. 89° 55' 10" W. ALONG THE SOUTHERLY BOUNDARY OF SAID NW1/4SW1/4 A DISTANCE OF 1310.24 FT. TO THE SW CORNER OF THE NW1/4NW1/4;

THENCE S. 00° 26' 30" W. ALONG THE WESTERLY BOUNDARY OF SAID SECTION 27 A DISTANCE OF 1328.90 FT. TO THE SW CORNER OF SECTION 27 AND THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE OLD LEMHI ROAD.

PARCEL B: **RP21N23E286602**

A PARCEL OF LAND LOCATED IN THE SE1/4SW1/4, SECTION 28, T. 21 N., R. 23 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S1/4 CORNER OF SAID SECTION 28, FROM WHICH THE SE CORNER OF SECTION 28 BEARS N. 89° 43' 56" E., 2631.13 FT.; THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE N. 89° 37' 45" W. ALONG THE SOUTHERLY BOUNDARY OF SECTION 28 A DISTANCE OF 451.96 FT. TO THE POINT OF BEGINNING;

CONTINUE THENCE N. 89° 37' 45" W. A DISTANCE OF 91.39 FT. TO A POINT ON THE CENTER LINE OF THE OLD LEMHI ROAD;

THENCE ALONG SAID CENTER LINE THE FOLLOWING COURSES AND DISTANCES:

279.59 FT. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 212.24 FT., A DELTA OF 75° 28' 37" AND A CHORD BEARING N. 22° 47' 35" W. FOR 259.81 FT.; N. 60° 31' 54" W., 274.34 FT.;

THENCE N. 09° 57' 00" E. A DISTANCE OF 372.71 FT.;

THENCE S. 71° 07' 24" E. A DISTANCE OF 464.84 FT.;

THENCE S. 20° 09' 35" W. A DISTANCE OF 231.66 FT.;

THENCE S. 69° 17' 35" E. A DISTANCE OF 72.82 FT.;

THENCE S. 19° 28' 54" W. A DISTANCE OF 258.11 FT.;

THENCE S. 13° 04' 39" E. A DISTANCE OF 108.04 FT. TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE OLD LEMHI ROAD.

PARCEL C: **RP21N23E276000**

N1/2NW1/4SW1/4SW1/4, SECTION 27, T. 21 N., R. 23 E., BOISE MERIDIAN,
LEMHI COUNTY, IDAHO.

RP001810000030 - RP001810000040

LOTS 3 AND 4 OF AMENDED AMENDED BARRACKS LANE SUBDIVISION,
ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 6 OF PLATS
AT PAGE(S) 14 OFFICIAL RECORDS OF LEMHI COUNTY, IDAHO.

TRACT I:

PARCEL "A" RP21N23E333001

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER SECTION 32 AND IN SECTION 33, T. 21 N., R. 23 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 33, FROM WHICH THE NORTH QUARTER CORNER OF SECTION 33 BEARS S. 89° 27' 27" E., 2630.21 FT., THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE S. 89° 27' 27" E. ALONG THE NORTHERLY BOUNDARY OF SAID SECTION 33 A DISTANCE OF 805.81 FT.;

THENCE S. 35° 34' 00" W. A DISTANCE OF 275.63 FT.;

THENCE S. 47° 18' 21" E., A DISTANCE OF 776.01 FT. TO A POINT IN THE CENTER OF THE LEMHI RIVER;

THENCE ALONG THE CENTER OF THE LEMHI RIVER THE FOLLOWING COURSES:

N. 88° 10' 26" E., 201.83 FT.; S. 64° 49' 33" E. 309.99 FT.;

N. 41° 26' 04" E., 241.66 FT.; S. 38° 27' 51" E., 191.47 FT.;

S. 31° 31' 45" E., 327.16 FT.;

THENCE S. 45° 54' 44" W. LEAVING SAID RIVER A DISTANCE OF 50.00 FT. TO A POINT IN AN EXISTING FENCE;

THENCE ALONG SAID FENCE THE FOLLOWING COURSES:

S. 13° 29' 59" E., 159.16 FT.; S. 11° 29' 34" W., 74.74 FT.;

S. 18° 48' 28" E., 231.96 FT.; S. 34° 21' 46" E., 100.97 FT.;

N. 39° 50' 00" E., 86.44 FT. TO A POINT IN THE CENTER OF SAID LEMHI RIVER;

THENCE S. 53° 16' 05" E., ALONG SAID RIVER CENTERLINE A DISTANCE OF 368.65 FT.;

THENCE S. 35° 49' 11" W., A DISTANCE OF 2217.57 FT. TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 28;

THENCE N. 54° 10' 49" W. ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1012.42 FT.;

THENCE N. 35° 49' 11" E., LEAVING SAID RIGHT-OF-WAY A DISTANCE OF 493.00 FT.;

THENCE N. 54° 10' 49" W., A DISTANCE OF 441.79 FT.;

THENCE N. 35° 49' 11" W., A DISTANCE OF 493.00 FT. TO A POINT ON SAID RIGHT-OF-WAY;

THENCE N. 54° 10' 48" W., ALONG SAID RIGHT-OF-WAY A DISTANCE OF 50.00 FT.;

THENCE S. 35° 49' 11" E., LEAVING SAID RIGHT-OF-WAY A DISTANCE OF 669.00 FT.;

THENCE N. 54° 10' 49" W., A DISTANCE OF 325.56 FT.;

THENCE S. 35° 49' 11" W., A DISTANCE OF 669.00 FT. TO A POINT ON SAID RIGHT-OF-WAY;

THENCE N. 54° 10' 49" W. ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1501.83 FT. TO A POINT IN AN EXISTING FENCE LINE;

THENCE ALONG SAID FENCE LINE THE FOLLOWING COURSES:

N. 20° 35' 35" E., 609.35 FT.; N. 82° 00' 14" W., 341.53 FT.;

N. 49° 43' 56" W., 625.40 FT.; N. 30° 56' 05" E., 585.58 FT.;

N. 00° 16' 16" W., 62.18 FT. TO A POINT IN THE CENTER OF THE LEMHI RIVER;

THENCE ALONG SAID RIVER THE FOLLOWING COURSES:

N. 88° 21' 05" W., 168.02 FT.; N. 79° 37' 52" W., 109.29 FT.;

N. 67° 22' 32" W., 113.81 FT.; N. 62° 52' 36" W., 94.81 FT. TO A POINT ON THE NORTHERLY BOUNDARY OF SAID SECTION 32;

THENCE N. 89° 58' 13" E. ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 2147.38 FT. TO THE POINT OF BEGINNING.

PARCEL "B"

RP21N23E339001

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER SECTION 34 AND SECTION 33, T. 21 N., R. 23 E. AND THE NORTHEAST QUARTER, SECTION 4 AND NORTHWEST QUARTER, SECTION 3, T. 20 N., R. 23 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33, FROM WHICH THE NORTH QUARTER CORNER OF SECTION 33 BEARS S. 89° 27' 27" E., 2630.21 FT., THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE S. 03° 38' 52" W. A DISTANCE OF 2583.41 FT. TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 28;

THENCE S. 54° 10' 49" E. ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1829.77 FT. TO THE POINT OF BEGINNING;

THENCE N. 35° 49' 11" E. A DISTANCE OF 2217.57 FT. TO A POINT IN THE CENTER OF THE LEMHI RIVER;

THENCE ALONG THE CENTER OF THE LEMHI RIVER THE FOLLOWING COURSES:

S. 53° 16' 05" E., 268.29 FT.; S. 30° 17' 05" E., 238.28 FT.;

S. 00° 42' 50" E., 275.46 FT.; S. 28° 26' 30" E., 658.79 FT.;

S. 51° 00' 00" E., 263.93 FT.; N. 55° 31' 07" E., 413.30 FT.;

N. 73° 29' 08" E., 187.15 FT.; N. 56° 52' 52" E., 219.76 FT.;

N. 89° 44' 16" E., 182.88 FT.; S. 63° 00' 29" E., 216.65 FT.;

S. 27° 46' 53" E., 800.30 FT.; S. 30° 30' 51" E., 666.69 FT.;

S. 49° 41' 55" E., 248.81 FT.; S. 71° 40' 49" E., 518.44 FT.;

THENCE S. 40° 34' 50" W. LEAVING SAID RIVER A DISTANCE OF 267.30 FT.;

THENCE S. 39° 56' 27" W. A DISTANCE OF 328.96 FT.;

THENCE S. 79° 45' 31" W. A DISTANCE OF 150.03 FT.;

THENCE S. 50° 15' 38" W. A DISTANCE OF 59.55 FT.;

THENCE S. 00° 33' 17" W. A DISTANCE OF 820.91 FT.;

THENCE S. 85° 46' 47" W., A DISTANCE OF 87.98 FT.;

THENCE S. 50° 45' 31" W., A DISTANCE OF 187.76 FT.;

THENCE S. 60° 45' 41" W., A DISTANCE OF 217.69 FT.;

THENCE S. 75° 07' 07" W., A DISTANCE OF 162.01 FT. TO A POINT ON SAID
NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 28;

THENCE N. 54° 10' 37" W. ALONG SAID RIGHT-OF-WAY A DISTANCE OF
3777.01 FT.;

THENCE N. 54° 10' 49" W., ALONG SAID RIGHT-OF-WAY A DISTANCE OF
493.53 FT. TO THE POINT OF BEGINNING.

PARCEL "C"

RP21N23E331803

A PARCEL OF LAND LOCATED IN SECTION 33 AND THE WEST HALF OF
SECTION 34, T. 21 N., R. 23 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE C-W-E-SW 1/256 OF SAID SECTION 34 FROM WHICH
THE C-NE-SW 1/256 OF SECTION 34 BEARS N. 00° 19' 07" W., 627.84 FT., THE BASIS
OF BEARING OF THIS DESCRIPTION, RUN THENCE N. 88° 12' 33" W. A
DISTANCE OF 329.00 FT.;

THENCE S. 00° 21' 09" E. A DISTANCE OF 1237.83 FT. TO A POINT IN THE
CENTER OF THE LEMHI RIVER;

THENCE ALONG SAID CENTER OF SAID LEMHI RIVER THE FOLLOWING
COURSES:

N. 29° 44' 22" W., 501.92 FT.; N. 52° 46' 03" W., 368.35 FT.;

N. 71° 40' 49" W., 643.02 FT.; N. 49° 41' 55" W., 248.81 FT.;

N. 30° 30' 51" W., 666.69 FT.; N. 27° 46' 53" W., 800.30 FT.;

N. 63° 00' 29" W., 216.65 FT.; S. 89° 44' 16" W., 182.88 FT.;

S. 56° 52' 52" W., 219.76 FT.; S. 73° 29' 08" W., 187.15 FT.;

S. 55° 31' 07" W., 413.30 FT.; N. 51° 00' 00" W., 263.93 FT.;

N. 28° 26' 30" W., 658.79 FT.; N. 00° 42' 50" W., 275.46 FT.;

N. 30° 17' 05" W., 238.28 FT.; N. 53° 16' 05" W., 636.94 FT.;

THENCE N. 39° 50' 00" E., LEAVING SAID RIVER CENTERLINE A
DISTANCE OF 491.95 FT. TO A POINT ON THE N-S CENTERLINE OF SAID
SECTION 33;

THENCE S. 00° 18' 48" E. ALONG SAID N-S CENTERLINE A DISTANCE OF
82.48 FT. TO THE C-N 1/16 CORNER OF SAID SECTION 33;

THENCE N. 89° 53' 58" E. ALONG THE W-E CENTERLINE OF THE
NORTHEAST QUARTER OF SAID SECTION 33 A DISTANCE OF 791.51 FT. TO A
POINT IN THE CENTER OF THE OLD LEMHI ROAD;

THENCE ALONG THE CENTER OF SAID ROAD THE FOLLOWING
COURSES:

S. 79° 48' 53" E., 309.81 FT.; S. 76° 48' 03" E., 471.79 FT.;

S. 74° 11' 17" E., 274.88 FT.; 190.35 FT. ALONG A NON-TANGENT CURVE TO
THE RIGHT HAVING A RADIUS OF 367.73 FT. A CENTRAL ANGLE OF 29° 39' 31" AND A CHORD BEARING S. 62° 13' 54" E. FOR 188.23 FT.;

S. 47° 24' 09" E., 88.95 FT.; S. 39° 02' 19" E., 231.11 FT.;

S. 30° 40' 30" E., 16.56 FT.; S. 40° 50' 26" E., 219.34 FT.;

S. 51° 00' 23" E., 267.88 FT.; S. 48° 53' 48" E., 644.50 FT.;

274.65 FT. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 704.97 FT., A CENTRAL ANGLE OF 22° 19' 19" AND A CHORD BEARING OF S. 60° 03' 28" E. FOR 272.92 FT.; S. 71° 13' 07" E., 79.69 FT.;

249.83 FT. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 600.98 FT., A CENTRAL ANGLE OF 23° 49' 05" AND A CHORD BEARING S. 59° 18' 34" E., FOR 248.04 FT.; S. 47° 24' 01" E., 287.51 FT.;

S. 43° 21' 27" E., 261.29 FT.;

THENCE S. 00° 21' 09" E. LEAVING SAID CENTER OF ROAD A DISTANCE OF 16.97 FT.;

THENCE S. 87° 14' 00" E. A DISTANCE OF 16.70 FT. TO A POINT IN THE CENTER OF SAID ROAD;

THENCE ALONG THE CENTER OF SAID ROAD THE FOLLOWING COURSES:

S. 43° 21' 27" E., 117.30 FT.; S. 39° 18' 54" E., 50.46 FT.;

343.89 FT. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3008.94 FT.; A CENTRAL ANGLE OF 06° 32' 54" AND A CHORD BEARING S. 36° 02' 27" E. FOR 343.70 FT.;

THENCE S. 00° 19' 07" E. LEAVING SAID ROAD A DISTANCE OF 240.69 FT. TO THE POINT OF BEGINNING.

PARCEL "E" **RP21N23E333602**

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER SECTION 32 AND THE WEST HALF, SECTION 33, T. 21 N., R. 23 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33, FROM WHICH THE NORTH QUARTER CORNER OF SECTION 33 BEARS S. 89° 27' 27" E., 2630.21 FT., THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE S. 03° 38' 52" W. A DISTANCE OF 2583.41 FT. TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 28 SAID POINT BEING THE POINT OF BEGINNING;

THENCE N. 35° 49' 11" E., A DISTANCE OF 669.00 FT.;

THENCE S. 54° 10' 49" E., A DISTANCE OF 325.56 FT.;

THENCE S. 35° 49' 11" W., A DISTANCE OF 669.00 FT. TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY;

THENCE N. 54° 10' 49" W., ALONG SAID RIGHT-OF-WAY A DISTANCE OF 325.56 FT., TO THE POINT OF BEGINNING.

PARCEL "F" **RP21N23E335402**

A PARCEL OF LAND LOCATED IN THE WEST HALF, SECTION 33, T. 21 N., R. 23 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33, FROM WHICH THE NORTH QUARTER CORNER OF SECTION 33 BEARS S. 89° 27' 27" E., 2630.21 FT., THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE S. 03° 38' 52" W., A DISTANCE OF 2583.41 FT., TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 28;

THENCE S. 54° 10' 49" E., ALONG SAID RIGHT-OF-WAY A DISTANCE OF 375.56 FT. TO THE POINT OF BEGINNING;

THENCE N. 35° 49' 11" E., A DISTANCE OF 493.00 FT.;

THENCE S. 54° 10' 49" E., A DISTANCE OF 441.79 FT.;

THENCE S. 35° 49' 11" W., A DISTANCE OF 493.00 FT. TO A POINT ON SAID RIGHT-OF-WAY;

THENCE N. 54° 10' 49" W., ALONG SAID RIGHT-OF-WAY A DISTANCE OF 441.79 FT. TO THE POINT OF BEGINNING.

TRACT II:

PARCEL "C" RP21N23E331802

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER NORTHEAST QUARTER, SECTION 33, T. 21 N., R. 23 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33, FROM WHICH THE EAST QUARTER CORNER OF SECTION 33 BEARS S. 00° 20' 10" E., 2622.93 FT., THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE S. 00° 20' 10" E. ALONG THE EASTERLY BOUNDARY OF SAID SECTION 33 A DISTANCE OF 1311.56 FT. TO THE NORTH 1/16 CORNER OF SECTIONS 33 AND 34 SAID POINT BEING THE POINT OF BEGINNING;

CONTINUE THENCE S. 00° 20' 10" E. A DISTANCE OF 986.15 FT. TO A POINT IN THE CENTER OF THE OLD LEMHI ROAD;

THENCE ALONG SAID ROAD CENTERLINE THE FOLLOWING COURSES:

N. 48° 53' 48" W., 105.47 FT.; N. 51° 00' 23" W., 267.88 FT.;

N. 40° 07' 48" W., 235.65 FT.; N. 39° 02' 19" W., 231.11 FT.;

N. 47° 24' 09" W., 88.95 FT.; 190.35 FT. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 367.73 FT., A CENTRAL ANGLE OF 29° 39' 30" AND A CHORD BEARING N. 62° 13' 54" W. FOR 188.23 FT.;

N. 74° 11' 17" W., 274.88 FT.; N. 76° 48' 03" W., 471.79 FT.;

N. 79° 48' 53" W., 309.81 FT. TO A POINT ON THE NORTHERLY BOUNDARY OF SAID SOUTHEAST QUARTER NORTHEAST QUARTER;

THENCE N. 89° 53' 58" E. ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 1840.14 FT. TO THE POINT OF BEGINNING.

PARCEL "D" RP21N23E345402

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER SOUTHWEST QUARTER SECTION 34, T. 21 N., R. 23 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34, FROM WHICH THE NORTHWEST CORNER OF SECTION 34 BEARS N. 00° 20' 10" W., 2622.93 FT., THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE S. 86° 16' 29" E. ALONG THE NORTHERLY BOUNDARY OF SAID SOUTHWEST

QUARTER OF SECTION 34 A DISTANCE OF 401.61 FT. TO A POINT IN THE CENTER OF THE OLD LEMHI ROAD SAID POINT BEING THE POINT OF BEGINNING;

CONTINUE THENCE S. $86^{\circ} 16' 29''$ E. A DISTANCE OF 917.90 FT. TO THE C-W 1/16 CORNER OF SAID SECTION 34;

THENCE S. $00^{\circ} 21' 09''$ E. ALONG THE EASTERLY BOUNDARY OF SAID NORTHWEST QUARTER SOUTHWEST QUARTER A DISTANCE OF 616.49 FT. TO A POINT IN THE CENTER OF SAID OLD LEMHI ROAD;

THENCE ALONG SAID ROAD CENTERLINE THE FOLLOWING COURSES:

N. $43^{\circ} 21' 27''$ W., 261.29 FT.; N. $47^{\circ} 24' 01''$ W., 287.51 FT.;

249.83 FT. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 600.98 FT., A CENTRAL ANGLE OF $23^{\circ} 49' 06''$ AND A CHORD BEARING N. $59^{\circ} 18' 34''$ W. FOR 248.04 FT.; N. $71^{\circ} 13' 07''$ W., 79.69 FT.;

274.65 FT. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 704.97 FT., A CENTRAL ANGLE OF $22^{\circ} 19' 19''$ AND A CHORD BEARING N. $60^{\circ} 03' 28''$ W., FOR 272.92 FT.; N. $48^{\circ} 53' 48''$ W., 4.65 FT. TO THE POINT OF BEGINNING.

PARCEL "E"

RP21N23E344802

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER SOUTHWEST QUARTER SECTION 34, T. 21 N., R. 23 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34, FROM WHICH THE NORTHWEST CORNER OF SECTION 34 BEARS N. $00^{\circ} 20' 10''$ W., 2622.93 FT., THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE S. $86^{\circ} 16' 29''$ E. ALONG THE NORTHERLY BOUNDARY OF SAID SOUTHWEST QUARTER OF SECTION 34 A DISTANCE OF 1319.51 FT. TO THE C-W 1/16 OF SAID SECTION 34;

THENCE S. $00^{\circ} 21' 09''$ E. A DISTANCE OF 633.46 FT. TO THE C-N-SW 1/64 OF SAID SECTION 34;

THENCE S. $87^{\circ} 14' 00''$ E. A DISTANCE OF 329.63 FT. TO THE C-W-NE-SW 1/256 OF SAID SECTION 34 SAID BEING THE POINT OF BEGINNING;

THENCE S. $00^{\circ} 19' 07''$ E. A DISTANCE OF 387.14 FT. TO A POINT IN THE CENTER OF THE OLD LEMHI ROAD;

THENCE ALONG SAID ROAD CENTERLINE THE FOLLOWING COURSES:

343.89 FT. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3008.94 FT., A CENTRAL ANGLE OF $06^{\circ} 32' 54''$ AND A CHORD BEARING N. $36^{\circ} 02' 27''$ W. FOR 343.70 FT.;

N. $39^{\circ} 18' 54''$ W., 50.46 FT.; N. $43^{\circ} 21' 27''$ W., 117.30 FT.;

THENCE S. $87^{\circ} 14' 00''$ E. LEAVING SAID ROAD CENTERLINE A DISTANCE OF 312.93 FT. TO THE POINT OF BEGINNING.

PARCEL I

RP21N23E320602

A PORTION OF THE SOUTH HALF OF SECTION 29 AND THE NORTH HALF OF SECTION 32, T. 21 N., R. 23 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29 FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 28 BEARS S. 89° 27' 27" E., 2630.21 FEET, THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE S. 89° 58' 13" W. ALONG THE SOUTHERLY LINE OF SAID SECTION 29, 2147.38 FEET TO A POINT ON THE SOUTHERLY BANK OF THE LEMHI RIVER, SAID POINT BEING THE POINT OF BEGINNING:

THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF SECTION 29 S. 89° 58' 13" W., 818.44 FEET;

THENCE N. 49° 58' 13" E., 348.42 FEET TO A POINT ON THE SOUTHERLY BANK OF THE LEMHI RIVER;

THENCE ALONG SAID SOUTHERLY BANK THE FOLLOWING COURSES:

S. 83° 37' 08" W., 143.39 FEET; N. 52° 40' 39" W., 162.96 FEET; N. 62° 42' 43" W. 227.00 FEET; S. 83° 26' 46" W. 89.53 FEET; S. 63° 30' 06" W. 421.38 FEET; N. 84° 35' 14" W. 42.15 FEET; N. 78° 36' 50" W., 191.15 FEET; N. 69° 22' 28" W., 156.55 FEET; N. 61° 03' 07" W. 89.86 FEET; N. 75° 48' 44" W. 69.44 FEET; S. 62° 30' 07" W. 54.02 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 28;

THENCE LEAVING SAID BANK OF THE RIVER S. 54° 09' 19" E. ALONG SAID RIGHT-OF-WAY, 2048.00 FEET TO A POINT IN AN EXISTING FENCE LINE;

THENCE LEAVING SAID RIGHT-OF-WAY ALONG SAID FENCE LINE THE FOLLOWING COURSES:

N. 35° 53' 37" E. 476.31 FEET; S. 54° 03' 48" E. 353.31 FEET; N. 30° 56' 05" E. 585.58 FEET; N. 00° 16' 16" W. 62.18 FEET; N. 88° 21' 05" W. 168.02 FEET; N. 79° 37' 52" W., 109.29 FEET; N. 67° 22' 32" W. 113.81 FEET; N. 62° 52' 36" W. 94.81 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM A 1974 14X67 TRAILER CENR VIN# 13337 FROM THE ABOVE DESCRIBED REAL PROPERTY.

PARCEL II

RP21N23E320603

A PARCEL OF LAND LOCATED IN THE NORTH HALF, SECTION 32, T. 21 N., R. 23 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32, FROM WHICH THE NORTHEAST CORNER OF SECTION 29 BEARS N. 00° 24' 28" E., A DISTANCE OF 5280.12 FT., THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE S. 46° 01' 05" W., A DISTANCE OF 1624.25 FT. TO THE POINT OF BEGINNING;

THENCE S. 20° 37' 14" W., ALONG A EXISTING FENCE A DISTANCE OF 608.79 FT., TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF IDAHO STATE HIGHWAY NO. 28;

THENCE N. 54° 07' 53" W., ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1439.36 FT.;

THENCE N. 35° 55' 03" E. A DISTANCE OF 476.33 FT.;

THENCE S. 54° 07' 18" E., A DISTANCE OF 353.24 FT. TO A EXISTING FENCE;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID FENCE;

THENCE S. 49° 40' 50" E. 625.51 FT.; S. 81° 29' 37" E., 341.57 FT. TO THE POINT OF BEGINNING.

EXHIBIT "A"

A parcel of land located in Government Lot 3, Section 3, T. 20 N., R. 23 E., SE1/4SW1/4, Section 34, T. 21 N., R. 23 E., Boise Meridian, Lemhi County, Idaho, more particularly described as follows:

Commencing at the W 1/4 Corner of said Section 3 from which the SW Corner of said section bears S 00°25'03" W a distance of 2610.33 ft. the Basis of Bearing of this description, run thence N 30°13'40" E a distance of 2318.69 ft. to a point on the northerly right-of-way of Baker Lane;

Thence N 01°08'05" W a distance of 400.00 ft.;

Thence N 39°30'09" E a distance of 179.83 ft. to a point on the westerly boundary of said Government Lot 3;

Thence N 00°38'21" W a distance of 73.98 ft. to a point on the centerline of the Lemhi River and the POINT OF BEGINNING;

Thence continuing N 00°38'21" W along said boundary a distance of 25.40 ft. to the NW Corner of said Government Lot 3 and the SE Corner of the SE1/4SW1/4 of said Section 34;

Thence N 00°15'51" W along the westerly boundary of said SE1/4SW1/4 a distance of 1267.13 ft. to the NW Corner of said SE1/4SW1/4;

Thence S 88°07'52" E along the northerly boundary of said SE1/4SW1/4 a distance of 63.10 ft. to the NW Corner of Tax No. 2221;

Thence S 00°39'36" E along the westerly boundary of said Tax No. 2221 and the westerly boundary of Sunny Acres Subdivision a distance of 1265.03 ft to a point on the northerly boundary of said Section 3;

Thence S 00°04'10" W and continuing along the westerly boundary of said subdivision a distance of 166.26 ft. to a point on the centerline of the Lemhi River;

Thence N 26°52'14" W along said centerline a distance of 157.78 ft. to the POINT OF BEGINNING.

RP21N23E220003

A PARCEL OF LAND LOCATED IN THE NW4SW4, SECTION 22, T. 21 N., R. 23 E., B.M., LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22 AND BEING THE REAL POINT OF BEGINNING, A DISTANCE OF 545.95 FEET ON A BEARING OF N. 89° 47' 58" E. TO A POINT ON THE WESTERLY SIDE OF A COUNTY ROAD;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE WESTERLY RIGHT-OF-WAY OF SAID COUNTY ROAD:

S. 27° 13' 38" W. 225.82 FEET; A DISTANCE OF 92.22 FEET ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIAL OF N. 62° 46' 22" W. 575.00 FEET AND A CENTRAL ANGLE OF 9° 11' 22" S. 36° 24' 59" W., 26.83 FEET; A DISTANCE OF 145.75 FEET ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIAL OF S. 53° 35' 01" E., 675.00 FEET AND A CENTRAL ANGLE 12° 22' 18"; S. 24° 02' 41" W. 219.12 FEET; A DISTANCE OF 120.50 FEET ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIAL OF N. 65° 57' 19" W., 325.00 FEET AND A CENTRAL ANGLE OF 21° 14' 40"; S. 45° 17' 21" W., 217.75 FEET; THENCE N. 0° 28' 37" E., 876.31 FEET ALONG THE SECTION LINE TO THE REAL POINT OF BEGINNING

WARRANTY DEED

THIS INDENTURE is made this 3rd day of August, 2004, by **CECIL T. JACKSON AND JUDITH BAILEY JACKSON**, the "Grantor", and **EAGLE VALLEY RANCH, LLC**, whose mailing address is 6 Stewart Road, Short Hills, NJ 07078, the "Grantee".

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, and to the Grantee's heirs and assigns forever, all of the following described property in the County of Lemhi, State of Idaho, to-wit:

See Exhibit "A" attached hereto and by this reference incorporated herein.

SUBJECT TO:

- (i) real property taxes and assessments for the year 2004 and all periods thereafter;
- (ii) any taxes impositions or assessments resulting from a change in the use or tax status of the Property effectuated by the grantee relating to periods after the Closing or thereafter;
- (iii) all covenants, conditions, easements and rights of way of record;
- (iv) any mechanics or materialmans' liens or other similar liens or claims and other matters arising through the acts or omissions of the grantee;
- (v) a power line easement granted in favor of Idaho Power Company, recorded August 9, 1940, at Book 35, Page 320, Official Records of Lemhi County, Idaho;

259578

(vi) a power line easement granted in favor of Idaho Power Company, recorded February 17, 1973, as Instrument No. 123074, Official Records of Lemhi County, Idaho;

(vii) sanitary regulations as set forth in an instrument recorded November 10, 1998 as Instrument no. 238659; and

(viii) a certain easement recorded July 25, 1988 as Instrument No. 191241, records of Lemhi County, Idaho.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, any remainders, rents, issues and profits therefrom; and all estate, right, title and interest in and to the property, as well in law as in equity, of the Grantor.

TO HAVE AND TO HOLD the premises and the appurtenances unto the Grantee, and to the Grantee's heirs and assigns forever. The Grantor and the Grantor's heirs shall warrant and defend the premises in the quiet and peaceable possession of the Grantee and the Grantee's heirs and assigns, against the Grantor and the Grantor's heirs, and against every person whomsoever who lawfully holds (or who later lawfully claims to have held) rights in the premises as of the date hereof.

In construing this Warranty Deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

259578

State of Idaho)
County of Lemhi) SS No. _____
This instrument was filed for record at the request
of Alliance Title
at 3:10 o'clock P m. 8-3 2004
and duly filed and indexed in the records of Lemhi
County
Terri J. Morton
Ex-Officio Recorder
By Paul Eagle Deputy
Fee 18.00
Return to A.T.


CECIL T. JACKSON


JUDITH BAILEY JACKSON

259578

STATE OF IDAHO)
) ss.
County of Lemhi)

On the this 3rd day of August, 2004, before me, the undersigned, a notary public, in and for said State, personally appeared **CECIL T. JACKSON AND JUDITH BAILEY JACKSON**, husband and wife, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

(seal)



Laurie M. Santee
Notary Public for Idaho
Residing at Salmon
My Commission Expires: 6-19-2007

C:\MyFiles\sem-clients\4635\JacksonTransaction\Deed-Warranty.wpd

LEGAL DESCRIPTION
EXHIBIT 'A'

PARCEL A:

A PARCEL OF LAND LOCATED IN THE W1/2, SECTION 27 AND IN SECTION 28, T. 21 N., R. 23 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID SECTION 28 RUN THENCE S. 89° 43' 56" W. A DISTANCE OF 2631.13 FT. TO THE S1/4 CORNER OF SECTION 28, THE BASIS OF BEARING OF THIS DESCRIPTION;

THENCE N. 89° 37' 45" W. ALONG THE SOUTHERLY BOUNDARY OF SECTION 28 A DISTANCE OF 451.96 FT.;

THENCE N. 13° 04' 39" W. A DISTANCE OF 108.04 FT.;

THENCE N. 19° 28' 54" E. A DISTANCE OF 258.11 FT.;

THENCE N. 69° 17' 35" W. A DISTANCE OF 72.82 FT.;

THENCE N. 20° 09' 35" E. A DISTANCE OF 231.66 FT.;

THENCE N. 71° 07' 24" W. A DISTANCE OF 464.84 FT.;

THENCE S. 09° 57' 00" W. A DISTANCE OF 372.71 FT. TO A POINT ON THE CENTER LINE OF THE OLD LEMHI ROAD;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID CENTER LINE:

N. 60° 31' 54" W., 248.99 FT.; N. 58° 47' 38" W., 259.63 FT.;

132.87 FT. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 273.94 FT., A DELTA OF 27° 47' 26" AND A CHORD BEARING N. 72° 41' 22" W. FOR 131.57 FT.;

THENCE N. 30° 12' 56" E. A DISTANCE OF 34.96 FT. TO A POINT IN AN EXISTING FENCE LINE;

THENCE ALONG SAID FENCE LINE THE FOLLOWING COURSES AND DISTANCES:

N. 30° 12' 56" E., 154.37 FT.; N. 24° 51' 08" E., 156.16 FT.;

N. 33° 46' 37" E., 99.35 FT.; N. 37° 32' 10" E., 141.75 FT.;

N. 38° 03' 58" E., 96.38 FT.; N. 28° 32' 31" E., 214.84 FT.;

N. 51° 32' 03" E., 190.64 FT.; N. 19° 04' 10" E., 248.75 FT.;

S. 86° 24' 50" W., 133.89 FT.; N. 60° 10' 15" W., 214.50 FT.;

N. 29° 20' 36" E., 362.62 FT.; N. 32° 56' 14" E., 218.19 FT.;

N. 41° 14' 35" E., 178.05 FT.; N. 37° 16' 35" E., 182.97 FT.;

N. 45° 31' 13" E., 2.27 FT.; N. 89° 57' 40" E., 2650.11 FT.;

N. 59° 08' 34" E., 163.55 FT.; N. 43° 38' 05" E., 617.91 FT.;

N. 25° 49' 49" E., 125.67 FT.; N. 40° 25' 46" E., 548.00 FT.;

N. 51° 04' 27" W., 10.99 FT.; N. 39° 13' 01" E., 321.77 FT.;

N. 39° 13' 01" E., 557.19 FT.; S. 40° 52' 38" E., 509.75 FT.;

S. 28° 39' 49" W., 6.00 FT.; S. 00° 09' 44" W., 30.63 FT. TO THE NE CORNER OF THE SW1/4NW1/4 OF SAID SECTION 27;

THENCE S. 00° 09' 44" W. ALONG THE EASTERLY BOUNDARY OF SAID SW1/4 NW1/4 A DISTANCE OF 1330.89 FT. TO THE NE CORNER OF THE NW1/4SW1/4 OF SECTION 27;

THENCE S. 00° 09' 48" W. ALONG THE EASTERLY BOUNDARY OF SAID NW1/4SW1/4 A DISTANCE OF 1327.19 FT. TO THE SE CORNER OF THE NW1/4SW1/4;

THENCE S. 89° 55' 10" W. ALONG THE SOUTHERLY BOUNDARY OF SAID NW1/4SW1/4 A DISTANCE OF 1310.24 FT. TO THE SW CORNER OF THE NW1/4NW1/4;

THENCE S. 00° 26' 30" W. ALONG THE WESTERLY BOUNDARY OF SAID SECTION 27 A DISTANCE OF 1328.90 FT. TO THE SW CORNER OF SECTION 27 AND THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE OLD LEMHI ROAD.

PARCEL B:

A PARCEL OF LAND LOCATED IN THE SE1/4SW1/4, SECTION 28, T. 21 N., R. 23 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S1/4 CORNER OF SAID SECTION 28, FROM WHICH THE SE CORNER OF SECTION 28 BEARS N. 89° 43' 56" E., 2631.13 FT., THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE N. 89° 37' 45" W. ALONG THE SOUTHERLY BOUNDARY OF SECTION 28 A DISTANCE OF 451.96 FT. TO THE POINT OF BEGINNING;

CONTINUE THENCE N. 89° 37' 45" W. A DISTANCE OF 91.39 FT. TO A POINT ON THE CENTER LINE OF THE OLD LEMHI ROAD;

THENCE ALONG SAID CENTER LINE THE FOLLOWING COURSES AND DISTANCES:

279.59 FT. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 212.24 FT., A DELTA OF 75° 28' 37" AND A CHORD BEARING N. 22° 47' 35" W. FOR 259.81 FT.; N. 60° 31' 54" W., 274.34 FT.;

THENCE N. 09° 57' 00" E. A DISTANCE OF 372.71 FT.;

THENCE S. 71° 07' 24" E. A DISTANCE OF 464.84 FT.;

THENCE S. 20° 09' 35" W. A DISTANCE OF 231.66 FT.;

THENCE S. 69° 17' 35" E. A DISTANCE OF 72.82 FT.;

THENCE S. 19° 28' 54" W. A DISTANCE OF 258.11 FT.;

THENCE S. 13° 04' 39" E. A DISTANCE OF 108.04 FT. TO THE POINT OF BEGINNING.

EXCEPTING THERFROM THAT PORTION LYING WHITHIN THE OLD LEMHI ROAD.

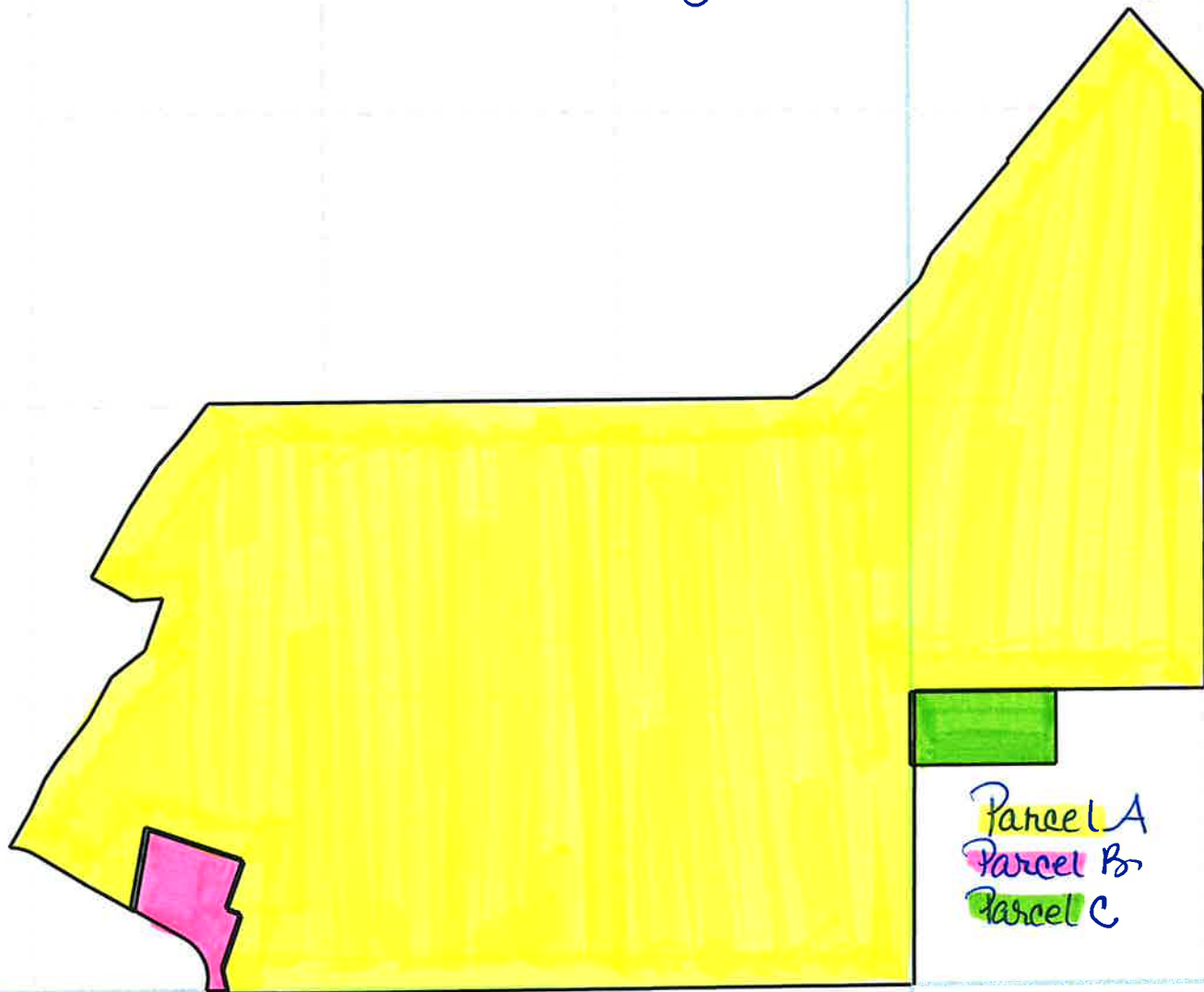
259578

PARCEL C:

**N1/2NW1/4SW1/4, SECTION 27 , T. 21 N., R. 23 E., BOISE MERIDIAN,
LEMHI COUNTY, IDAHO.**

259578 Jackson to Eagle Valley Ranch

↑ 333230 Eagle Valley Ranch to EVR LLC + EVR II LLC
* along with other property



Parcel A
Parcel B
Parcel C

1/26/2024

Scale: 1 inch= 800 feet

File: Eagle Valley Ranch.ndp

Tract 1: 4.6757 Acres (203675 Sq. Feet), Closure: n48.1411e 0.01 ft. (1/365100), Perimeter=2154 ft.

Tract 2: 295.4278 Acres, Closure: n71.0655w 10.37 ft. (1/1803), Perimeter=18691 ft.

Tract 3: 5.0000 Acres (217800 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1980 ft.

Tract Data and Deed Calls: File= Eagle Valley Ranch.ndp

58: s0w 330.00
59: s90w 660.00
60: n0e 330.00
61: n90e 660.00



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

January 31, 2024

EVR LLC
EVR II LLC
446 BOHANNON CREEK RD
SALMON ID 83467-5045

Re: Change in Ownership for Water Right No(s): 74-451, 74-455

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 497-3787.

Sincerely,

Jonie Baily
Technical Records Specialist 1

Enclosure(s)

cc: WATER DISTRICT 74
ROCKY MOUNTAIN ENVIRONMENTAL