



BEAR LAKE COUNTY  
AMY BISHOP, RECORDER  
PARIS, IDAHO

RECEIVED  
SEP 09 2026  
IDWR/Preston

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RECEIPT

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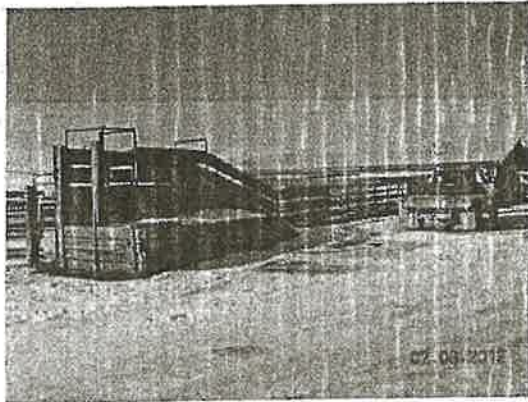
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RECEIVED ON: 08/24/2026 FOR:  
RECEIVED FROM: MONTY WESTON  
RECEIVED BY: INQUIRY

RECEIPT #: 51803

| PAYMENT DETAIL |    |      |
|----------------|----|------|
| CASH           | \$ | 3.00 |
| TAX            | \$ | 0.00 |
| TOTAL PAID     | \$ | 3.00 |

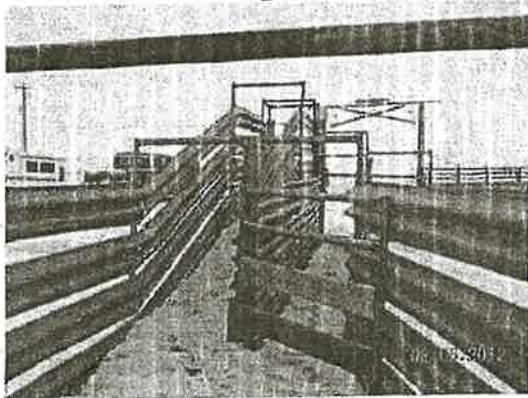
SCANNED



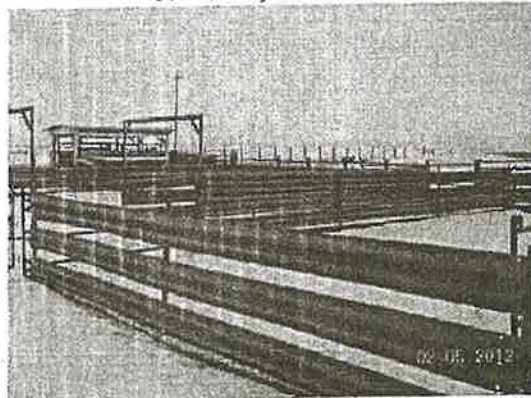
Loading chute.



Corrals adjacent barn.



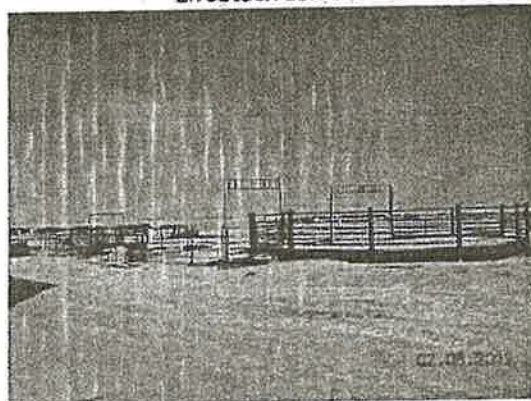
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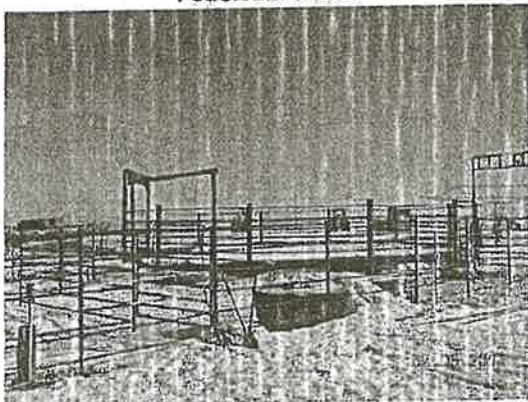
Livestock corrals.



Petroleum tanks.



Corrals - east side.



Round fenced corrals.



Ovid Creek - main headgate.

IDAHO DEPARTMENT OF WATER RESOURCES  
Water Right Report

2/2/2012

WATER RIGHT NO. 11-4215

| <u>Owner Type</u> | <u>Name and Address</u> |
|-------------------|-------------------------|
| Current Owner     | MARVIN ROBERTSON        |
| Current Owner     | VALERIE L. ROBERTSON    |
|                   | 303 S 9TH ST            |
|                   | MONTPELIER, ID 83254    |
|                   | (208)847-2565           |

Priority Date: 01/23/1889

Basis: Statutory Claim

Status: Active

| <u>Source</u> | <u>Tributary</u> |
|---------------|------------------|
| OVID CREEK    | BEAR RIVER       |

| <u>Beneficial Use</u> | <u>From</u> | <u>To</u> | <u>Diversion Rate</u> | <u>Volume</u> |
|-----------------------|-------------|-----------|-----------------------|---------------|
| IRRIGATION            | 3/15        | 11/15     | 40 CFS                |               |
| STOCKWATER            | 1/01        | 12/31     | 0.08 CFS              |               |
| Total Diversion       |             |           | 40 CFS                |               |

Location of Point(s) of Diversion:

|            |      |         |              |           |                  |
|------------|------|---------|--------------|-----------|------------------|
| OVID CREEK | NESE | Sec. 12 | Township 13S | Range 43E | BEAR LAKE County |
| OVID CREEK | NWSE | Sec. 12 | Township 13S | Range 43E | BEAR LAKE County |
| OVID CREEK | NWNE | Sec. 13 | Township 13S | Range 43E | BEAR LAKE County |
| OVID CREEK | NENW | Sec. 13 | Township 13S | Range 43E | BEAR LAKE County |

said Bear Lake county, Idaho, in Book 39 of Deeds at page 63, on the 8th day of February, 1944, and which order of confirmation is hereby referred to and made a part of this indenture, as though set forth in full herein, and which said order of confirmation authorized the said party of the first part herein, as Executrix of the said estate of Levi H. Long, deceased, to execute and convey to said Parties of the second part herein, the said Mollie Derricott and Vera Derricott, his wife, by a good and sufficient deed, the premises described herein.

NOW THEREFORE, the said party of the first part herein, the said Betty Long Hall, Executrix of the estate of said Levi H. Long, deceased, pursuant to said order of confirmation, for and in consideration of the sum of FIFTEEN HUNDRED, SEVENTY-FIVE DOLLARS, (\$1575.00) to her in hand paid by the said parties of the second part, receipt of which is hereby acknowledged, has sold, bargained and conveyed, and by these presents does sell, bargain, and convey, unto the said parties of the second part, their heirs and assigns, forever, all the right, title, interest, claim, and ownership, of the said Levi H. Long estate, and said Levi H. Long, deceased, in and to the following described premises, to-wit:

Lot 9 in Block 4, of Brennan & David addition to the City of Montpelier, Idaho, together with the appurtenances, hereditaments, tenements, thereunto belonging, or in anywise appertaining to the said parties of the second part, their heirs and assigns forever, and particularly to the east 120 feet of said Lot (9) Nine.

With the appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, THE SAID Party of the First part has hereunto set her hand and seal the day and year first above written.

Signed in the presence of

Chas. E. Harris

Betty Long Hall  
Executrix of the estate of Levi  
H. Long, deceased.

STATE OF IDAHO

County of Bear Lake, } ss.

On this 23 day of February, 1944, before me, Chas. E. Harris, a notary public within and for said county and state, personally appeared Betty Long Hall, known to me to be the Executrix of the estate of Levi H. Long, deceased, who subscribed the above and foregoing instrument and acknowledged to me that she executed the same as said Executrix.

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

(SEAL)

Chas. E. Harris

Notary Public for Idaho

Recorded at the request of A. E. Learright; 2:10 P.M.; March 7, 1944; Book 39 of Deeds at page 64.

By Ruby Ballou Deputy  
Feb: 21.40.

Sam V. Tunks, Recorder.

No. 54186. X

QUITCLAIM DEED.

THIS INDENTURE, Made the 13th day of May, 1943, between Andrew P. Peterson and Mary A. Peterson, his wife, George Peterson, and Selma Peterson, his wife, of Ovid, Bear Lake county, Idaho; Elvira P. Shepherd and Edwin H. Shepherd, her husband, of Paris, Idaho; Amey Peterson Bickett and Thomas N. Bickett, her husband, of Los Angeles, California; Luella Peterson Kipiotos and James Kipiotos her husband, of Ogden, Utah; Milford H. Peterson and Mary Peterson his wife, of Pocatello, Idaho; Thelma Geyer and J. M. Geyer, her husband of Pocatello, Idaho, the parties of the first part, and Oliver H. Peterson, of the County of Bear Lake, State of Idaho, the party of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Fourteen hundred DOLLARS, lawful Money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents remise, release, convey, and forever QUITCLAIM, unto the said party of the second part, and to his heirs and assigns, all those certain lots, pieces, or parcels of land, situate, lying and being in the County of Bear Lake, State of Idaho, bounded and particularly described as follows to-wit:

The South Half of the North East quarter and the Lots numbered seven and Eight of Section 12, in Township 13 South of Range Forty-Three East of the Boise Meridian, in Idaho, and containing 152 acres and 40/100 of an acre.

Also, Commencing at a point 20 chains East and 34 and 63/100 chains South from the Corner of Sections Two, Three, Ten and Eleven, of Township 13 South of Range 43 East of Boise Meridian, in Idaho, and running thence South Eleven and 70/100 chains; Thence S. 65 degrees E. Seven and 60/100 chains; Thence N. 84 degrees E. One chain; Thence S. 84 degrees 15' E. Twelve and 13/100 chains; Thence North Eleven and 70/100 chains; Thence N. 77 degrees 30' W. Twenty and 45/100 chains to place of beginning and containing 25 and 52/100 acres of land, be there more or less.

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

TO HAVE AND TO HOLD, All and singular, the said premises, together with the appurtenances, unto the said party of the second party, and to his heirs and assigns forever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals, the day and year above written.

*165 Transferred Documentary  
Stamps affixed 821-44-K-10*

Andrew P. Peterson  
Mary A. Peterson  
Elvira P. Shepherd  
Edwin H. Shepherd  
Luella Peterson Kipiotos  
James Kipiotos  
George Peterson  
Selma Peterson

Amy Peterson Bickett  
 Thomas K. Bickett  
 Milford H. Peterson  
 Mary Peterson  
 Thelma Geyer  
 J. M. Geyer

STATE OF IDAHO }  
 County of Bear Lake } ss.

On this 15th day of May, in the year 1943, before me, W. Smith Ho e a Notary Public in and for said State, personally appeared Andrew P. Peterson and Mary A. Peterson, his wife; George Peterson and Selma Peterson, his wife; Elvina P. Shepherd and Edwin H. Shepherd, her husband, known 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)

W. Smith Ho e  
 Notary Public residing at  
 Paris, Idaho.

State of Idaho }  
 County of Bannock, } ss.

On this 4th day of August in the year 1943, before me, A. M. Evans, a Notary Public, within and for said county and state personally appeared Milford H. Peterson and Mary Peterson, his wife, Thelma Geyer and J. M. Geyer, her husband, known to me to be four of 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)

A. M. Evans  
 Notary Public for Idaho  
 Residing at Pocatello, Idaho.

STATE OF UTAH }  
 County of Weber } ss.

On this 13 day of May in the year 1943, before me W. F. Whitcomb, a notary Public within and for said county and state personally appeared Luella Peterson Kiplotes and James Kiplotes, her husband, known to me to be two of 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)

W. F. Whitcomb  
 Notary Public for Utah  
 Residing at Ogden, Utah.

STATE OF CALIFORNIA }  
 County of Los Angeles, } ss.

On this 27th day of July in the year 1943, before me, Anvil Clarence Hoodenpytle, a notary Public within and for said county and state personally appeared Amy Peterson Bickett and Thomas K. Bickett, her husband, known to me to be two of 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)

My Commission Expires Nov. 5, 1946.

Anvil Clarence Hoodenpytle  
 Notary Public for California  
 Residing at Los Angeles, California.

Recorded at the request of D. E. Haddock; 11:45 A.M.; March 8, 1944; Book 39 of Deeds at page 85.

By Sam V. Turks Deputy  
 Feb: 11.40

Sam V. Turks, Recorder.

No. 54187. X

QUITCLAIM DEED.

THIS INDENTURE, Made the 7th day of May 1943 between Vernon Hoopes and Izora H. Hoopes, his wife, Addie Barri s, and O. W. Barri es, her husband; Billa H. Bryson and Mertis L. Bryson, her husband; Della H. Hale and Lester Hale, her husband; Jesse K. Hoopes and Mildred P. Hoopes, his wife; Pearl H. Brown and Doyle Brown, her husband; Rose K. Payne, and Ralph J. Payne, her husband, Illa H. Bailey, a widow, of the County of Lincoln, State of Wyoming, the parties of the first part and Oliver H. Peterson, of Ould, County of Bear Lake, State of Idaho, the party of the second part:

WITNESS, That the said parties of the first part, for and in consideration of the sum of Two Hundred DOLLARS, Lawful Money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents remise, release Convey and forever QUITCLAIM, unto the said party of the second part, and to his heirs and assigns forever all those certain lots, pieces or parcels of land, situate, lying and being in the County of Bear Lake, State of Idaho, bounded and particularly described as follows to-wit:

The South Half of the North East quarter and the Lots numbered Seven and Eight of Section 12, in Township 13 South of Range Forty-Three East of the Boise Meridian, in Idaho, and containing 152 acres and 40/100 of an acres.

Also, Commencing at a point 20 chains East and 34 and 63/100 Chains South from the Corner of Section Two, Three, Ten and Eleven, of Township 13 South of Range 43 East of Boise

Meridian, in Idaho, and running thence South Eleven and 70/100 chains; Thence S. 65 degrees E. Seven and 60/100 chains; Thence N. 84 degrees E. One chain; Thence S. 84 degrees 15' E. Twelve and 15/100 chains; Thence North Eleven and 70/100 chains; Thence N. 77 degrees 30' W. Twenty and 45/100 chains to place of beginning and containing 25 and 52/100 acres of land, be there more or less.

TOGETHER With all and singular the tenement, hereditament and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder, and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the said party of the second party, and to his heirs and assigns forever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals, the day and year above written.

*55¢ Cancelled Documentary stamps affixed 8-31-44 R.B.*

O. W. Barries  
Addie Barries  
Ila H. Bagley  
Pearl H. Brown  
Doyle Brown  
Della H. Hale  
Lester Hale  
Mertis L. Bryson  
Rose H. Payne  
Ralph J. Payne  
Vernon Hoopes  
Izora H. Hoopes  
Jesse N. Hoopes  
Mildred P. Hoopes  
Rilla H. Bryson

STATE OF WYOMING

County of Lincoln

ss.

On this 7th day of May, in the year 1943, before me, P. P. Baldwin a Notary Public in and for said State, personally appeared O. W. Barries and Addie Barries, his wife, Ila A. Bagley, single, Pearl H. Brown and Doyle Brown, her husband, Della H. Hale and Lester Hale, her husband, Rose H. Payne and Ralph J. Payne, her husband, Vernon Hoopes and Izora H. Hoopes, his wife, Jesse N. Hoopes and Mildred P. Hoopes, his wife; Rilla H. Bryson and Mertis L. Bryson, her husband, known 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)

My Commission expires Oct. 6th, 1944.

P. P. Baldwin  
Notary Public residing at Arton,  
Wyoming.

Recorded at the request of D. E. Haddock: 11:50 A.M.; March 8, 1944; Book 39 of Deeds at page 86.

By Kathy Bolton Deputy  
Fee: \$1.00

Sam V. Tunks, Recorder.

No. 54193. ✓

WARRANTY DEED.

Harrison P. Tippetts, and wife Emma Tippetts grantors of Salt Lake City, Utah, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to Earl Tippetts (also known as Joseph E. Tippetts) grantee of Georgetown, Idaho for the sum of One DOLLAR, the following described tracts of land in Bear Lake County, State of Idaho:

Lots Nos. 3 and 4 of Section 19 in Township 11, South, Range 44 East of Boise Meridian, and the East half of the Southeast Quarter of Section 24, in Township 11 South, Range 43 East of Boise Meridian.

The Southeast quarter of the Southeast quarter of Section 24, in Township 11 South, Range 43 East of Boise Meridian,

And, Lots 1 and 2 of Section 19, Township 11 South, Range 44 East of Boise Meridian.

Subject to a mortgage of \$8,000.00, and taxes.

\$8.80 Cancelled Documentary Stamps affixed.

WITNESS, the hands of said grantors, this twenty-fifth day of November, A.D. 1940.

Signed in the Presence of

Kenneth L. Cannon

Robert J. Dunn Jr.

Harrison P. Tippetts

Emma V. Tippetts

STATE OF UTAH,

County of Salt Lake

ss.

On the 25th day of November, A.D. 1940 personally appeared before me Harrison P. Tippetts, and his wife Emma Tippetts the signers of the within instrument, who duly acknowledged to me that they executed the same.

(SEAL)

My commission expires July 14, 1944.

Kenneth L. Cannon  
Notary Public  
Residing in Salt Lake City, Utah.

Recorded at the request of Earl Tippetts; March 9, 1944; 4:45 P.M.; Book 39 of Deeds at page 87.

By Kathy Bolton Deputy  
Fee: \$0.00

Sam V. Tunks, Recorder.

# WARRANTY DEED

For Value Received

OLIVER H. PETERSON, a single person

the grantor does hereby grant, bargain, sell and convey unto

RICHARD DELL SORENSON and LULA K. SORENSON, husband and wife

the grantees, the following described premises, in Bear Lake County Idaho, to wit:

The South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$ ) and Lots Seven (7) and Eight (8) of Section 12, Township 13 South, Range 43 East of the Boise Meridian, in Idaho.

TOGETHER with all water and water rights pertaining to said property.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, and their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that they are free from all incumbrances

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

Dated: May 12, 1972

*Oliver H. Peterson*

STATE OF IDAHO, COUNTY OF Bear Lake  
On this 12th day of May, 1972,  
before me, a notary public in and for said State, personally  
appeared

Oliver H. Peterson,  
a single person.

known to me to be the person whose name is  
subscribed to the within instrument, and acknowledged to  
me that he executed the same.

*Anna C. Wanta*  
Notary Public  
Residing at Montpelier, Idaho  
Comm. Expires April 10, 1976

STATE OF IDAHO, COUNTY OF Bear Lake  
I hereby certify that this instrument was filed for record at  
the request of Richard Deil Sorenson

at 05 minutes past 2 o'clock P.m.,  
this 1st day of May  
1978, in my office, and duly recorded in Book XXX Microfilm  
XXXXXXX Records of said County.

Betty Wallentine  
Ex-Officio Recorder

By *James Parker* Deputy.

Fees \$ 1.00  
Mail to:

INSTRUMENT NO 115013

Addendum #7

19970214

## WARRANTY DEED

INDEXED

For Value Received,

RICHARD DELL SORENSON AND LULA K. SORENSON, HUSBAND AND WIFE,  
Of 451 OVID ROAD, OVID, County of BEAR LAKE, State of ID., 83260,

THE GRANTOR(S),

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

MARVIN D. ROBERTSON AND VALERIE L. ROBERTSON, HUSBAND AND WIFE, AS JOINT  
TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (NOT AS TENANTS IN COMMON),  
Of PO BOX 53, SMOOT, County of LINCOLN, State of WY., 83126,

THE GRANTEE(S),

For the sum of ten dollars and other good and valuable consideration, the following described tract of land in the County of  
BEAR LAKE, State of Idaho:

TOWNSHIP 13 SOUTH, RANGE 43 EAST OF THE BOISE MERIDIAN, IDAHO:

Section 12: S½NE¼, Lots 7 and 8.

TOGETHER WITH any and all water rights appertaining thereto.

Buyer in w Seller \_\_\_\_\_To have and to hold the said premises, with their appurtenances unto the said Grantee(s), their heirs and assigns forever. And  
the said Grantor(s) hereby covenant to and with the said Grantee(s) that they are the owner(s) in fee simple of said premises;  
that they are free from all incumbrances, and that they will warrant and defend the same from all lawful claims whatsoever.

DATED THIS 16 DAY OF MAY, 1997.

Richard Dell Sorenson  
RICHARD DELL SORENSON  
Lula K. Sorenson  
LULA K. SORENSON

STATE OF IDAHO, COUNTY OF BEAR LAKE

On this 16th day of May, 1997, before me a Notary Public in  
and for the State, personally appearedRICHARD DELL SORENSON AND LULA K. SORENSON,  
husband and wife,known to me to be the person(s) whose name(s) are subscribed to the  
within instrument, and acknowledged to me that they executed the same.IN WITNESS WHEREOF, I hereunto set my hand and seal the day  
and year in the certificate first above written.Notary Public  
Residing at: OVID, IDAHO  
My Commission Expires: 12/01/00DEPUTY  
FEE  
97 MAY 19 PM 4 35  
156732

BEAR LAKE COUNTY RECORDER

156732

MAIL TAX NOTICE TO: MARVIN D. ROBERTSON AND VALERIE L. ROBERTSON  
PO BOX 53, SMOOT, WY 83126

MR.

**Adjacent Uses:** The subject is surrounded by vacant agricultural land. Primary uses are irrigated crop and pasture land. Some limited single family homes are located along county roads and near the community of Ovid.

**Apparent Adverse Factors:** None observed

**Present Use:** Irrigated crop and pastureland, agricultural improvements for livestock operations.

**Water Rights:** 14 shares of Ovid Creek Irrigation Canal Company Water Stock. (Certificate #54) One share per acre for irrigation purposes. The following water rights are reported by the State of Idaho

| WR#     | Flow<br>CFS   | Uses                                 | Ownership                     | Priority Date |
|---------|---------------|--------------------------------------|-------------------------------|---------------|
| 11-4215 | 40.00<br>0.08 | Irrigation - 270 acres<br>Stockwater | Marvin & Valerie L Robertson  | 1/23/1889     |
| 11-7612 | 12.50<br>0.04 | Irrigation - 149 acres<br>Stockwater | Marvin & Valerie L. Robertson | 1/23/1990     |
| Total   | 52.62         | Irrigation - 419 acres               |                               |               |

*cfs- cubic feet/second*

**Personal Property:** 14 share of Ovid Creek Irrigation Company water stock. Considered personal property.

**Irrigation System:** The crop and pastureland is flood irrigated by earthen ditches and earthen dikes.

| Land Type                | Acres         |
|--------------------------|---------------|
| Irrigated Crop & Pasture | 450.80        |
| Farmstead                | 8.00          |
| <b>Total</b>             | <b>458.80</b> |

**Wetlands:** About 50.0 to 60.0 percent of the subject property falls within the wetlands designation PEM1C as shown on the Wetlands map in the Addendum. Typical of the neighborhood.

## Executive Summary

### Subject Property Information

|                              |                                                  |
|------------------------------|--------------------------------------------------|
| Property Name                | Robertson Cutler Ranch                           |
| Property Type                | Irrigated crop and pastureland with improvements |
| Address                      | 900 Cutler Lane, Ovid, Idaho                     |
| Tax Identification Number(s) | 3606 3607 3608                                   |
| Date of Inspection           | February 6, 2012                                 |
| Date of Report               | February 10, 2012                                |

### Site Summary

|                          |                         |                           |            |
|--------------------------|-------------------------|---------------------------|------------|
| Total Land Size          | 458.80 acres            | 19,985,328 square feet    |            |
| Farmstead Size           | 8.00 acres              | 348,480 square feet       |            |
| Cropland Size            | 450.80 acres            | 19,636,848 square feet    |            |
| Zoning                   | A                       | Flood Zone                | Not mapped |
| Water Rights - Acre Feet | 419 acres decreed right | Ovid Creek Irrigation Co. | 14 Shares  |

### Improvements Summary

|                    |                           |                   |           |
|--------------------|---------------------------|-------------------|-----------|
| Improvement Type   | Barn with bunk house/tack | Year Built        | 1997      |
| Improvement Size   | 2,304                     | Quality/Condition | Average   |
| Other Improvements | Equipment shed & corrals  | Year Built        | 1997/2003 |
| Construction       | Wood frame (2,304 SF)     | Quality/Condition | Average   |

### Highest and Best Use

|             |                                                            |
|-------------|------------------------------------------------------------|
| As Vacant   | Agriculture                                                |
| As Improved | Agriculture, as improved with value given the improvements |

| Final Opinion(s) of Market Value(s)    |                   |            |                  |              |
|----------------------------------------|-------------------|------------|------------------|--------------|
| Property                               | Appraisal Premise | Interest   | Effective Date   | Market Value |
| <u>Robertson Cutler Ranch Property</u> |                   |            |                  |              |
| 458.8 acre & agricultural improvements | As Is             | Fee Simple | February 6, 2012 | \$710,000    |