PERSONAL REPRESENTATIVE'S DEED

THIS DEED, made by TODD H. GILBERT, as personal representative of the Estates of DEMAR H. GILBERT and HARRIET W. GILBERT, deceased, Grantor, to GILBERT RANCH LLC, an Idaho Limited Liability Company, Grantee, whose current address is P.O. Box 302, Inkom, Idaho 83245.

WHEREAS, Grantor is the qualified personal representative of said estate, filed as Case No. CV-04-00374-IE in Bannock County, Idaho;

THEREFORE, for valuable consideration received, Grantor quitclaims, transfers, and conveys to Grantee the following described real property in Bannock County, Idaho:

See Exhibit “A”

with all appurtenances.

EXECUTED this 20 day of August, 2004.

[Signature]

TODD H. GILBERT, Personal Representative of the Estates of DEMAR H. GILBERT and HARRIET W. GILBERT, deceased.

STATE OF IDAHO )
SS
County of Bannock )

On this 20 day of August, 2004, before me, the undersigned, a notary public in and for said state, personally appeared, TODD H. GILBERT, known or identified to me to be the person whose name is subscribed to the within instrument, as Personal Representative of the Estates of DEMAR H. GILBERT and HARRIET W. GILBERT, deceased, and acknowledged to me that he executed the same as such Personal Representative.

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

[Notary's Signature]

KIRK HADLEY
NOTARY PUBLIC
STATE OF IDAHO

NOTARY PUBLIC FOR IDAHO
Residing at:

My Commission Expires: 12/07
EXHIBIT "A"

Parcel 1 - Parcel No. R4015003003 + R4015003002
The North half of the Southwest quarter, and the Southwest quarter of the Northwest quarter of Section 10, Township 7 South, Range 36 East, Boise, Meridian, Bannock County, Idaho, 12 acres, more or less.

Parcel 2 - Parcel No. R40150141002
Beginning at the Southwest corner of the NW1/4 quarter of the L.C. Section 21, Township 7, South Range 36 East B.M., North 660 to beginning of boundary of said land. East 660 feet North 660 feet, West 660 feet, South 660 feet to the place of the beginning and containing 10 acres, more or less.

Parcel 3 - Parcel No. RICPI008302
Beginning at the Southwest corner of the NW1/4 of D.C., L.C. Section 21, Township 7 South, Range 36, East, B.M., North 660 feet to beginning of measurement of said land. East 660 feet thence South 220 feet, more or less to the North boundary fence of Interstate Highway, thence West 660 feet bearing slightly North along North boundary of Interstate Highway to the place of beginning.

Parcel 4 - Parcel No. R4015007906
Beginning at the Southwest corner of the SW1/4 of the SW1/4, Section 16, Township 7, South Range 36 East B.M. North 3520' thence East 990 feet, thence South 3520 feet, thence West 990 feet to the place of beginning and containing 80 acres, more or less.

Parcel 7 - Parcel No. R4015014802
A One-Third (1/3) Share with all right title and claim in the following described property bounded as follows:

Beginning at the Northwest corner of the NW1/4 quarter of the NW1/4 L.C. Section 21, Township 7 South, Range 36 East B.M. East 40 rods, thence South 80 rods, thence West 40 rods, thence North 80 rods more or less.
Parcel 8 - Parcel No. R4015013300
Lot Seven (7) Meadowview Tract, Subdivision of the Village of Inkom, Idaho as the same is platted and of record in the Bannock County, Idaho Courthouse, Pocatello, Idaho.

Parcel 9 - Parcel No. R4015013300 + R140150141002
That portion of the SE1/4 SE1/4 Section 20, and the SW1/4 SW1/4 Section 21, Township 7 South, Range 36 East, Boise Meridian, lying North of the Portneuf River.

Parcel 10 - Parcel No. R4015010402
A Tract in the SE 1/4 SE 1/4, lying North of the railroad tracks all in Section 19, Township 7 South, Range 36 E.B.M., Bannock County, Idaho.

Parcel 13 - Parcel No. R401505200
A Tract of land being on the northerly side of the right of way of Interstate 15, as shown on the plans of Interstate 15, Project No. I-15-1(8)57 Highway Survey now on file in the office of the Department of Highways of the State of Idaho, and being a portion of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section Twenty (20), Township Seven (7) South, Range Thirty-Six (36) East, Boise Meridian, described as follows to wit:

Beginning at the Northeast corner of the SE(1/4) NW1/4 of Section 20, Township 7 South, Range 36 East, Boise Meridian; thence southerly along the East line of said SE(1/4 NW1/4), a distance of 340.0 feet, more or less, to a point in the northerly right of way line of Interstate Highway 15 as described in that certain Warranty Deed dated June 15, 1962 and recorded July 16, 1962 as Instrument No. 382042 in Book No. 170, Records of Bannock County, Idaho; thence North 80°40’ West along said right of way line being parallel Survey 466.17 feet to a point opposite Station 1095+55.50 of said Highway Survey; thence northerly, parallel with the East line of said SE(1/4) NW1/4, a distance of 265.0 feet, more or less, to a point in the of North line of said SE(1/4) NW1/4; thence easterly along said North line 460.0 feet, more or less, to the POINT OF BEGINNING and containing approximately 3.19 acres.

Subject to Rights-of-Way for highways, roads, ditches, canals, pole, power and transmission lines, if any.

Highway Station Reference: 1090+89.33 to 1095+55.50
All rights of access, ingress of egress, to, from or between the property herein conveyed and the right of way of the public way identified as Interstate 15, Project No. I-15-1(8)57 Highway Survey, are prohibited.

No buildings or structures, except irrigation or drainage structures, shall be permitted to be constructed on the property herein conveyed within 20.0 feet of the right of way line of Interstate 15, Project No. I-15-1(8)57 Highway Survey.

No junkyards or outdoor advertising signs, displays or devices (in conformity with Public Law 89-285 and State and Federal Regulations pertaining thereto) will be permitted on the property herein conveyed, except that advertising relating to business conducted on the property herein conveyed may be permitted not closer than 20.0 feet from the right of way line of said Interstate 15, Project No. I-15-1(8)57 Highway Survey, but only on that portion of the property herein conveyed utilized exclusively for said business.

Parcel 14 - Parcel No. R4015010500

All that part of the Southeast Quarter of the Northeast Quarter of Section 20, Township 7 South, Range 36 E.B.M., lying South of the existing highways U.S. 30 North and 91 and 191. Excepting therefrom the following:

A parcel of land being on both sides of the center line of Connection Road “A-F” Survey to Interchange No. 2 as shown on the plans of Interstate 15, Project No. I-IG-15-1 (2)54 Highway Survey now on file in the Office of the Department of Highways of the State of Idaho, and being a portion of the SE(1/4) NE(1/4) of Section 20, Township 7 South, Range 36 East, Boise Meridian, described as follows, to-wit:

Beginning at a point being the intersection of the Southerly right of way line of existing U.S. Highway 30N, 91 and 191, and the East line of Section 20, Township 7 South, Range 36 East, Boise Meridian, approximately 108.0 feet North from the East quarter corner of said Section 20; thence Northwesterly along said existing highway right of way line 358.0 feet, more or less, to a point that bears South 9° 03' 55" West 40.0 feet from Station 23+55.53 a point of tangent of Connection Road Survey line “A-F” to Interchange No. I-IG-15-1 (2)54 Highway Survey; thence Southeasterly along a 914.93 foot radius curve right 364.88 feet to a point opposite Station 19+74.70 of said “A-F” Survey; thence South 68° 26’ 42" East 12.79 feet to a point in the East line of the SE(1/4) NE(1/4) of said Section 20; thence Northwesterly along said East line 70.0 feet, more or less to point of Beginning.

Parcel 15 - Parcel No. R4015010600

Commencing at the East quarter corner of Section 20, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho, thence North 47° 22' 48" West 23.00 feet, thence South 89° 55' 54" West 413.00 feet to the point of beginning, thence South 89° 55' 54" West 238.96 feet, thence North 9° 03' 55" East 205.28 feet, thence South 80° 56' 05" East along U.S. 30 NORTH RIGHT-OF-WAY, 235.93 feet, thence South 9° 03' 55" West 167.35 feet of the point of beginning....
Parcel 16 - Parcel No. K40150010600

Commencing at the East quarter corner of Section 20, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho, thence North 47° 22' 48" West 23.00 feet; thence South 89° 55' 54" West 651.96 feet to the point of beginning, thence South 89° 55' 54" West 199.32 feet, thence North 9° 03' 55" East 236.92 feet, thence South 80° 56' 05" East, along U.S. 30 North right-of-way, 196.79 feet, thence South 9° 03' 55" West 205.28 feet to the point of beginning. 1 inch water from Rapid Creek Irrigation District 17F...

Parcel 17 - Parcel No. K4015008100 & P4013043300

Beginning at the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 24, Township 7, South, range 35 E.B.M.; thence East along the South boundary line of said Northeast Quarter of the Southeast Quarter, a distance of 1320 feet more or less to the East boundary line of said section; thence continue East along the South boundary line of the Northwest Quarter of the Southwest Quarter of Section 19, Township 7, South, Range 36 E.B.M. to the Southwest 1/16 corner of Section 19, Township 7, South, Range 36 E.B.M.; thence North along the East boundary line of said Northwest Quarter of the Southwest Quarter to its intersection with the rim of rock; thence West along the rim of rock to the West boundary line of said section and continuing Westerly along the rim of rock on U.S. Highway #30, 191, and 91; thence Westerly along the South boundary line of said right-of-way and the East boundary line of the Northeast Quarter of the Southeast Quarter, Section 24, Township 7, South, Range 35, E.B.M.; thence South along said boundary to the point of beginning; containing approximately 44 acres.

Parcel 18 - Parcel No. K4015011300

Beginning at the center 1/4 corner of Section 20, Township 7, South, Range 36 E.B.M., thence North 0° 04' West 527.0 feet; thence South 89° 56' West 16.0 feet; thence South 0° 04' East 361.9 feet; thence North 89° 43' West 210.0 feet; thence North 43° 58' West 253.8 feet; thence South 64° 38' West 810.0 feet; thence South 89° 43' East 1126.0 feet to the point of beginning. This parcel of land lying within the SE(1/4) NW(1/4) Section 20, Township 7 South, Range 36 E.B.M., Bannock County, Idaho.

Parcel 19 - Parcel P4015002500

The Northeast quarter of the Southeast quarter of Section 20 and that part of the Northwest quarter of the Southwest quarter of Section 21 South and West of the right-of-way for State Highway conveyed to the State of Idaho by deed which is recorded in Book "68" of Deeds, page "417" of the records of Bannock County, Idaho, all of said land being in Township 7 South, Range 36 East of the Boise Meridian, in Idaho, according to the official plat of survey of said lands returned to the General Land Office by the Surveyor General:

Together with any and all water, water rights, ditches or ditch rights, however evidenced, belonging to or with said lands or any part of parcel thereof.

The East half of the Northeast quarter of Section 8, Township 7 South, Range 36 East of the Boise Meridian, in Idaho, according to the Official Plat of Survey of the said Lands, returned to the General Land Office by the Surveyor General:
WARRANTY DEED

For Value Received

David F. Cornwall and Leila Mae Cornwall, husband and wife

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

DeMar H. Gilbert and Harriet W. Gilbert, husband and wife

whose current address is

P.O. Box 103, Twin Falls, Idaho 83301

the grantee, the following described premises, in...Bannock......County Idaho, to wit:

A triangular piece of land, bounded and described as follows:

Beginning at the Southwest corner of the SW¼ of the SW¼, Section 21, Township 7 South, Range 36, East, 6th., North 660 feet to beginning of measurement of said land. East 660 feet thence South 220 feet, more or less, to the North boundary fence of Interstate Highway, thence West 660 feet bearing slightly North along North boundary of Interstate Highway to the place of beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantee(s) do hereby covenant to and with the said Grantee(s), that they the owners are 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:

David Cornwall
Leila Cornwall

STATE OF IDAHO, COUNTY OF Bannock

On this 17 day of August, 1983, before me, a notary public in and for said State, personally appeared

David Cornwall and Leila Cornwall, husband and wife

known to me to be the person(s) whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public
Residing at Twin Falls, Idaho
Comm. Expires October 17, 1983