

RECEIVED

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

JUN 06 2022

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

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. **DE** ✓

| Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? | Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| ✓ A32-00007A          | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| ✓ A32-00008           | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| ✓ A32-10085           | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| ✓ A32-10083           | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| ✓ A32-10088           | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Middle Creek Ranch, an Idaho partnership  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Neilson Brothers Angus Ranch L.L.C., an Idaho limited liability company  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 910 Louisiana Street Houston Texas 77002  
Mailing address City State Zip  
713.229.1671 renn.neilson@bakerbotts.com  
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: May 11, 2022
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 # 32-7A

8. Signature: Renn G. Neilson Member 05/09/2022  
Signature of new owner/claimant Title, if applicable Date  
Renn G. Neilson  
Print name
- Signature: Chad L. Neilson Manager 5-9-22  
Signature of new owner/claimant Title, if applicable Date  
Chad L. Neilson  
Print name

For IDWR Office Use Only:

Received by JB Date 6/6/2022 Receipt No. E048214 Receipt Amt. \$125.-  
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 JB Approved by JB Processed by JB Date 8/13/2022

Microfile No. 58921  
11 Day May 22  
At 03 O'Clock 26 M  
Clark Co. Recorder Camille Messick  
Fee \$15.00  
TM Deputy  
Recorded at Request of  
First American Title - Rigby

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Chad Neilson  
1530 W 4300 S  
Parkburg MO  
63940

(Space Above For Recorder's Use)

### WARRANTY DEED

For value received Middle Creek Ranch, an Idaho partnership with Sidney Brown and Jan Brown, husband and wife, owning an undivided 50% interest and David P. Leonardson and Tarri L. Leonardson, husband and wife, owning an undivided 50% interest ("Grantor"), conveys, grants, bargains, and sells to Neilson Brothers Angus Ranch L.L.C., an Idaho limited liability company ("Grantee"), whose address is 910 Louisiana Street, Houston, Texas 77002, and its successors and assigns forever, the following described real property situated in Clark County, State of Idaho:

See Attached Exhibit A

C.L.N.

#### SUBJECT TO:

1. Taxes and assessments for the year 2022 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, overlaps and encroachments, and to any state of facts an accurate survey or inspection of the premises would show.
2. Reservations in United States Patent, recorded as Patent No. 733187 (affects W $\frac{1}{2}$ SE Section 7 & W $\frac{1}{2}$ NE Section 20).
3. Reservations in United States Patent, recorded as Patent No. 739959 (affects W $\frac{1}{2}$ NE & E $\frac{1}{2}$ NW Section 7).
4. Reservations in United States Patent, recorded as Patent No. 776475 (affects NWSE & S $\frac{1}{2}$ SE Section 18, NENE Section 19 & NWNW, S $\frac{1}{2}$ NW & NESW Section 20).
5. Reservations in United States Patent, recorded as Patent No. 964072 (affects W $\frac{1}{2}$ SE Section 20).
6. Reservations in United States Patent, recorded as Patent No. 1177787 (affects NWNE Section 19 & NWSW Section 20).

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Chad Neilson  
1530 W 4300 S  
Parkway ID  
83940

**E-RECORDED** simplifile

ID: 58921  
County: Clark  
Date: 5-11-22 Time: 3:26

(Space Above For Recorder's Use)

### WARRANTY DEED

For value received Middle Creek Ranch, an Idaho partnership with Sidney Brown and Jan Brown, husband and wife, owning an undivided 50% interest and David P. Leonardson and Tarri L. Leonardson, husband and wife, owning an undivided 50% interest ("Grantor"), conveys, grants, bargains, and sells to Neilson Brothers Angus Ranch L.L.C., an Idaho limited liability company ("Grantee"), whose address is 910 Louisiana Street, Houston, Texas 77002, and its successors and assigns forever, the following described real property situated in Clark County, State of Idaho:

See Attached Exhibit A

C.L.N.

#### SUBJECT TO:

1. Taxes and assessments for the year 2022 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, overlaps and encroachments, and to any state of facts an accurate survey or inspection of the premises would show.
2. Reservations in United States Patent, recorded as Patent No. 733187 (affects W $\frac{1}{2}$ SE Section 7 & W $\frac{1}{2}$ NE Section 20).
3. Reservations in United States Patent, recorded as Patent No. 739959 (affects W $\frac{1}{2}$ NE & E $\frac{1}{2}$ NW Section 7).
4. Reservations in United States Patent, recorded as Patent No. 776475 (affects NWSE & S $\frac{1}{2}$ SE Section 18, NENE Section 19 & NWNW, S $\frac{1}{2}$ NW & NESW Section 20).
5. Reservations in United States Patent, recorded as Patent No. 964072 (affects W $\frac{1}{2}$ SE Section 20).
6. Reservations in United States Patent, recorded as Patent No. 1177787 (affects NWNE Section 19 & NWSW Section 20).

7. Water rights, claims or title to water, whether or not the matters are shown by the public record.
8. Right-of-way or easement of Middle Creek Road.
9. Right-of-way or easement of Middle Creek Loop Road (affects Section 19 property).
10. Right-of-way or easement of Middle Creek.
11. Provisions in deed to Cockeye Land & Livestock Co., Inc., recorded November 26, 1973, as Instrument No. 29547.
12. Provisions in deed to Chad L. Neilson and Karen M. Neilson, husband and wife, recorded November 6, 1986, as Instrument No. 40656.

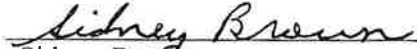
This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights, including water rights A32-00007B, A32-00008, A32-10085, A32-10083, and A32-10088, in anywise appertaining to the real property herein described.

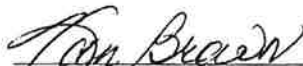
The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said real property; that the real property is free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 10<sup>th</sup> day of May, 2020

**MIDDLE CREEK RANCH**

By:   
Name: Sidney Brown  
Title: Partner

By:   
Name: Jan Brown  
Title: Partner

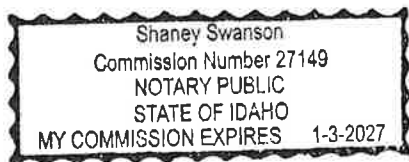
By:   
Name: David P. Leonardson  
Title: Partner

By:   
Name: Tarri L. Leonardson  
Title: Partner

STATE OF Idaho )  
 ) ss.  
County of Jefferson )

On this 10th day of May, 2022, before me, a Notary Public in and for said state, personally appeared Sidney Brown, known or identified to me (or proven to me on the oath of \_\_\_\_\_), to be the person whose name is subscribed to the within instrument, as Partner of Middle Creek Ranch, and acknowledged to me that he 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.

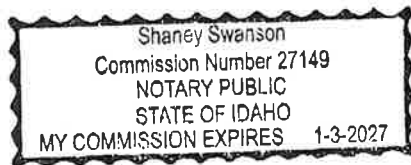


Shaney Swanson  
NOTARY PUBLIC FOR IDAHO  
Residing at 2111 S. 1st St.  
My Commission Expires 1-3-27

STATE OF Idaho )  
 ) ss.  
County of Jefferson )

On this 16th day of May, 2022, before me, a Notary Public in and for said state, personally appeared Jan Brown, known or identified to me (or proven to me on the oath of \_\_\_\_\_), to be the person whose name is subscribed to the within instrument, as Partner of Middle Creek Ranch, and acknowledged to me that ~~he~~ <sup>she</sup> executed the same. 8

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

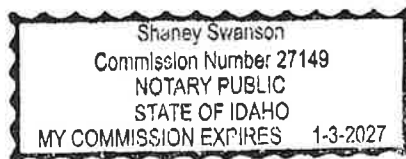


Shaney Swanson  
NOTARY PUBLIC FOR IDAHO  
Residing at 2222 S. 1st St. Boise, ID  
My Commission Expires 1-3-27

STATE OF Idaho )  
 ) ss.  
County of Jefferson )

On this 14<sup>th</sup> day of May, 2022, before me, a Notary Public in and for said state, personally appeared David P. Leonardson, known or identified to me (or proven to me on the oath of \_\_\_\_\_), to be the person whose name is subscribed to the within instrument, as Partner of Middle Creek Ranch, and acknowledged to me that he 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.

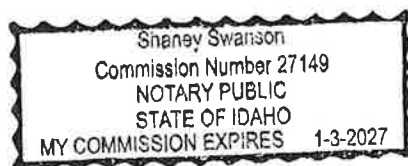


Shaney Swanson  
NOTARY PUBLIC FOR IDAHO  
Residing at 2222 S. 200th St.  
My Commission Expires 1-3-27

STATE OF Idaho )  
 ) ss.  
County of Blaine )

On this 11th day of May, 2022, before me, a Notary Public in and for said state, personally appeared Tarri L. Leonardson, known or identified to me (or proven to me on the oath of \_\_\_\_\_), to be the person whose name is subscribed to the within instrument, as Partner of Middle Creek Ranch, and acknowledged to me that he 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.



Shaney Swanson  
NOTARY PUBLIC FOR IDAHO  
Residing at Blaine, Idaho  
My Commission Expires 1-3-27

**Exhibit A**

**Real Property**

**TOWNSHIP 12 NORTH, RANGE 34 EAST OF THE BOISE MERIDIAN, CLARK COUNTY, IDAHO**

**SECTION 7:  $W\frac{1}{2}E\frac{1}{2}$  AND  $E\frac{1}{2}NW\frac{1}{4}$**

**SECTION 18:  $W\frac{1}{2}E\frac{1}{2}$  AND  $SE\frac{1}{4}SE\frac{1}{4}$**

**SECTION 19:  $N\frac{1}{2}NE\frac{1}{4}$**

**SECTION 20:  $W\frac{1}{2}NW\frac{1}{4}$ ,  $SE\frac{1}{4}NW\frac{1}{4}$ ,  $N\frac{1}{2}SW\frac{1}{4}$  AND  $W\frac{1}{2}SE\frac{1}{4}$**



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](mailto:easterninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Gary Spackman**

August 19, 2022

NEILSON BROTHERS ANGUS RANCH LLC  
910 LOUISIANA ST  
HOUSTON TX 77002-4916

Re: Change in Ownership for Water Right No(s): 32-7A, 32-8, 32-10083, 32-10885, 32-10088

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 Barg  
Technical Records Specialist 1

Enclosure(s)

cc: WATER DISTRICT 32C

RECEIVED

JUN 17 2022

Department of Water Resources  
Eastern Region

PARSONS  
BEHLE &  
LATIMER

A Professional  
Law Corporation

350 Memorial Drive, Suite 300  
Idaho Falls, Idaho 83402  
Main 208.522.6700  
Fax 208.522.5111

Scott P. Eskelson  
Attorney at Law  
Direct 208.528.5255  
SEskelson@parsonsbehle.com

June 13, 2022

Idaho Department of Water Resources  
Eastern Regional Office  
900 N. Skyline Dr. #A  
Idaho Falls, ID 83402

*Re: Water Right No. 32-7<sup>A</sup>B, 32-8, 32-10085, 32-10083, 32-10088*

Ladies and Gentlemen:

Enclosed please find:

1. The letters you mailed Neilson Brothers Angus Ranch LLC and Middle Creek Ranch asking for further documentation;
2. Mortgage, Assignment of Leases and Rents, Security Agreement, and Fixture Filing; and,
3. Warranty Deed transferring property to Neilson Brother Angus Ranch, L.L.C.

Please process these documents in reference to the Notice of Security Interest and Change of Ownership of Water Rights from Middle Creek Ranch to Neilson Brother Angus Ranch, L.L.C., sent previously.

If you have any questions, or concerns, please do not hesitate to call.

Very truly yours,

PARSONS BEHLE & LATIMER



Scott P. Eskelson  
Attorney at Law



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](mailto:easterninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Gary Spackman

June 7, 2022

MIDDLE CREEK RANCH  
2251 E 2350  
HAMER ID 83425

RE: Security Interest in Water Right No. 32-7<sup>A</sup>5, 32-8, 32-10085, 32-10083, 32-10088

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Security Interest.

Our review of your notice indicates that additional information is required before we can process the change. The information required is indicated below:

\*\*\*\* **Evidence of Security Interest:** Please supply a full copy of the recorded Deed of Trust or Mortgage or other legal document indicating your interest in the water rights.

Because the Department cannot process the security interest without proper documentation/fees, we will hold any action on your notice pending receipt of the necessary information/fees. If we do not receive the necessary information/fees within 30 days we will return your notice and all attachments and your notice will not be processed.

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: [www.idwr.idaho.gov](http://www.idwr.idaho.gov).

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Barg  
Technical Records Specialist

cc: Parsons Behle & Latimer

MANAGED

JUN 07 2022

**PARSONS  
BEHLE &  
LATIMER**

350 Memorial Drive, Suite 300  
Idaho Falls, Idaho 83402  
Main 208.522.6700  
Fax 208.522.5111

A Professional  
Law Corporation

Scott P. Eskelson  
Attorney at Law  
Direct 208.528.5255  
SEskelson@parsonsbehle.com

June 1, 2022

**RECEIVED**

**JUN 06 2022**

Idaho Department of Water Resources  
Eastern Regional Office  
900 N. Skyline Dr. #A  
Idaho Falls, ID 83402

Department of Water Resources  
Eastern Region

Re: Notice of Change in Water Right Ownership

Ladies and Gentlemen:

Enclosed please find:

1. Notice of Change of Ownership;
2. Notice of Security Interest; and,
3. Checks which total the required fee of \$125.00 to transfer the water rights and \$125.00 for the Notice of Security Interest.

Please process these and return a copy of the acknowledgement in the envelope provided so I know that this has been taken care of.

Very truly yours,

PARSONS BEHLE & LATIMER



Scott P. Eskelson  
Attorney at Law