

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

RECEIVED
MAY 02 2022
DEPT. OF WATER RESOURCES
SOUTHERN 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?
47-4286	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Riverence Farms LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Gregory Hirai
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 3060S 1950E Wendell ID 83355
Mailing address City State Zip
- (208) 536-0483 grehirai@gmail.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: April 28, 2022
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
☐ 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):
☐ \$25 per *undivided* water right.
☐ \$100 per *split* water right.
☐ 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.

8. Signature: Gregory Hirai April 28, 2022
Signature of new owner/claimant Title, if applicable Date
Gregory Hirai
Print name

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

Print name

Received by SG Date 5/2/22 For IDWR Office Use Only: Receipt No. 5039210 Receipt Amt. \$25.00
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 _____ Processed by TW Date 6/16/2022

21429903

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, effective as of April 28, 2022, RIVERENCE FARMS LLC (formerly known as EVAQUA FARMS LLC), a Delaware limited liability company ("Grantor"), does hereby grant, bargain, sell, and convey unto GREGORY HIRAI, an individual ("Grantee"), whose address is 3060S 1950E, Wendell, ID 83355, all of Grantor's right, title, and interest in and to the following described real property:

The property located in Twin Falls County, Idaho, as more particularly described in **Exhibits A-1 and A-2** attached to and incorporated herein by this reference (the "Real Property");

TOGETHER WITH all privileges, rights, easements, hereditaments, and appurtenances thereunto belonging, and all of Grantor's rights, title, and interests in and to all buildings, structures, fixtures, and other improvements located thereon; all roads, streets, alleys, rail lines, passages, and other rights-of-way included therein or adjacent thereto; and all minerals, sand, gravel, oil, gas, and other saleable materials located thereon or thereunder (the "Improvements," and together with the Real Property, the "Property"); and

EXCEPT the Property does not include any water rights or related water infrastructure.

AND Grantor does hereby covenant to and with Grantee that Grantor is the sole owner in fee simple of the Property, and that the Property is free and clear from all encumbrances, except for any taxes for the current year and subsequent years and as set forth on **Exhibit B** attached to and incorporated in this deed, and that Grantor will WARRANT and DEFEND title to the same unto Grantee and its successors and assigns forever from and against all claims arising under Grantor.

TO HAVE AND TO HOLD, the Property together with all other rights and appurtenances belonging to the Property, unto Grantee and its successors and assigns forever.

[signature page follows]

IN WITNESS WHEREOF, Grantor has caused this deed to be executed and acknowledged with an effective date set forth above.

GRANTOR:
RIVERENCE FARMS LLC,
a Delaware limited liability company

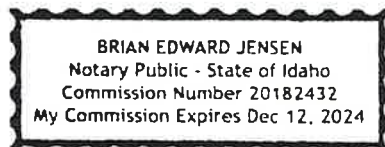
By: [Signature]
Name: Robert G. Young
Title: President

STATE OF IDAHO)
) ss.
County of Ada)

The foregoing instrument was acknowledged before me this 23rd day of April, 2022 by Robert G. Young as President of Riverence Farms LLC, a Delaware limited liability company.

Witness my hand and official seal.

My commission expires December 12, 2024.



[Signature]
Notary Public

EXHIBIT A-1

Legal Description

Being a portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1, Township 10 South, Range 15 East, Boise Meridian, Twin Falls County, Idaho, more particularly described as follows:

Commencing at the West Quarter corner of said Section 1, said corner lies South $00^{\circ}10'55''$ East 2872.83 feet from the Northwest corner of said Section 1;

Thence, along the West Boundary of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1, North $00^{\circ}10'55''$ West 358.02 feet to the REAL POINT OF BEGINNING;

Thence, leaving said West Boundary, South $87^{\circ}24'46''$ East 419.43 feet;

Thence, South $87^{\circ}25'03''$ East 50.02 feet;

Thence, North $01^{\circ}05'25''$ East 763.74 feet;

Thence, North $76^{\circ}24'45''$ West 51.21 feet to the centerline of a ditch;

Thence, along said centerline, South $63^{\circ}41'00''$ West 106.48 feet;

Thence, continuing along said centerline, South $63^{\circ}27'50''$ West 135.66 feet;

Thence, continuing along said centerline, South $63^{\circ}14'13''$ West 107.41 feet;

Thence, continuing along said centerline, South $65^{\circ}01'30''$ West 135.38 feet to a point on said West Boundary;

Thence, along said West Boundary, South $00^{\circ}10'55''$ East 541.11 feet to said REAL POINT OF BEGINNING.

Containing approximately 7.30 acres.

End of Description

EXHIBIT A-2

Legal Description

Township 10 South, Range 15 East, Boise Meridian Twin Falls County, Idaho
Section 1: A parcel of land being portions of the South Half Northwest Quarter and Southwest Quarter, and more particularly described as follows:

Commencing at the Northwest corner of said Section 1, from which the West Quarter corner of Section 1 bears South 00°10'55" East 2872.83 feet;
Thence South 00°10'55" East along the West boundary of the Northwest Quarter of Section 1 for a distance of 1548.95 feet to the Northwest corner of the South Half Northwest Quarter of Section 1;
Thence North 89°57'13" East along the North boundary of the South Half Northwest Quarter of Section 1 for a distance of 660.82 feet to the True Point of Beginning;
Thence continuing North 89°57'13" East along the North boundary of the South Half Northwest Quarter of Section 1 for a distance of 1985.32 feet to the Northeast corner of the South Half Northwest Quarter of Section 1;
Thence South 00°03'35" East along the East boundary of the West Half of Section 1 for a distance of 3044.23 feet to a point on the Northerly right of way boundary of the Union Pacific Railroad;
Thence North 63°41'55" West along the Northerly right of way Boundary of the Union Pacific Railroad for a distance of 329.33 feet to the point of curve of a curve left;
Thence Northwesterly along the Northerly right of way boundary of the Union Pacific Railroad on the arc of the curve left for a distance of 650.28 feet to the point of tangent, said arc having a radius of 5729.58 feet and a long chord bearing and distance of North 66°57'00" West 655.60 feet;
Thence North 70°12'05" West along the Northerly right of way boundary of the Union Pacific Railroad for a distance of 1570.26 feet;
Thence leaving the railroad right of way on a bearing of North 00°24'46" East for a distance of 458.21 feet;
Thence North 28°48'00" East for a distance of 344.55 feet;
Thence North 18°57'21" East for a distance of 35.03 feet;
Thence North 03°08'45" East for a distance of 327.80 feet;
Thence North 01°05'25" East for a distance of 763.74 feet;
Thence North 37°53'00" East for a distance of 283.77 feet to the True Point of Beginning.

Containing approximately 131.493 acres.

End of Description

Exhibit B
Permitted Exceptions

1. All matters recorded in the real property records for the County of Twin Falls, State of Idaho, including, but not limited to, Instrument Nos. 374862, 377905, 388254, 443622, 587741, 1998-000272, 1998-000268, 1998-000273, to the extent in force and applicable.
2. The Agricultural Lease effective April 1, 2019, between Evaqua Farms LLC, a Delaware limited liability company (now known as Riverence Farms LLC) and Eternal Legacy Ranch LLC, an Idaho limited liability company.
3. Any matters which would be shown by an ALTA/NSPS land title survey or physical inspection of the Property.
4. Any easements or rights-of-way for existing underground water pipelines, water infrastructure, ditches, waste ditches, county roads, railroads, and public utilities.

2142 9923

QUIT CLAIM DEED
(Water Rights)

TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - TWIN FALLS
08:14:43 AM 04-29-2022
2022008264
NO. PAGES 6 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: AR
Electronically Recorded by Simplifile

FOR VALUE RECEIVED, effective as of April 28, 2022, RIVERENCE FARMS LLC (formerly known as EVAQUA FARMS LLC), a Delaware limited liability company ("Grantor"), does hereby remise, release, sell, and quitclaim unto GREGORY HIRAI, an individual ("Grantee"), whose address is 3060S 1950E, Wendell, ID 83355, all of Grantor's right, title, and interest in and to the water rights described on **Exhibit A** attached to and incorporated herein by this reference, in and to the use of water of any kind or nature, which are located on or under, were historically used in connection with, or are otherwise appurtenant to the real property described on **Exhibits B-1 and B-2** attached to and incorporated herein by this reference (collectively the "Water Rights");

TOGETHER WITH all appurtenances and easements, rights-of-way, embankments, flumes, headgates, wells, pumps, measuring devices, and any other structures that are related to, associated with, or historically used on or in connection with the Water Rights.

EXCEPTED and reserved by Grantor and expressly not included in this Quit Claim Deed are the water rights described in **Exhibit C**, attached hereto and incorporated herein by this reference, together with all appurtenances and easements, rights-of-way, embankments, flumes, headgates, wells, pumps, reservoirs, ditches, outlet works, measuring devices, underground pipelines, buried collectors, and other structures that are related to, associated with, or historically used on or in connection with the water rights described in Exhibit C.

[signature page follows]

IN WITNESS WHEREOF, Grantor has caused this deed to be executed and acknowledged with an effective date set forth above.

GRANTOR:
RIVERENCE FARMS LLC,
a Delaware limited liability company

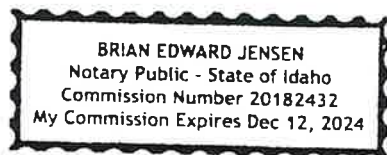
By: [Signature]
Name: Robert G. Young
Title: President

STATE OF IDAHO)
) ss.
County of Ada)

The foregoing instrument was acknowledged before me this 23rd day of April, 2022 by Robert G. Young as President of Riverence Farms LLC, a Delaware limited liability company.

Witness my hand and official seal.

My commission expires December 12, 2024.



[Signature]
Notary Public

EXHIBIT A

Water Rights

Water Right No.	Source	Diversion Rate	Priority Date	Basis	Use
47-4286	Unnamed stream tributary to Cedar Draw Creek	0.02 cfs	01/01/1920	Decree	Stockwater (instream)

137.21 shares of water for irrigation use from the Twin Falls Canal Company, as evidenced by Certificate No. 43176.

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Thence, continuing along said centerline, South $63^{\circ}14'13''$ West 107.41 feet;

Thence, continuing along said centerline, South $65^{\circ}01'30''$ West 135.38 feet to a point on said West Boundary;

Thence, along said West Boundary, South $00^{\circ}10'55''$ East 541.11 feet to said REAL POINT OF BEGINNING.

Containing approximately 7.30 acres.

End of Description

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Legal Description

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Thence North 37°53'00" East for a distance of 283.77 feet to the True Point of Beginning.

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End of Description

EXHIBIT C

Excluded Water Rights

Water Right No.	Source	Diversion Rate	Priority Date	Basis	Use
47-7092	Unnamed stream tributary to Cedar Draw	33 cfs	03/02/1970	Decree	Fish Propagation
47-8074	Unnamed stream tributary to Cedar Draw Creek (locally known as the Peavey Tunnel network)	5.49 cfs	12/02/1987	License	Fish Propagation
47-7663K	Groundwater	0.40 cfs	08/21/1980	Decree	Commercial
47-13957, as modified by IDWR Transfer No. 5535	Groundwater	0.04 cfs	03/02/1970	Decree	Commercial



IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

June 16, 2022

GREGORY HIRAI
3060 S 1950 E
WENDELL ID 83355-3328

Re: Change in Ownership for Water Right No(s): 47-4286

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) 293-9912.

Sincerely,

Tyler Wallace
Engineer Intern

Enclosure(s)

Cc:
TITLEONE CORPORATION, Twin Falls File #21429923



1411 Falls Ave. East Suite 1131
Twin Falls, ID 83301
Ph. (208) 933-2650
Fx. (866) 902-7040
www.titleonecorp.com

RECEIVED

MAY 02 2022

DEPT OF WATER RESOURCES
SOUTHERN REGION

Date: April 29, 2022

Escrow No. 21429923

Idaho Department of Water Resources
-Hand Delivered-

To Whom it may Concern:

Enclosed are the following documents:

Our check No. 109541 for \$25.00
Copy of Recorded Quitclaim Deed
Copy of Recorded Warranty Deed
Original Notice of change in Water Right Ownership

Thank you

Susie Moore
Escrow Officer
TitleOne
1411 Falls Avenue East Ste 1131
Twin Falls Idaho 83301