

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
MAR 30 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 #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
37 ~~34~~ -10431	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37 ~~34~~ -10432	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Cover Farms Partnership
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Tory Robert Cooper and Morgan Kalise Cooper
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 935 E 620 N Richfield ID 83349
Mailing address City State ZIP
- 208-316-2480 / 208-358-2502 morgan@surefireckem.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: February 28, 2022
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
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.

SUPPORT DATA

IN FILE # 37-10431

8. Signature: [Signature] 02/25/2022
Signature of new owner/claimant Title, if applicable Date

Signature: [Signature] 02/25/2022
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by SG Date 3/30/22 Receipt No. 5039148 Receipt Amt. \$150.00

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 DM Date 5.6.2022

LINCOLN COUNTY
Recorded for:
TITLEONE - BURLEY
01:45:03 PM 02-28-2022
0000206059
No. Pages 4 Fee: \$15.00
Cindi Slevers
County Clerk
Deputy: SC
Electronically Recorded by Simplifile



Order Number: 21435968

Warranty Deed

For value received,

Cover Farms Partnership who acquired title as Cover Farms Partnership, a Partnership composed of John W. Cover, Elizabeth K. Cover, John W. Cover, Jr., Michelle Cover, Kathryn S. Cover, Andrew B. Cover, Susan Clements and Travis Clements

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

Tory R. Cooper and Morgan K. Cooper, husband and wife, as community property with right of survivorship

whose current address is 624 Greentree Way Twin Falls, ID 83301

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

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: February 25, 2022

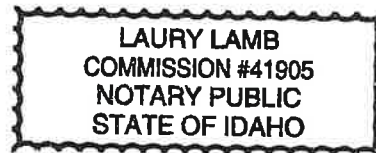
Cover Farms Partnership

By: John W. Cover, Jr.
John W. Cover, Jr. Partner

State of Idaho, County of Terre, ss.

On this 25 day of February in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared John W. Cover, Jr. known or identified to me to be a partner in the partnership of Cover Farms Partnership and the partner who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

Laury Lamb
Notary Public
Residing at: Jerome, ID
My Commission Expires: 04/02/2022



Dated: February 25, 2022

Cover Farms Partnership

By: Andrew B Cover
Andrew B. Cover, Partner

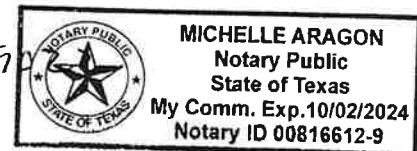
By: Elizabeth Kay Cover
Elizabeth Kay Cover, Partner

State of Texas, County of Dallam, ss.

On this 25 day of February in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Andrew B. Cover known or identified to me to be a partner in the partnership of Cover Farms Partnership and the partner who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

Michelle Aragon
Notary Public

Residing at: 1217 Margaret, Dalhart TX 79022
My Commission Expires: 10/2/24



State of Texas, County of Dallam, ss.

On this 25 day of February in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Elizabeth Kay Cover known or identified to me to be a partner in the partnership of Cover Farms Partnership and the partner who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

Michelle Aragon
Notary Public

Residing at: 1217 Margaret, Dalhart TX 79022
My Commission Expires: 10/2/24

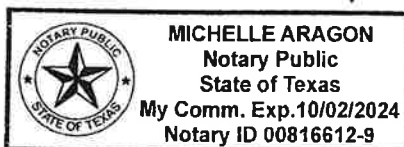


EXHIBIT "A"

PARCEL NO. 2:

TOWNSHIP 4 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 32: $E\frac{1}{2}NE\frac{1}{4}$; $E\frac{1}{2}SW\frac{1}{4}NE\frac{1}{4}$; $SE\frac{1}{4}$

PARCEL NO. 4:

TOWNSHIP 5 SOUTH, RANGE 19, EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 5: Lots 1, 2 and 3, and that Part of the $SE\frac{1}{4}NE\frac{1}{4}$, more particularly described as follows:

Commencing at the Northeast corner of said $SE\frac{1}{4}NE\frac{1}{4}$;
Thence West along the North line of said 40 acres 1320 feet to the Northwest corner thereof;
Thence South 568 feet;
Thence diagonally in a Northeasterly direction 1413 feet to THE POINT OF BEGINNING.

EXCEPTING THEREFROM that portion conveyed to the State of Idaho for highway purposes as set forth in Deed recorded November 10, 1934 in Book 37 Page 363, Lincoln County records



Order Number: 21435968

Warranty Deed

For value received,

Cover Farms Partnership

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

Tory R. Cooper and Morgan K. Cooper, husband and wife, as community property with right of survivorship

whose current address is 624 Greentree Way Twin Falls, ID 83301

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

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: February 25, 2022

Cover Farms Partnership

By: John W. Cover, Jr.

John W. Cover, Jr. Partner

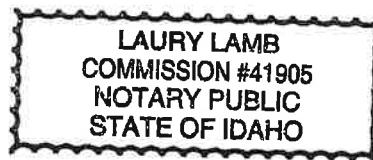
State of Idaho, County of Jerome, ss.

On this 25 day of February in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared John W. Cover, Jr. known or identified to me to be a partner in the partnership of Cover Farms Partnership and the partner who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

Laury Lamb
Notary Public

Residing at: Jerome, ID

My Commission Expires: 04/02/2023



Dated: February 25, 2022

Cover Farms Partnership

By: Andrew B. Cover
Andrew B. Cover, Partner

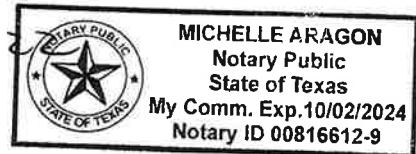
By: Elizabeth Kay Cover
Elizabeth Kay Cover, Partner

State of Texas, County of Dallas, ss.

On this 25 day of February in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Andrew B. Cover known or identified to me to be a partner in the partnership of Cover Farms Partnership and the partner who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

Michelle Aragon
Notary Public

Residing at: 1217 Margaret, Dallas TX 79022
My Commission Expires: 10/02/24



State of Texas, County of Dallas, ss.

On this 25 day of February in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Elizabeth Kay Cover known or identified to me to be a partner in the partnership of Cover Farms Partnership and the partner who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

Michelle Aragon
Notary Public

Residing at: 1217 Margaret, Dallas TX 79022
My Commission Expires: 10/02/24

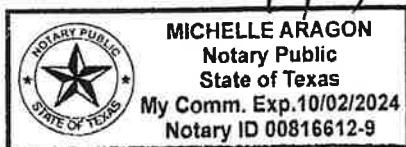


EXHIBIT "A"
LEGAL DESCRIPTION OF THE PREMISES

PARCEL NO. 1:

TOWNSHIP 4 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 32: Part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$, more particularly described as follows:

Commencing at the North One Quarter (N $\frac{1}{4}$) corner of said Section 32, from which the Northeast corner of Section 32 bears South 89°46'08" East, 2673.99 feet; Thence from the North One Quarter (N $\frac{1}{4}$) corner of Section 32 on a bearing of South 89°46'08" East along the North boundary of the NE $\frac{1}{4}$ of Section 32 for a distance of 196.41 feet to THE TRUE POINT OF BEGINNING;

Thence continuing South 89°46'08" East along the North boundary of the NE $\frac{1}{4}$ of Section 32 for a distance of 1140.58 feet to the Northeast corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 32;

Thence South 00°05'14" East along the East boundary of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 32 for a distance of 1325.42 feet to the Southeast corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 32;

Thence North 89°49'18" West along the South boundary of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 32 for a distance of 1332.66 feet to the Southwest corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 32;

Thence North 00°16'27" West along the West boundary of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 32 for a distance of 200.00 feet;

Thence North 23°07'11" East for a distance of 494.66 feet;

Thence North 00°16'27" West parallel with the West boundary of the NE $\frac{1}{4}$ of Section 32 for a distance of 670.95 feet to THE TRUE POINT OF BEGINNING.

TOWNSHIP 4 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 32: Part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$, more particularly described as follows:

Commencing at the West One Quarter (W $\frac{1}{4}$) corner of said Section 32 from which the Northwest corner of said Section 4 bears North 00°20'22" West 2647.02 feet; Thence South 89°52'28" East along the South boundary of the NW $\frac{1}{4}$ of said Section 4 for a distance of 2655.25 feet to the Southwest corner of the NE $\frac{1}{4}$ of said Section 32 and being the TRUE POINT OF BEGINNING.

Thence North 00°16'27" West along the West boundary of the NE $\frac{1}{4}$ of said Section 32 for a distance of 1326.68 feet to the Northwest corner of the W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 32;

Thence South 89°49'18" East along the North boundary of the W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 32 for a distance of 666.33 feet to the Northeast corner of the W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 32;

Thence South 00°10'51" East along the East boundary of the W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 21 for a distance of 1326.05 feet to the Southeast corner of the W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 21;

Thence North 89°52'28" West along the South boundary of the NE $\frac{1}{4}$ of said Section 21 for a distance of 664.16 feet to the TRUE POINT OF BEGINNING.

EASEMENT NO. 1:

A 30.0 foot wide access and utility easement, said casement being on, over, under and across a 30.0 foot wide strip of land that is encompassed by the following described boundary:

Commencing at the Southwest corner of the before described parcel (C¼ Section 21) and being the TRUE POINT OF BEGINNING:

Thence South 00°16'27" East along the East boundary of the SW¼ of said Section 21 for a distance of 30.00 feet;

Thence North 89°52'28" West parallel with the North boundary of the SW¼ of said Section 21 for a distance of 1328.31 feet to a point on the West boundary of the NE¼SW¼ of said Section 21;

Thence North 00°15'09" West along the West boundary of the NE¼SW¼ of said Section 21 for a distance of 30.00 feet to the Northwest corner of the NE¼SW¼ of said Section 21;

Thence South 89°52'28" East along the North boundary of the NE¼SW¼ of said Section 21 for a distance of 1328.32 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 3:

TOWNSHIP 5 SOUTH, RANGE 19, EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 4: Part of Lot 4, more particularly described as follows:

Commencing at a spike nail marking the Northwest corner of said Lot 4, being also the POINT OF BEGINNING;

Thence along the North line of said Lot 4, South 89°52'17" East, a distance of 1329.39 feet to a ½ inch steel pin with a cap stamped LS-884 marking the Northeast corner of said Lot 4;

Thence along the East line of said Lot 4, South 00°21'34" West, a distance of 723.03 feet to a MagNail with washer stamped LS 9858 on the Northerly line of a parcel of land conveyed to the State of Idaho by Quitclaim Deed recorded in the Lincoln County Courthouse as Instrument Number 151538, being also the beginning of a non-tangent curve concave to the Northwest having a radius of 5629.19 feet, a central angle of 2°01'02" and being subtended by a chord which bears South 65°22'00" West, 198.18 feet;

Thence along the Northerly line of said State of Idaho parcel and Southwesterly along said curve, a distance of 198.19 feet to the Point of Tangency, from which an iron pin with aluminum cap stamped "Idaho Trans Dept" bears North 55°36'40" East at a distance of 0.7 feet;

Thence continuing along the Northerly line of said State of Idaho parcel, South 66°22'31" West tangent to said curve, a distance of 1256.08 feet to a ½ inch rebar with cap stamped PLS 9858 on the West line of said Lot 4;

Thence along the West line of said Lot 4, North 00°15'59" East, a distance of 1311.98 feet to THE POINT OF BEGINNING.



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

May 6, 2022

TORY R COOPER
MORGAN K COOPER
935 E 620 N
RICHFIELD ID 83349-5443

Re: Change in Ownership & Notice of Security Interest for Water Right No(s): 37-10431 and 37-10432

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 also acknowledges receipt of correspondence adding security interest of the above referenced water right(s) to USDA Farm Service Agency and Northwest Farm Credit Services FLCA. The Department has modified its records and has enclosed a computer-generated report for you.

You will notice that Capital Farm Credit FLCA is copied on the letter, because they hold a security interest in the water rights. The Department can remove the security interest from these water right records with written authorization from Capital Farm Credit FLCA.

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) 293-9908.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: USDA Farm Service Agency
Northwest Farm Credit Services FLCA
Capital Farm Credit FLCA
TitleOne, Jerome (File #21435968)



237 N. Lincoln
Jerome, ID 83338
Ph. (208) 324-5613
Fx. (866) 310-3443
www.titleonecorp.com

Idaho Department of Water Resources
650 Addison Ave W
Ste 500
Twin Falls, ID 83301

RECEIVED
MAR 30 2022
DEPT. OF WATER RESOURCES
SOUTHERN REGION

Date: March 28, 2022

Escrow No. 21435968

Greetings,

Enclosed please find the following:

- TitleOne Check No. 40530 in the amount of \$150.00 for the transfer of 2 Water rights and Notice of Security Interest for 2 Water Rights
- Notice of Change in Water Right Ownership
- Copy of recorded Warranty Deed (x2)
- Notice of Security Interest
- Copy of Recorded Mortgage

Please make the necessary changes and return receipted copy to TitleOne in Jerome, ID.

Should you have any questions or concerns please do not hesitate to call the number listed above.

Best Regards,

Alyssa Olsen
Ag Escrow Assistant