

APR 29 2022

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDepartment of Water Resources
Eastern Region**Notice of Security Interest in a Water Right****and a request to be notified of a change in ownership or any proposed
or final action to amend, transfer, or otherwise modify the water right(s)**

Attach pages with additional information. Incomplete forms will be returned.

1.	Water Right/Claim No.	Water Right/Claim No.	Water Right/Claim No.	Water Right/Claim No.
	29-329 <i>OK</i>	29-7537 <i>OK</i>		

2. The following **REQUIRED** information must be submitted with this form:A) Evidence of the security interest. This may be a copy of a **DEED of TRUST, MORTGAGE, CONTRACT OF SALE** or other legal document indicating your interest in the property and water rights or claims in question, **WITH ATTACHED LEGAL DESCRIPTION.**B) A **FEE of \$25.00 per** water right or adjudication claim.

3. Name and Mailing Address of Person or Company Holding Security Interest

Ireland BankATTN: LAS486 Yellowstone Ave,Pocatello, ID 83201Phone (208)478-2480Email LAS@Ireland-bank.com

4. Name of Water Right Owner/Claimant(s)

Tagbell Properties, LLC

5. Expiration Date of Notification Period

1/20/2036

6. Is this a Renewal of Request for Notification?

☐ YES☒ NO

7. Signature(s) of Security Interest Holder(s)

Lauretta Davis

Title, if applicable

Vice President**For Office Use Only**Received by *M. Fetter*Date *4-29-22*Receipt No. *E048078*Fee *50.00*

Processed by AJ

Date

WR *JB*

Date

5/19/2022

SUPPORT DATA

IN FILE # *29-329*

RECORDATION REQUESTED BY:

Ireland Bank
Downey Branch
17 East Center Street, PO Box 205
Downey, ID 83234

Instrument # 22207430

Bannock County, Pocatello, Idaho
04/26/2022 12:44:36 PM No. of Pages: 4
Recorded for: IRELAND BANK
Jason C. Dixon Fee: \$45.00
Deputy: vhall

WHEN RECORDED MAIL TO:

Ireland Bank
Downey Branch
17 East Center Street, PO Box 205
Downey, ID 83234

SEND TAX NOTICES TO:

Ireland Bank
Downey Branch
17 East Center Street, PO Box 205
Downey, ID 83234

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated April 18, 2022, is made and executed between Tagbell Properties LLC an Idaho Limited Liability Company, whose address is 247 N 1525 W, West Point, UT 84015-8038 (referred to below as "Grantor") and Ireland Bank, whose address is 17 East Center Street, PO Box 205, Downey, ID 83234 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 20, 2021 (the "Mortgage") which has been recorded in Bannock County, State of Idaho, as follows:

Mortgage Dated January 20, 2021 Recorded on January 20, 2021 as Instrument #22101467 and Assignment of Rents Dated January 20, 2021 Recorded on January 20, 2021 as Instrument #22101468.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in Bannock County, State of Idaho:

See Exhibit 'A', including but not limited to Water Right No. 29-329 & No. 29-7537 together with any easement, well agreements or other irrigation delivery agreements that pertain to the use and delivery of the water rights, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as TBD Marsh Valley Road, Downey, ID 83234. The Real Property tax identification number is #RPR4473003605 and #RPR4473003101.

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

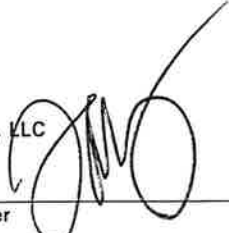
Replace Water Right No. 23-329 with Water Right No. 29-329.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED APRIL 18, 2022.

GRANTOR:

TAGBELL PROPERTIES, LLC

By: 
Tyson Allen Gollaher

By: 
Richelle Gollaher



**MODIFICATION OF MORTGAGE
(Continued)**

Loan No: 4016001520

Page 2

LENDER:

IRELAND BANK

x Lori Davis V. Pres.
Lori Davis, Vice President

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IDAHO)
) SS
COUNTY OF ONEIDA)

This record was acknowledged before me on APRIL 18th, 2022 by Tyson Allen Gollaher, MEMBER of Tagbell Properties, LLC, an Idaho Limited Liability Company and Richelle Gollaher, MEMBER of Tagbell Properties, LLC, an Idaho Limited Liability Company, and Tagbell Properties, LLC, an Idaho Limited Liability Company, is the maker of the foregoing record.



Jerren Cundick
Notary Public in and for the State of IDAHO
My commission expires 03-12-2025

LENDER ACKNOWLEDGMENT

STATE OF Idaho)
) SS
COUNTY OF Oneida)

This record was acknowledged before me on April 18th, 2022 by Lori Davis as Vice President of Ireland Bank.



Stephanie R Mott
Notary Public in and for the State of Idaho
My commission expires 10/29/2027

Exhibit A

Parcel 1:

A parcel of land in the Southeast Quarter of Section 14, Township 12 South, Range 36 East of the Boise Meridian, more particularly described as follows:

Beginning at the South corner of the East line of Section 14, running North along that certain East line 953.375 feet to the center of Birch Creek Road, continuing North on the certain East line 1,109.666 feet to the point of beginning; thence North along that certain East line 533.33 feet to the center of Birch Creek; thence following the center of Birch Creek in a Southwesterly direction along a curve to a point straight West of the Point of Beginning; thence East 411.25 feet more or less to the Point of Beginning.

Parcel 2:

All portions of the West half of Southwest Quarter and Northwest Quarter of Section 13, Township 12 South, Range 36 East, Boise Meridian, Bannock County, Idaho, lying West of Interstate 15, Bannock County, Idaho.



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 • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

May 19, 2022

IRELAND BANK
486 YELLOWSTONE AVE
POCATELLO ID 83201-4532

RE: Notice of Security Interest for Water Right/Permit No(s): 29-329, 29-7537

Dear Security Interest Holder:

The Department of Water Resources (Department) acknowledges receipt of correspondence adding security interest of the above referenced water right(s) to you. The Department has modified its records to reflect the change in security interest 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 Security Interest, 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.

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: TAGBELL PROPERTIES LLC