

Received by W Date 4.18.22 Receipt No. C112507 Receipt Amt. \$25
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 [Signature] Date 4-18-22

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

Instrument # 311855
MURPHY, OWYHEE, IDAHO
2022-04-12 12:27:58 No. of Pages: 4
Recorded for: TITLEONE BOISE
ANGELA BARKELL Fee: \$15.00
Ex-Officio Recorder Deputy: map
Index To: DEED WARRANTY
Electronically Recorded by Simplifile



TitleOne
a title & escrow co.

Order No.: 22443151

Corporation Warranty Deed

For value received,

Larrusea Cattle Company, an Idaho Corporation

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

Caleb B. Showalter and Katie S. Showalter, husband and wife

whose current address is 4322 Phipps Ln Marsing, ID 83639

the grantee, the following described premises, in Owyhee 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.

In witness whereof, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed.

Remainder of this page intentionally left blank.

Dated: April 8, 2022

Larrusea Cattle Co
Larrusea Cattle Company, an Idaho Corporation

BY Phidel Larrusea
Phidel Larrusea, President

BY Helen J. Larrusea
Helen J. Larrusea, Secretary Treasurer

State of Idaho, County of Owyhee, ss.

On this 11th day of April in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Phidel Larrusea and Helen J. Larrusea known or identified to me to be the President and Secretary/Treasurer of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Becky Shubert
Notary Public Residing In: Eagle ID
My Commission Expires: 02-23-2023
(seal)

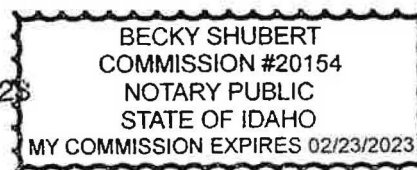


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

In Township 8, South of Range 6, W., B.M. in Owyhee County, Idaho:

Section 10: Lot 5

Section 11: SW1/4SW1/4

Section 13: Lots 2, 3 and 6

Section 14: NE1/4, NW1/4, N1/2SW1/4, N1/2SE1/4

Section 15: Lots 1, 2 and 3.

After recording return to:

TitleOne

1101 W. River St., #201

Boise, ID 83702

Tax statements shall be sent to the following address:

Caleb B. Showalter and Katie S. Showalter

4322 Phipps Ln

Marsing, ID 83639

D-ST WD

04/12/2022 01:44:02 PM

Cnt=1 Pgs=3

\$102.00

I, Gayle V. Trotter, County Clerk for Malheur County, Oregon certify that the instrument identified herein was recorded in the Clerk records.

Gayle V. Trotter - County Clerk

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

Escrow No. 22443151

Title No. 523574AM/22443160

STATUTORY WARRANTY DEED

Larrusea Cattle Company, an Oregon Corporation, Grantor, conveys and warrants Caleb B. Showalter and Katie S. Showalter, husband and wife, Grantee, whose Address is 4322 Phipps Ln, Marsing, ID 83639-8070, the following described real property free of liens and encumbrances,

except as specifically set forth herein:

(See attached legal description attached as Exhibit A)

Map No. 32546 Tax Lot: 1200 Code No. 38 Account No. 11466

This property is free from liens and encumbrances, EXCEPT:

Current general taxes, easements, restrictions, mineral rights and rights of way, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey

The true consideration for this conveyance is \$65,014.50 (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 11th day of April, 2022.

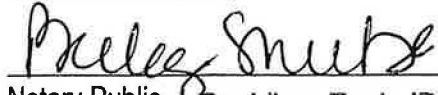
Larrusea Cattle Company

by Phidel Larrusea
Phidel Larrusea, President

By Helen J. Larrusea
Helen J. Larrusea, Secretary/Treasurer

State of Idaho, County of Canyon, ss.

On this 14th day of April in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Phidel Larrusea and Helen J. Larrusea known or identified to me to be the President and Secretary/Treasurer of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



Notary Public Residing: Eagle ID
Residing In: Commission Expires: 02-23-2023
My Commission Expires:
(seal)

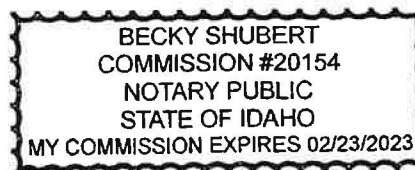


EXHIBIT "A"
LEGAL DESCRIPTION

In Twp. 32 S., R. 46 E., W.M., in Malheur County, Oregon
Sec. 36: Government Lots 1, 2, 3, and 4.



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

April 18, 2022

CALEB B SHOWALTER
KATIE S SHOWALTER
4322 PHIPPS LN
MARSING ID 83639-8070

Re: Change in Ownership for Water Right No(s): 55-10231

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) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: Washington Trust Bank, ISAO