

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

FEB 09 2022

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

Department of Water Resources
Eastern 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?
15-7215 <i>transfer</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
15-7193 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: THOMAS, THOMAS G
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): S BAR S RANCH, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 4885 E Hwy 36 Malad ID 83252
Mailing address City State Zip
(208)220-6161 SIMPSON.SBARS@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: 12-3-2021
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.

SUPPORT DATA

IN FILE # 15-7193

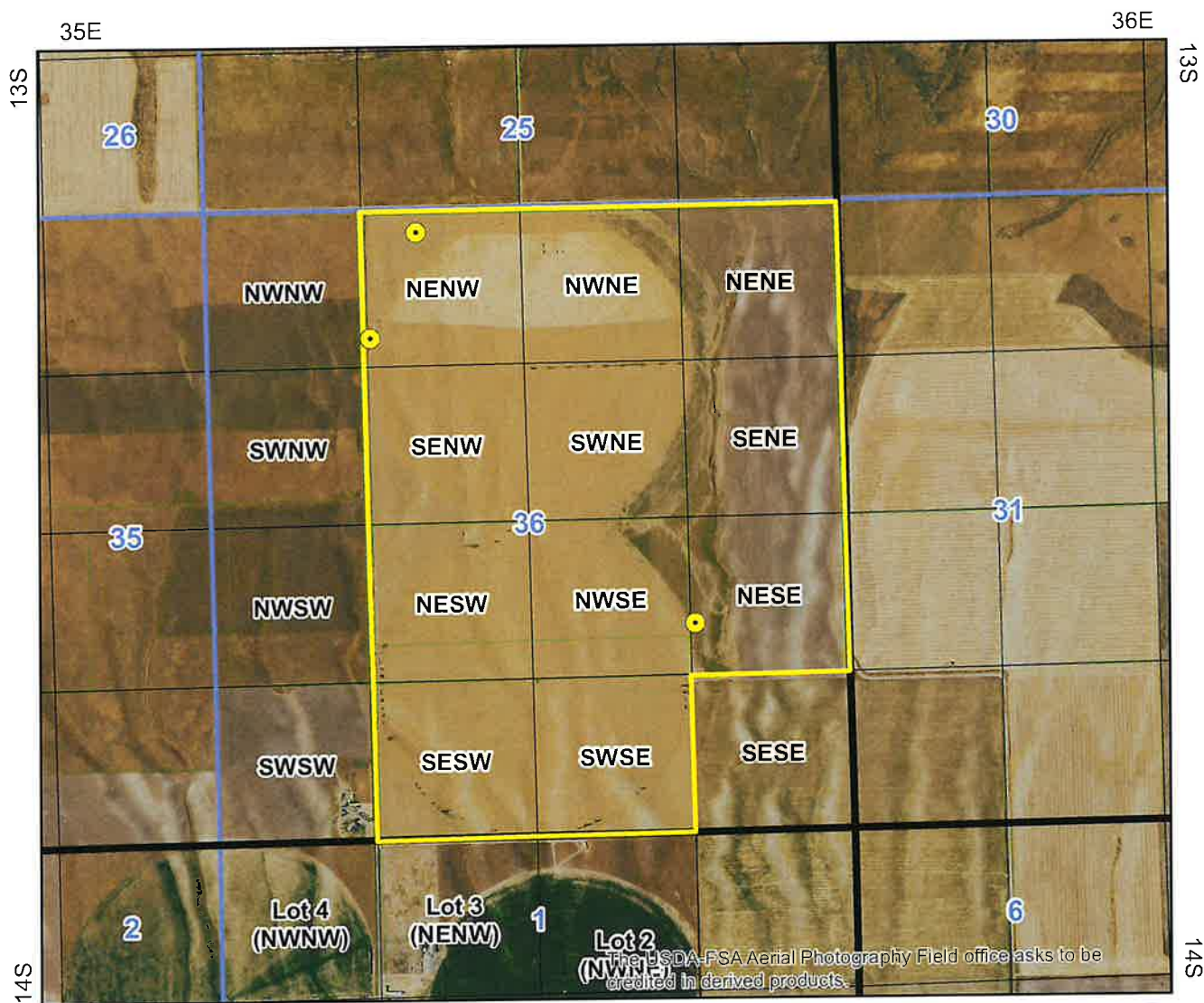
8. Signature: [Signature] OWNER 2/9/2022
Signature of new owner/claimant Title, if applicable Date
JARED SIMPSON
Print name
- Signature: [Signature] OWNER 2/9/2022
Signature of new owner/claimant Title, if applicable Date
TINA SIMPSON
Print name

Received by CxH Date 2/9/22 For IDWR Office Use Only: Receipt No. E047790 Receipt Amt. \$50.00 (630 check)

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 JB Processed by JB Date 3/16/2022

State of Idaho
Department of Water Resources
Water Right License
15-7193

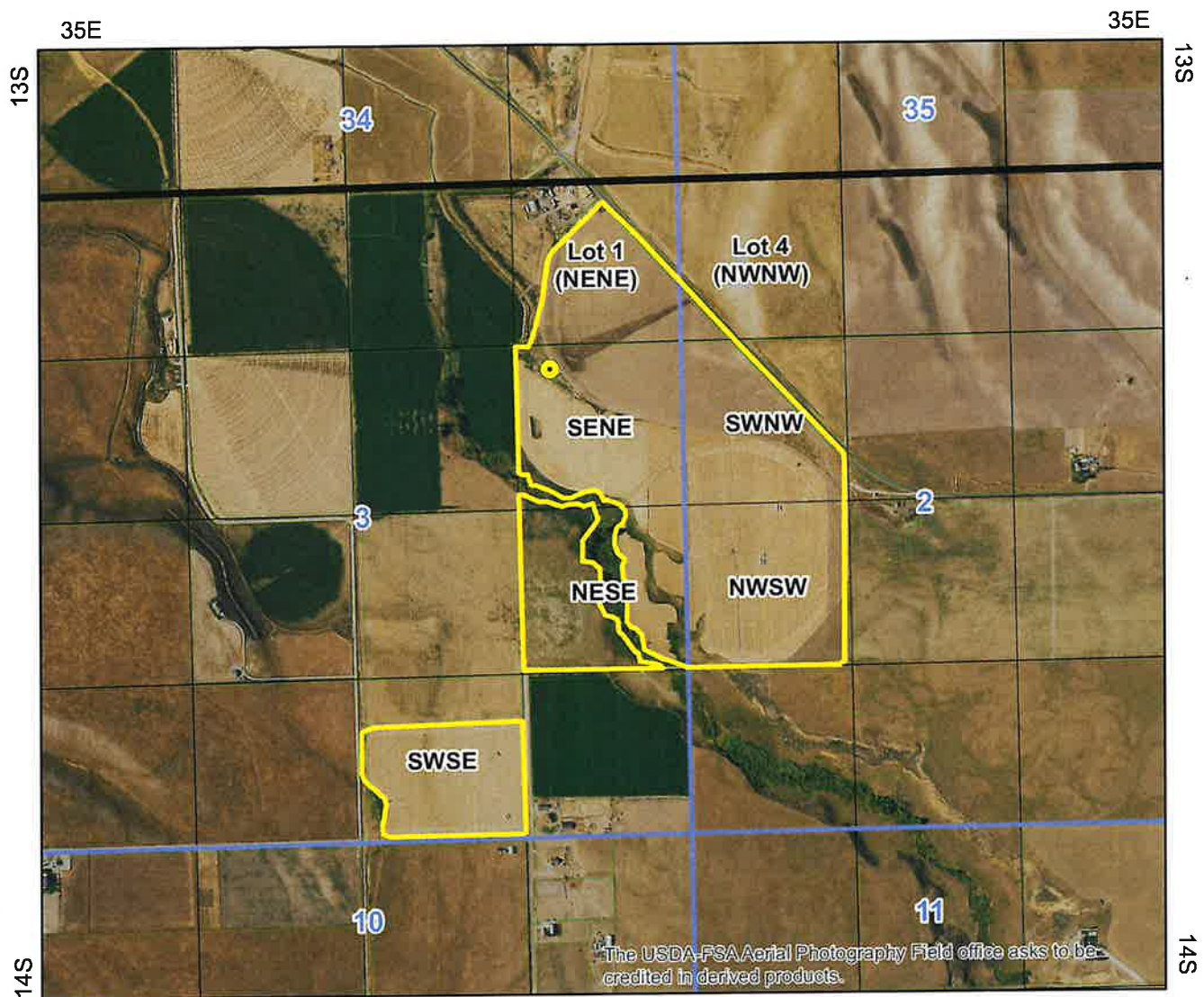


- Point of Diversion
- Place Of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters
- Taxlots

0 0.175 0.35 0.7 Miles



State of Idaho
Department of Water Resources
Water Right License
15-7215



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters
-  Taxlots

0 0.175 0.35 0.7 Miles



Microfilm No. 162578
03 Day Dec 20 21
At 01 20 O'clock PM
Nakani Murphy
Oneida Co. Recorder
Fee \$ 15.00 Deputy
Recorded at Request of
Northern Title Company- Malad

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, Malad Farms, LLC, an Idaho limited liability company ("**Grantor**"), does hereby grant, bargain, sell and convey unto S Bar S Ranch, LLC, an Idaho limited liability company ("**Grantee**"), whose address is 1885 E HWY 36, Malad, ID 83252, the real estate situated in Oneida County, Idaho as set forth in Exhibit A attached hereto and incorporated herein (the "**Premises**").

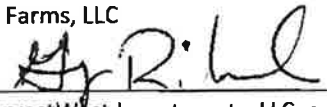
Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the rents, issues and profits thereof accruing after the date set forth below; all water rights and entitlements to water appurtenant thereto, including State of Idaho water right nos. 15-7193 and 15-7215; and all estate, right, title and interest in and to the Premises, as well in law as in equity, except as expressly provided otherwise herein.

To have and to hold, the Premises together with the appurtenances unto Grantee and their heirs and assigns forever, subject to such easements, restrictions, reservations, and other exceptions as are of record or as may be determined by an inspection of the Premises; building or use and zoning restrictions; ordinances of any governmental unit; those matters made, suffered or done by the Grantee; and general taxes and assessments, if any, for the current year that are not yet due and payable (collectively the "**Permitted Exceptions**").

Grantor does hereby covenant to and with Grantee, and its successors and assigns forever, that Grantor is owner in fee simple of the Premises; that Grantor has a good right to convey the fee simple; that the Premises are free from any and all liens, claims, encumbrances or other defects of title created or suffered by or through Grantor, except the Permitted Exceptions; and that Grantor shall warrant and defend the same against any other liens, claims, encumbrances or defects of title created or suffered by Grantor, or any person claiming by, through or under Grantor, but none other.

DATED effective as of the 3rd day of December, 2021.

Malad Farms, LLC

By: 

HarvestWest Investments, LLC, a Delaware limited liability company

HarvestWest Management, LLC, a Delaware limited liability company, its manager

By: Greg Richards, Managing Director

EXHIBIT A**PARCEL 1:**

Section 36, Township 13 South, Range 35 East, Boise Meridian, Oneida County, Idaho
 The West Half of the Northeast Quarter;
 The East Half of the Northwest Quarter;
 The East Half of the Northeast Quarter;
 The Northeast Quarter of the Southeast Quarter;
 The Southwest Quarter of the Southeast Quarter;
 The East Half of the Southwest Quarter;
 The Northwest Quarter of the Southeast Quarter.
 (T-1775 and T-1774) Excepting all Roadways.

ALSO:

Commencing at a point 1320 feet North from the Southeast corner of the Northeast quarter of Section 3, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running East 375 feet, thence North 40° West 1565 feet, thence South 45° 30' West 580 feet, thence South 12°00' West 670 feet, thence South 57° 00' West 160 feet, thence South 60 feet, thence East 1300 feet to the point of beginning.

The South 58 rods of the Southwest quarter of the Southeast quarter of Section 3, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho.

The Southwest quarter of the Northwest quarter, the Northwest quarter of the Southwest quarter of Section 2; the Southeast quarter of the Northeast quarter, and the Northeast quarter of the Southeast quarter of Section 3, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho.

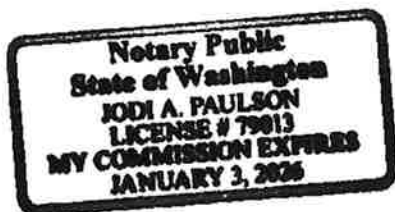
EXCEPTING THEREFROM:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 14 SOUTH, RANGE 35 EAST, BOISE MERIDIAN. ONEIDA COUNTY, IDAHO AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2, FROM WHICH THE WEST QUARTER CORNER OF SECTION 2 BEARS SOUTH 00° 19' 16" EAST 2604.14 FEET;
 THENCE SOUTH 00° 19' 16" EAST 1291.24 FEET ALONG THE WEST LINE OF SAID SECTION 2 TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;
 THENCE SOUTH 89° 46' 54" EAST 548.57 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 13173, SET ON THE NORTHEASTERLY RIGHT OF WAY LINE OF DANIELS ROAD, THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 89° 46' 54" EAST 770.86 FEET ALONG SAID NORTH LINE TO A 5/8" REBAR WITH CAP SET ON THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;
 THENCE SOUTH 00° 16' 05" EAST 865.56 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO A 5/8" REBAR WITH CAP SET ON SAID NORTHEASTERLY RIGHT OF WAY LINE OF DANIELS ROAD;
 THENCE NORTH 42° 19' 54" WEST 924.46 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP;
 THENCE NORTH 47° 40' 06" EAST 12.00 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP;
 THENCE NORTH 42° 19' 54" WEST 239.41 FEET ALONG SAID RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING.

State of Washington)
) ss.
County of King)

This Special Warranty Deed was acknowledged before me on this 1 day of December, 2021, by Greg Richards, as Managing Director of Malad Farms, LLC.





Notary Public for Washington

Residing at Bellevue

My Commission expires 1/3/2026

120436

WARRANTY DEED

For Value Received

PHOEBE HILL DUNCAN

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

JEFFERY J. THOMAS and LOU ANN THOMAS, husband and wife.

whose current address is:

Route #1, Malad City, Idaho 83252

the grantees, the following described premises, in Oneida County Idaho, to wit:

Township 13 South, Range 35 East, Boise Meridian:

Section 36: $W\frac{1}{2}NE\frac{1}{4}$, $E\frac{1}{2}NW\frac{1}{4}$

EXCEPT Roadways.

TOGETHER WITH all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that s he is the owner in fee simple of said premises; that they are free from all incumbrances

and that she will warrant and defend the same from all lawful claims whatsoever.

Dated: April 27th, 1979.

X Phoebe Hill Duncan
PHOEBE HILL DUNCAN

STATE OF IDAHO, COUNTY OF ONEIDA
On this 27th day of April, 1979
before me, a notary public in and for said State, personally
appeared

PHOEBE HILL DUNCAN

known to me to be the person whose name is
subscribed to the within instrument, and acknowledged to
me that she executed the same.

Residing at Malad
Comm. Expires Life
Notary Public
, Idaho

120436

27 May 1979
4:15
Jesse H. [Signature]
Notary Public
File # 3-00
Recorded at [Signature]

NTO-57188
T/S Blackbird Farms, LLC
203 Redwood Shores Parkway, Suite 550
Redwood City, CA 94065

Registration No. 147061
22 day June 2011
At 3:50 o'clock P. M.
Lola Bott
Fee \$ 13.00
Northern Title Co.

WARRANTY DEED

Jeffery J. Thomas and Lou Ann Thomas, Husband and Wife

Grantor(s) of Malad City, County of Oneida, State of ID hereby **CONVEY AND WARRANT** to

T/S Blackbird Farms, LLC

Grantee(s) of Malad City, County of Oneida, State of ID for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of ID:

See Attached "Exhibit A"

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

Witness, the hand(s) of said Grantor(s), this June 27, 2011

Jeffery J. Thomas
Jeffery J. Thomas

Lou Ann Thomas
Lou Ann Thomas

State of ID)
County of Oneida)

On June 27, 2011, personally appeared before me Jeffery J. Thomas and Lou Ann Thomas the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Bori Christensen
Notary Public
Resides: Malad City
Expires: 11/22/2012

Exhibit "A"

Section 27, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho
The West Half of the Southwest Quarter.

Also, Commencing at a point 24 rods South of the Northwest Corner of the Southwest Quarter of the Northwest Quarter of Section 27, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running East 80 rods; thence South 56 rods; thence West 80 rods; thence North 56 rods to the Place of Beginning. (T-183)

Section 28, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho
The North Half of the Northwest Quarter;

The North Half of the Southwest Quarter of the Northwest Quarter;

The South Half of the Southwest Quarter of the Northwest Quarter;

The Southeast Quarter of the Northwest Quarter;

The South Half of the Northeast Quarter;

The North Half of the Southeast Quarter;

The South Half of the Southeast Quarter;

The Northwest of the Southwest Quarter;

The East Half of the Southwest Quarter;

The Southwest Quarter of the Southwest Quarter.

Section 33, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho
The East Half and the East Half of the Southwest Quarter.

Section 34, Township 14 South, Range 34 East, Boise Meridian, Oneida County, Idaho
The West Half of the Southwest Quarter;

The Northwest Quarter of the Northwest Quarter;

The Southwest Quarter of the Northwest Quarter;

The Southeast Quarter of the Southwest Quarter.

NTO-60869
Sheep Trail Ranch, LLC
274 Redwood Shores Parkway #316
Redwood City, CA 94065

Microfilm No. **148288**
17 Day May 19, 2012
At 2:30 O'clock P.M.
Matthew L. Cullen
Oneida Co. Recorder
Fee \$ 16.00
Recorded at Request of Deputy
Northern Title Co.

WARRANTY DEED

T/S/ Blackbird Farms, LLC and Jeffery J. Thomas and Lou Ann Thomas, husband and wife

Grantor(s) of Malad City, County of Oneida State of ID,
hereby **CONVEY AND WARRANT** to

Sheep Trail Ranch, LLC

Grantee(s) of Malad City, County of Oneida, State of ID for the sum of TEN DOLLARS AND OTHER GOOD
AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of ID:

See Attached Exhibit "A"

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the
current year and thereafter.

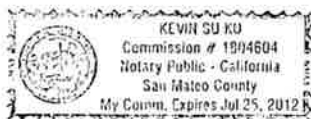
Witness, the hand(s) of said Grantor(s), this May 16, 2012.

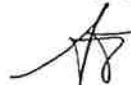
T/S Blackbird Farms, LLC


T. Peter Thomas, Manager/Member

State of California)
County of San Mateo)

On May 16, 2012, personally appeared before me T. Peter Thomas, who, being by me duly sworn,
did say that he is the Manager/Member of T/S Blackbird Farms, LLC and that the said instrument was signed on
behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating
Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.




Notary Public
Resides: Redwood City, CA
Expires: July 25, 2012

T/S Blackbird Farms, LLC

148288

Jeffery J. Thomas
Jeffery J. Thomas, Manager/Member

Jeffery J. Thomas
Jeffery J. Thomas

Lou Ann Thomas
Lou Ann Thomas

State of ID)
County of Oneida)

On May 17, 2012, personally appeared before me Jeffery J. Thomas, who, being by me duly sworn, did say that he is the Manager/Member of T/S Blackbird Farms, LLC and that the said instrument was signed on behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



Lori Christiansen
Notary Public
Resides: Malad City
Expires: 11/22/2012

State of ID)
County of Oneida)

On May 17, 2012, personally appeared before me Jeffery J. Thomas and Lou Ann Thomas, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Lori Christiansen
Notary Public
Resides: Malad City
Expires: 11/22/2012

Exhibit "A"**Parcel 1**

Section 27, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho
 The West Half of the Southwest Quarter.

Also, Commencing at a point 24 rods South of the Northwest Corner of the Southwest Quarter of the Northwest Quarter of Section 27, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running East 80 rods; thence South 56 rods; thence West 80 rods; thence North 56 rods to the Place of Beginning. (T-183)

Section 28, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho

The North Half of the Northwest Quarter;
 The North Half of the Southwest Quarter of the Northwest Quarter;
 The South Half of the Southwest Quarter of the Northwest Quarter;
 The Southeast Quarter of the Northwest Quarter;
 The South Half of the Northeast Quarter;
 The North Half of the Southeast Quarter;
 The South Half of the Southeast Quarter;
 The Northwest of the Southwest Quarter;
 The East Half of the Southwest Quarter;
 The Southwest Quarter of the Southwest Quarter.

Section 33, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho
 The East Half and the East Half of the Southwest Quarter.

Section 34, Township 14 South, Range 34 East, Boise Meridian, Oneida County, Idaho
 The West Half of the Southwest Quarter;
 The Northwest Quarter of the Northwest Quarter;
 The Southwest Quarter of the Northwest Quarter;
 The Southeast Quarter of the Southwest Quarter.

Parcel 2:

Section 22, Township 13 South, Range 35 East, Boise Meridian, Oneida County, Idaho
 Commencing at the Southeast Corner of said Section; thence West 333 feet; thence North 100 feet; thence East 333 feet; thence South 100 feet to the Point of Beginning. (T-13)

Section 23, Township 13 South, Range 35 East, Boise Meridian, Oneida County, Idaho
 The Northwest Quarter of the Northeast Quarter.
 The Northeast Quarter of the Northwest Quarter.
 The South Half of the Northwest and the Southwest Quarter.
 The West Half of the Southeast Quarter.

Also Commencing at the Southwest Corner of the Southwest Quarter of the Northeast Quarter of Section 23, Township 13 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running East 68 rods to the West line of the County Road; thence Northeasterly along the West line of County Road 80 rods to the North line of the Southwest Quarter of the Northeast Quarter of said Section 23; thence South 80 rods to the Place of Beginning. (T-23)

Section 26, Township 13 South, Range 35 East, Boise Meridian, Oneida County, Idaho
 The East Half; the South Half of the Northwest Quarter; the North Half of the Southwest Quarter.

Section 36, Township 13 South, Range 35 East, Boise Meridian, Oneida County, Idaho
 The West Half of the Northeast Quarter;
 The East Half of the Northwest Quarter;
 The East Half of the Northeast Quarter;
 The Northeast Quarter of the Southeast Quarter;
 The Southwest Quarter of the Southeast Quarter;
 The East Half of the Southwest Quarter;
 The Northwest Quarter of the Southeast Quarter.
 (T-1775 and T-1774) Excepting all Roadways.

NTO-60869
Sheep Trail Ranch, LLC
274 Redwood Shores Parkway #316
Redwood City, CA 94065

149290
28 January 2013
1:35 PM
Natalie Murphy
13.00
Recorded at Request of
Northwest Farm
Credit

WARRANTY DEED

Sheep Trail Ranch, LLC

Grantor(s) of Malad City, County of Oneida State of ID,
hereby **CONVEY AND WARRANT** to

Sheep Trail Ranch LLC, a Limited Liability Company

Grantee(s) of Malad City, County of Oneida, State of ID for the sum of TEN DOLLARS AND OTHER GOOD
AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of ID:

See Attached Exhibit "A"

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the
current year and thereafter.

Witness, the hand(s) of said Grantor(s), this January 24, 2013

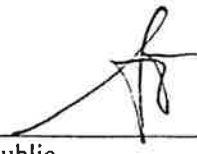
Sheep Trail Ranch, LLC


Thomas Peter Thomas, Member

State of California)
County of San Mateo)

On JANUARY 24, 2013, personally appeared before me Thomas Peter Thomas, who, being
by me duly sworn, did say that he is the Manager/Member of Sheep Trail Ranch, LLC and that the said
instrument was signed on behalf of said Limited Liability Company by the authority of its Articles of
Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company
executed the same.




Notary Public
Resides: Redwood City, CA
Expires: July 25, 2016

"EXHIBIT A"

Parcel 1:

Section 27, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho
The West Half of the Southwest Quarter.

Also, Commencing at a point 24 rods South of the Northwest Corner of the Southwest Quarter of the Northwest Quarter of Section 27, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running East 80 rods; thence South 56 rods; thence West 80 rods; thence North 56 rods to the Place of Beginning. (T-183)

Section 28, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho

The North Half of the Northwest Quarter;
The North Half of the Southwest Quarter of the Northwest Quarter;
The South Half of the Southwest Quarter of the Northwest Quarter;
The Southeast Quarter of the Northwest Quarter;
The South Half of the Northeast Quarter;
The North Half of the Southeast Quarter;
The South Half of the Southeast Quarter;
The Northwest Quarter of the Southwest Quarter;
The East Half of the Southwest Quarter;
The Southwest Quarter of the Southwest Quarter.

Section 33, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho
The East Half and the East Half of the Southwest Quarter.

Section 34, Township 14 South, Range 34 East, Boise Meridian, Oneida County, Idaho

The West Half of the Southwest Quarter;
The Northwest Quarter of the Northwest Quarter;
The Southwest Quarter of the Northwest Quarter;
The Southeast Quarter of the Southwest Quarter.

Parcel 2:

Section 22, Township 13 South, Range 35 East, Boise Meridian, Oneida County, Idaho
Commencing at the Southeast Corner of said Section; thence West 333 feet; thence North 100 feet; thence East 333 feet; thence South 100 feet to the Point of Beginning. (T-13)

Section 23, Township 13 South, Range 35 East, Boise Meridian, Oneida County, Idaho

The Northwest Quarter of the Northeast Quarter.
The Northeast Quarter of the Northwest Quarter.
The South Half of the Northwest Quarter and the Southwest Quarter.
The West Half of the Southeast Quarter.

Also Commencing at the Southwest Corner of the Southwest Quarter of the Northeast Quarter of Section 23, Township 13 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running East 68 rods to the West line of the County Road; thence Northeasterly along the West line of County Road 80 rods to the North line of the Southwest Quarter of the Northeast Quarter of said Section 23; thence South 80 rods to the Place of Beginning. (T-23)

Section 26, Township 13 South, Range 35 East, Boise Meridian, Oneida County, Idaho
The East Half, the South Half of the Northwest Quarter; the North Half of the Southwest Quarter.

Section 36, Township 13 South, Range 35 East, Boise Meridian, Oneida County, Idaho

The West Half of the Northeast Quarter;
The East Half of the Northwest Quarter;
The East Half of the Northeast Quarter;
The Northeast Quarter of the Southeast Quarter;
The Southwest Quarter of the Southeast Quarter;
The East Half of the Southwest Quarter;
The Northwest Quarter of the Southeast Quarter.
T-1775 and T-1774) Excepting all Roadways.

Microfilm No. 151949
30 Day December 14
At 6:20 O'clock P.M.
Lois Bott
Orovida Co. Recorder
Fees 22.00 Deputy
Recorded at Request of
Northern Title Co.

NTC-69492

(Space Above For Recorder's Use)

WARRANTY DEED

For good and valuable consideration, the receipt of which is hereby acknowledged, SHEEP TRAIL RANCH LLC, an Idaho limited liability company ("**Grantor**"), conveys, grants and warrants to MALAD FARM, LLC, an Idaho limited liability company, ("**Grantee**"), whose address is 16904 Juanita Dr. NE, Ste 269, Kenmore, WA 98028 and its successors and assigns forever, the real property described on the attached Exhibit A:

SUBJECT TO taxes and assessments for the year 2015 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record and those listed on the Exhibit B attached hereto (collectively the "**Permitted Encumbrances**").

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way, Grantor's right title and interest in State of Idaho water right permits listed on the attached Exhibit C, all other water rights and entitlements to receive water under ditch or canal company shares or otherwise, in anywise appertaining to the property herein described as well in law as in equity.

The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said premises; that the premises are free from all liens, claims and encumbrances, excepting Permitted Encumbrances, and that Grantor will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 29th day of December, 2014.

SHEEP TRAIL RANCH LLC

By: T. Peter Thomas

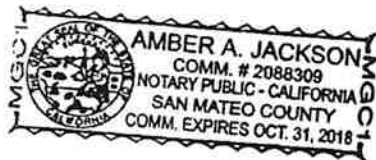
Name: T. Peter Thomas

Title: Manager

STATE OF California)
County of San Mateo) ss.

On this 29 day of December, 2014, before me, the undersigned Notary Public in and for said State, personally appeared T. Peter Thomas, known or identified to me to be a Manager of Sheep Trail Ranch LLC, the Idaho limited liability company that executed the foregoing instrument and the person whose name is subscribed to the within instrument, and acknowledged to me that said limited liability company 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.



Amber Jackson
Notary Public, State of ~~Idaho~~ California
Residing at San Mateo County
Commission expires: Oct, 31, 2018

Exhibit A

Legal Description and Depiction of Property

Parcel 1:

Section 27, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho

The West Half of the Southwest Quarter.

Also, Commencing at a point 24 rods South of the Northwest Corner of the Southwest Quarter of the Northwest Quarter of Section 27, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running East 80 rods; thence South 56 rods; thence West 80 rods; thence North 56 rods to the Place of Beginning. (T-183)

Section 28, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho

The North Half of the Northwest Quarter;

The North Half of the Southwest Quarter of the Northwest Quarter;

The South Half of the Southwest Quarter of the Northwest Quarter;

The Southeast Quarter of the Northwest Quarter;

The South Half of the Northeast Quarter;

The North Half of the Southeast Quarter;

The South Half of the Southeast Quarter;

The Northwest Quarter of the Southwest Quarter;

The East Half of the Southwest Quarter;

The Southwest Quarter of the Southwest Quarter.

Section 33, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho
The East Half and the East Half of the Southwest Quarter.

Section 34, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho

The West Half of the Southwest Quarter;

The Northwest Quarter of the Northwest Quarter;

The Southwest Quarter of the Northwest Quarter;

The Southeast Quarter of the Southwest Quarter.

Parcel 2:

Section 36, Township 13 South, Range 35 East, Boise Meridian, Oneida County, Idaho

The West Half of the Northeast Quarter;

The East Half of the Northwest Quarter;

The East Half of the Northeast Quarter;

The Northeast Quarter of the Southeast Quarter;

The Southwest Quarter of the Southeast Quarter;

The East Half of the Southwest Quarter;

The Northwest Quarter of the Southeast Quarter.

(T-1775 and T-1774) Excepting all Roadways.

Parcel 3:

TOWNSHIP 14 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.

SECTION 29: THE NORTH HALF OF SECTION 29

EXCEPTING THEREFROM: THE WEST HALF OF THE NORTHWEST QUARTER.

Exhibit A

Legal Description and Depiction of Property

Parcel 1:

Section 27, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho

The West Half of the Southwest Quarter.

Also, Commencing at a point 24 rods South of the Northwest Corner of the Southwest Quarter of the Northwest Quarter of Section 27, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running East 80 rods; thence South 56 rods; thence West 80 rods; thence North 56 rods to the Place of Beginning. (T-183)

Section 28, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho

The North Half of the Northwest Quarter;

The North Half of the Southwest Quarter of the Northwest Quarter;

The South Half of the Southwest Quarter of the Northwest Quarter;

The Southeast Quarter of the Northwest Quarter;

The South Half of the Northeast Quarter;

The North Half of the Southeast Quarter;

The South Half of the Southeast Quarter;

The Northwest Quarter of the Southwest Quarter;

The East Half of the Southwest Quarter;

The Southwest Quarter of the Southwest Quarter.

Section 33, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho

The East Half and the East Half of the Southwest Quarter.

Section 34, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho

The West Half of the Southwest Quarter;

The Northwest Quarter of the Northwest Quarter;

The Southwest Quarter of the Northwest Quarter;

The Southeast Quarter of the Southwest Quarter.

Parcel 2:

Section 36, Township 13 South, Range 35 East, Boise Meridian, Oneida County, Idaho

The West Half of the Northeast Quarter;

The East Half of the Northwest Quarter;

The East Half of the Northeast Quarter;

The Northeast Quarter of the Southeast Quarter;

The Southwest Quarter of the Southeast Quarter;

The East Half of the Southwest Quarter;

The Northwest Quarter of the Southeast Quarter.

(T-1775 and T-1774) Excepting all Roadways.

Parcel 3:

TOWNSHIP 14 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.

SECTION 29: THE NORTH HALF OF SECTION 29

EXCEPTING THEREFROM: THE WEST HALF OF THE NORTHWEST QUARTER.

Exhibit B**Permitted Exceptions**

1. Mountain States Telephone and Telegraph Easement recorded in Oneida County Recorder's office on August 24, 1929, under instrument number 46061.
2. The American Telephone and Telegraph Company Easement recorded in Oneida County Recorder's office on November 27, 1929, under instrument number 46416.
3. The American Telephone and Telegraph Company Easement recorded in Oneida County Recorder's office on February 7, 1929, under instrument number 46422.
4. Right of Way Easement recorded in Oneida County Recorder's office on October 24, 1944, under instrument number 65766.
5. The American Telephone and Telegraph Company Easement recorded in Oneida County Recorder's office on November 17, 1951, under instrument number 72621.
6. The American Telephone and Telegraph Company Easement recorded in Oneida County Recorder's office on November 17, 1951, under instrument number 72622.
7. The American Telephone and Telegraph Company Easement recorded in Oneida County Recorder's office on December 17, 1951, under instrument number 72708.
8. The American Telephone and Telegraph Company Easement recorded in Oneida County Recorder's office on August 16, 1971, under instrument number 96415.
9. Buried Pipeline Easement Agreement recorded in Oneida County Recorder's office on January 20, 2010, under instrument number 145284.
10. Right of Way recorded in Oneida County Recorder's office on December 6, 2003, under instrument number 135379.
11. Reservations to all mineral deposits, and right of way for ditches and canals contained in Patent recorded in Oneida County Recorder's office on November 4, 1971, under instrument number 89672.
12. Reservations to all mineral deposits, and right of way for ditches and canals contained in Patent recorded in Oneida County Recorder's office on December 12, 1957 under instrument number 78344.

151949

Exhibit C

Water Right Permits

State of Idaho water right permits:

15-7192

15-7193

15-7237

Microfilm No. 162578
 03 Day Dec 20 21
 At 01 20 O'clock PM
 Onelda Co. Recorder
 Fee \$ 15.00 Deputy
 Recorded at Request of
 Northern Title Company- Malad

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, Malad Farms, LLC, an Idaho limited liability company ("**Grantor**"), does hereby grant, bargain, sell and convey unto S Bar S Ranch, LLC, an Idaho limited liability company ("**Grantee**"), whose address is 1885 E HWY 36, Malad, ID 83252, the real estate situated in Oneida County, Idaho as set forth in Exhibit A attached hereto and incorporated herein (the "**Premises**").

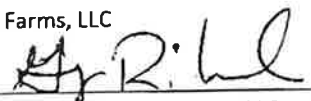
Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the rents, issues and profits thereof accruing after the date set forth below; all water rights and entitlements to water appurtenant thereto, including State of Idaho water right nos. 15-7193 and 15-7215; and all estate, right, title and interest in and to the Premises, as well in law as in equity, except as expressly provided otherwise herein.

To have and to hold, the Premises together with the appurtenances unto Grantee and their heirs and assigns forever, subject to such easements, restrictions, reservations, and other exceptions as are of record or as may be determined by an inspection of the Premises; building or use and zoning restrictions; ordinances of any governmental unit; those matters made, suffered or done by the Grantee; and general taxes and assessments, if any, for the current year that are not yet due and payable (collectively the "**Permitted Exceptions**").

Grantor does hereby covenant to and with Grantee, and its successors and assigns forever, that Grantor is owner in fee simple of the Premises; that Grantor has a good right to convey the fee simple; that the Premises are free from any and all liens, claims, encumbrances or other defects of title created or suffered by or through Grantor, except the Permitted Exceptions; and that Grantor shall warrant and defend the same against any other liens, claims, encumbrances or defects of title created or suffered by Grantor, or any person claiming by, through or under Grantor, but none other.

DATED effective as of the 3rd day of December, 2021.

Malad Farms, LLC

By: 

HarvestWest Investments, LLC, a Delaware limited liability company

HarvestWest Management, LLC, a Delaware limited liability company, its manager

By: Greg Richards, Managing Director

EXHIBIT A

PARCEL 1:

Section 36, Township 13 South, Range 35 East, Boise Meridian, Oneida County, Idaho

The West Half of the Northeast Quarter;

The East Half of the Northwest Quarter;

The East Half of the Northeast Quarter;

The Northeast Quarter of the Southeast Quarter;

The Southwest Quarter of the Southeast Quarter;

The East Half of the Southwest Quarter;

The Northwest Quarter of the Southeast Quarter.

(T-1775 and T-1774) Excepting all Roadways.

ALSO:

Commencing at a point 1320 feet North from the Southeast corner of the Northeast quarter of Section 3, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running East 375 feet, thence North 40° West 1565 feet, thence South 45° 30' West 580 feet, thence South 12°00' West 670 feet, thence South 57° 00' West 160 feet, thence South 60 feet, thence East 1300 feet to the point of beginning.

The South 58 rods of the Southwest quarter of the Southeast quarter of Section 3, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho.

The Southwest quarter of the Northwest quarter, the Northwest quarter of the Southwest quarter of Section 2; the Southeast quarter of the Northeast quarter, and the Northeast quarter of the Southeast quarter of Section 3, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho.

EXCEPTING THEREFROM:

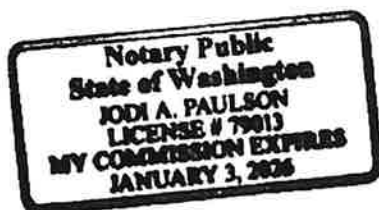
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 14 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2, FROM WHICH THE WEST QUARTER CORNER OF SECTION 2 BEARS SOUTH 00° 19' 16" EAST 2604.14 FEET;
 THENCE SOUTH 00° 19' 16" EAST 1291.24 FEET ALONG THE WEST LINE OF SAID SECTION 2 TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;
 THENCE SOUTH 89° 46' 54" EAST 548.57 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 13173, SET ON THE NORTHEASTERLY RIGHT OF WAY LINE OF DANIELS ROAD, THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 89° 46' 54" EAST 770.86 FEET ALONG SAID NORTH LINE TO A 5/8" REBAR WITH CAP SET ON THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;
 THENCE SOUTH 00° 16' 05" EAST 865.56 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO A 5/8" REBAR WITH CAP SET ON SAID NORTHEASTERLY RIGHT OF WAY LINE OF DANIELS ROAD;
 THENCE NORTH 42° 19' 54" WEST 924.46 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP;
 THENCE NORTH 47° 40' 06" EAST 12.00 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP;
 THENCE NORTH 42° 19' 54" WEST 239.41 FEET ALONG SAID RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING.

State of Washington)

County of King) ss.

This Special Warranty Deed was acknowledged before me on this 1 day of December, 2021, by Greg Richards, as Managing Director of Malad Farms, LLC.


Notary Public for WashingtonResiding at BelleveMy Commission expires 1/3/2026

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR TRANSFER OF WATER RIGHT – POINT(S) OF DIVERSION

This form may be used to apply to change and/or add points of diversion for existing water rights and to report an ownership change for a water right(s) in connection with the proposed point of diversion change(s). Do not use this form to apply for changes to other elements of a water right. See the [Application for Transfer Instructions](#) for help completing this form and for mailing addresses of Department offices where your application can be submitted.

Check all that apply:

- ☒ Change diversion point(s) ☐ Add diversion point(s) ☐ Ownership change ☐ Ownership split
☐ Transfer is for changes pursuant to Idaho Code § 42-221.O.8. Attach an explanation and any supporting documentation.

1. APPLICANT(S) S BAR S RANCH Phone (208)220-6161

2. MAILING ADDRESS 4885 E Hwy 36 City Malad

State ID Zip 83252 Email SIMPSON.SBARS@gmail.com

- ☐ If the applicant is not an individual and not registered to do business in the State of Idaho, attach documentation identifying officers authorized to sign for the applicant.
- ☐ If the applicant is not the current water right(s) owner, attach documentation of authority to file the application.
- ☐ If the application includes a change in ownership of water right(s), attach a copy of the conveyance document, such as a warranty deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property conveyed or description of the water right if no land is conveyed. Additional fee(s) are required for water right ownership changes; see Item 9 for the fee schedule.

If the ownership change resulted in the water right(s) being split, how did the division occur? Mark one:

- ☐ 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.
- ☐ If the application is not signed by the applicant, attach a Power of Attorney or other documentation providing authority to sign for the applicant.

3. LIST WATER RIGHT NUMBER(S) 15-7215

- ☒ Attach a copy of the water right(s) as recorded, available at idwr.idaho.gov, *Water Right Transfers, Step 1*, or by contacting any Department office.

4. TOTAL AMOUNT OF WATER transferred is 0.50 cubic feet per second and/or _____ acre-feet per annum.
(diversion rate) (storage volume)

5. **POINT OF DIVERSION** – Describe all the point(s) of diversion to be included on the water right(s) after the proposed change.

- ☐ Attach Eastern Snake Plain Aquifer (ESPA) analysis if this transfer proposes to change a point of diversion affecting the ESPA. ESPA analysis information is available at idwr.idaho.gov, *Water Rights, Water Right Transfers, Modeling Resources*.

[illegible]

6. GENERAL INFORMATION

- a. Describe the complete diversion system, including how you will accommodate a measuring device and lockable controlling works should they be required now or in the future:

The 25 Acres in the SWSE QQ of section 3 T14S R35E is being split off into a separate system, a new well will supply the 25 Acres.

- b. Who owns the property at the point(s) of diversion? S BAR S RANCH (Already submitted an ownership change)
If other than the applicant, describe the arrangement enabling the applicant to access the property for the diversion system:

- c. To your knowledge, has/is any portion of the water right(s) proposed to be changed:

Yes No

- ☐ ☒ undergone a period of five or more consecutive years of non-use,
☐ ☒ currently used in a mitigation plan limiting the use of water under the right(s), or
☐ ☒ currently enrolled in a Federal set-aside program limiting the use of water under the right(s)?

If yes, describe:

- d. Is any portion of the water right(s) proposed to be changed currently leased to the Water Supply Bank? ☐ Yes ☐ No

- ☐ If yes and there are multiple owners, attach a Lessor Designation form.
☐ If yes, the individual owner or designated lessor must complete, sign and attach an IRS Form W-9.
(Disregard if these items are on file and ownership has not changed.)

7. MAP – ☒ Attach a map of the diversion, measurement, control and distribution system. Include the place of use if a split of the water right occurred. Clearly label the map with township, range, section and ¼ ¼ of section information. You may create a map at idwr.idaho.gov, Water Rights, Water Right Transfers, File a Transfer Application, Step 2C.

8. SIGNATURE – The information in this application is true to the best of my knowledge. I understand any willful misrepresentations in this application may result in rejection of the application or cancellation of an approval.

Signature of applicant or authorized agent

JARED SIMPSON - OWNER
Print name and title if applicable

Date

2/10/22

Signature of applicant or authorized agent

TINA SIMPSON - OWNER
Print name and title if applicable

Date

2/10/22

9. FEE – ☐ The application filing fee provided in Idaho Code § 42-221.O, must be submitted with the application for transfer. Applications for changes pursuant to Idaho Code § 42-221.O.8. require a filing fee of \$50 per water right. All other application fees are based on the total amount of water proposed for transfer in Item 4: the larger fee for either cubic feet per second (diversion rate) or acre-feet per annum (storage volume). The Fee Schedule is available at www.idwr.idaho.gov, Water Right Transfers, Step 4 and in the Application for Transfer Instructions.

FOR DEPARTMENT USE ONLY

Transfer includes _____ pages of attachments.

Received by _____ Date _____

Fee paid \$500 Date 2-9-2022

Receipted by Christina Henman Receipt # E047790

((\$650 check)
Preliminary review by _____

Date _____

Active in the Water Supply Bank? Yes ☐ No ☐

W-9 received? Yes ☐ No ☐

Name on W-9 _____

W-9 forwarded to fiscal? Yes ☐ No ☐

(Do NOT scan the W-9 – confidential information is held by fiscal only)



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

March 17, 2022

S BAR RANCH LLC
4885 E HIGHWAY 36
MALAD CITY ID 83252-6008

Re: Change in Ownership for Water Right No(s): 15-7193, 15-7215

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)