

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

RECEIVED ✓
OCT 20 2021
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?
45-2539	Yes ☐	Yes ☐	45-13490	Yes ☐	Yes ☐
45-2586	Yes ☐	Yes ☐	45-13491	Yes ☐	Yes ☐
45-2595	Yes ☐	Yes ☐		Yes ☐	Yes ☐
45-2680	Yes ☐	Yes ☐		Yes ☐	Yes ☐
45-10923	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: TAT Farms, LLC, an Idaho limited liability company
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): David Beck and Sons Farms, LLC, an Idaho limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 225 S 300 W Burley ID 83318
Mailing address City State Zip
- 208-678-2781 _____
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: September 28, 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 # 45-2539

8. Signature: David Beck _____ _____
 Signature of new owner/claimant Title, if applicable Date
- _____
 Print name
- Signature: _____ _____ _____
 Signature of new owner/claimant Title, if applicable Date
- _____
 Print name

Received by SG Date 10/20/21 For IDWR Office Use Only: Receipt No. 5038879 Receipt Amt. \$175.00

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 12/13/2021

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

CASSIA COUNTY
RECORDED FOR:
TITLEONE - BURLEY
03:02:37 PM 09-30-2021
2021-005005
NO. PAGES: 3 FEE: \$15.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: EV
Electronically Recorded by Simplifile



Order Number: 21413848

Warranty Deed

For value received,

Trent J. Robinson and Terisa Robinson, husband and wife

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

David Beck and Sons Farms, LLC, an Idaho limited liability company

whose current address is 255 S 300 W Burley, ID 83318

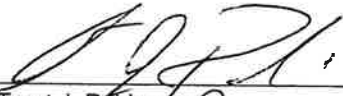
the grantee, the following described premises, in Cassia County, Idaho, to wit:

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.

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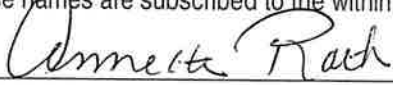
Dated: September 28, 2021


Trent J. Robinson

Terisa Robinson

State of Idaho, County of Cassia, ss.

On this 28 day of September in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Trent J. Robinson and Terisa Robinson, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.


Notary Public
Residing In: Reupert Id
My Commission Expires: 8-4-2023
(seal)

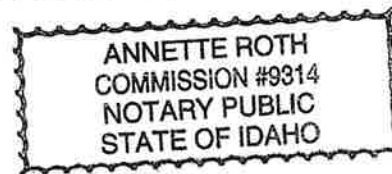


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 1: A part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ more particularly described as follows:

Beginning at the Northeast corner of the said NE $\frac{1}{4}$ NE $\frac{1}{4}$;

Thence South along the East Section line a distance of 440 feet;

Thence in a Northwesterly direction to a point on the North Section line, said point being 440 feet West of the Point of Beginning;

Thence East along the North Section line a distance of 440 feet to the Point of Beginning.

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

CASSIA COUNTY
RECORDED FOR:
TITLEONE - BURLEY
03:02:37 PM 09-30-2021
2021-005006
NO. PAGES: 4 FEE: \$15.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: EV
Electronically Recorded by Simplifile



Order Number: 21413848

Warranty Deed

For Value Received,

TAT Farms, LLC, an Idaho limited liability company, the Grantor, does hereby grant, bargain sell and convey unto, **David Beck and Sons Farms, LLC, an Idaho limited liability company**, whose current address is **255 S 300 W, Burley, ID 83318**, the Grantee, the following described premises, in **Cassia 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 successor 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 this page intentionally left blank.

Dated: September 28, 2021

TAT Farms, LLC, an Idaho limited liability company

BY: [Signature]
Trent J. Robinson, Member

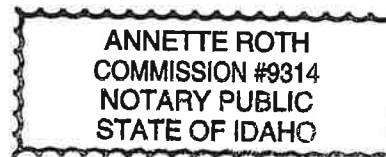
BY: [Signature]
Terisa Robinson, Member

State of Idaho, County of Cassia, ss.

On this 28 day of September 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Trent J. Robinson, known or identified to me to be a Member of TAT Farms, LLC the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public
Residing In: Rupert, ID
My Commission Expires: 8-4-2023



State of Idaho, County of Cassia, ss.

On this 28 day of September 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Terisa Robinson, known or identified to me to be a Member of TAT Farms, LLC the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public
Residing In: Rupert, ID
My Commission Expires: 8-4-2023

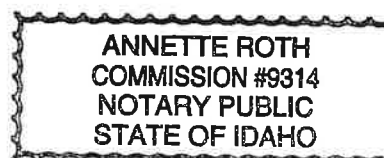


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

TRACT A

PARCEL NO. 1:
TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 1: **E½, EXCEPTING a part of the NE¼NE¼, more particularly described as follows:**

Beginning at the NE corner of the said NE¼NE¼;
Thence South along the East Section Line a distance of 440 feet;
Thence on a Northwesterly direction to a point on the North Section Line, said point being 440 feet West of the Point of Beginning;
Thence East along the North Section Line a distance of 440 feet to the Point of Beginning.

Section 9: **All that part of the S½S½NE¼ lying East of the Oakley Branch of the Oregon Short Line Railroad (now Union Pacific Railroad) right-of-way, and all that part of the SE¼ and S½SW¼ lying East of the Oakley Branch of the Oregon Short Line Railroad (now Union Pacific Railroad) right-of-way,**

EXCEPTING THEREFROM the following described tracts:

Tract No. 1:

Beginning at the Southwest corner of the SW¼ of said Section 9, Thence South 89°35' East for 1976.93 feet (2209.12 feet rec.) along section line to a point on the Easterly right-of-way of the Oakley Branch of the Union Pacific Railroad right-of-way; Thence North 21°49' East along said right-of-way for 561.49 feet to the True Point of Beginning;
Thence continuing North 21°49' East along said right-of-way for 189.0 feet to a point;
Thence East for 229.76 feet to a point;
Thence South for 175.46 feet to a point;
Thence West for 300.0 feet to the True Point of Beginning.

Tract No. 2:

Beginning at the Southwest corner of the SW¼ of said Section 9, Thence South 89°35' East for 1976.93 feet (2209.12 feet rec.) to a point on the Easterly right-of-way of the Union Pacific Railroad, Oakley Branch, which shall be the True Point of Beginning;
Thence continuing South 89°35' East for 508.73 feet to a point;
Thence North for 525.0 feet to a point;
Thence West for 300.0 feet to a point on the Easterly right-of-way of the Union Pacific Railroad, Oakley Branch;
Thence South 21°49' West for 561.49 feet along said Easterly Railroad right-of-way to the True Point of Beginning.

Section 10: **S½ and NW¼, EXCEPTING THEREFROM the following described tract:**

Beginning at the Northwest corner of the SW¼;
Thence South 400 feet;
Thence Northeasterly 550 feet, more or less, to a point lying 400 feet East of the W¼ corner of said Section 10;

Thence West 400 feet to the Point of Beginning.

PARCEL NO. 2:

**TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 16: ALL, EXCEPT the Oakley Branch of the Oregon Short Line Railroad (now Union Pacific Railroad) right-of-way.

PARCEL NO. 3:

**TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 1: A strip of land (1) rod wide along the South side of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ lying East of State Highway 27, more particularly described as follows:

Beginning at the Southwest corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; Thence North 89°37'36" East along the South line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ for a distance of 352.08 feet to a point on the Easterly right-of-way of State Highway 27, which shall be the POINT OF BEGINNING;

Thence North 33°35'18" East along said right-of-way for a distance of 19.89 feet to a point which bears 1 rod distant perpendicular from the South line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 1;

Thence North 89°37'36" East parallel with and 1 rod distant perpendicular from the South line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ for a distance of 966.38 feet to a point on the East line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$;

Thence South 00°04'18" East along the East line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ for a distance of 16.50 feet to the SE corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$;

Thence South 89°37'36" West along the South line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ for a distance of 977.40 feet to the POINT OF BEGINNING.

**TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 1: A strip of land (1) rod wide along the South side of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 1, more particularly described as follows:

Beginning at the Southwest corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; Thence North 89°37'36" East along the South line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ for a distance of 1329.48 feet to a point on the Southwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, which shall be the POINT OF BEGINNING;

Thence North 00°04'18" West along the West line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ for a distance of 16.50 feet to a point;

Thence North 89°37'36" East perpendicular with and 16.50 feet distant from the South line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ for a distance of 1329.47 feet to a point on the East line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$;

Thence South 00°07'01" East along the East line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ for a distance of 16.50 feet to the SE corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$;

Thence South 89°37'36" West along the South line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ for a distance of 1329.48 feet to the POINT OF BEGINNING.



0004253870

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***ANNUAL REPORT**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0004253870

Date Filed: 4/22/2021 11:26:16 AM

Entity Name and Mailing Address:

Entity Name: DAVID BECK AND SONS FARMS, LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0000318171
Address: 1360 ALBION AVE
BURLEY, ID 83318-1818

Entity Details:

Entity Status: Active-Existing
This entity is organized under the laws of: IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: W102982

The registered agent on record is:

Registered Agent: DAVID BECK
Registered Agent
Physical Address
255 S 300 W
BURLEY, ID 83318
Mailing Address

Limited Liability Company Managers and Members

Name	Title	Business Address
DAVID BECK	Member	255 S 300 W BURLEY, ID 83318

The annual report must be signed by an authorized signer of the entity.

Job Title: Member

David Beck

Sign Here

04/22/2021

Date

BUB03-3230 U4/22/2021 11:26 AM RECEIVED BY ID SECRETARY OF STATE LAWRENCE DENNEY



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

December 13, 2021

DAVID BECK & SONS FARMS LLC
255 S 300 W
BURLEY ID 83318-5021

Re: Change in Ownership for Water Right No(s): 45-2539, 45-2586, 45-2595, 45-2680, 45-10923, 45-13490, 45-13491

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, Burley File #21413848
Water District 140



211 West 13th Street
Burley, ID 83318
Ph. 208-878-3524
Fx. (866) 582-7546
www.titleonecorp.com

ID Dept. of Water Resources
650 Addison Ave. West, Suite 500
Twin Falls, ID 83301

RECEIVED
OCT 20 2021
DEPT OF WATER RESOURCES
SOUTHERN REGION

Date: 10/19/2021

Escrow No. 21413848
David Beck and Sons Farms, LLC/TAT Farms, LLC

Dear Clerk:

Enclosed with this letter please find the following documents in connection with the above referred to transaction:

- The original executed Notice of Change in Water Right Ownership
- Copies of two (2) recorded Warranty Deeds
- TitleOne check no. 37773 made payable to Idaho Department of Water Resources in the amount of \$175.00 for the transfer fee

Please make the necessary changes in the records to indicate the new owner for future water assessments and notices. Please send a receipted copy to this office.

Should you have any questions, please do not hesitate to contact Ashley Martinkus at the number listed above.

Very truly yours,
TITLEONE

Nancy Garrett
Ag Dept. Assistant

AR/nrg
Enc.
FedEx