

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED

SEP 02 2021

DEPT OF WATER RESOURCES
SOUTHERN PLAINS

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?
47-8206	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-10160	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-13317	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Blue Moon Properties, LLC

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Eagle View Farms, LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or

970 E. 3700 N.

Castleford

ID

83321

Mailing address

City

State

ZIP

208-308-3721

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: August 12, 2021

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 # 47-8206

8. Signature: [Signature] Member 8-11-2021

Signature of new owner/claimant

Title, if applicable

Date

- Signature: _____ Member _____

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by SG Date 9/2/21 Receipt No. 5038812 Receipt Amt. \$75.00

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 [Signature] Date 10/22/21

TWIN FALLS COUNTY

2021-018949

Pages: 4

Aug. 12, 2021 10:20 am

Fee: \$15.00

For: TITLE ONE Deputy: SBANJAC
KRISTINA GLASCOCK, COUNTY CLERK

21420680

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged **BLUE MOON PROPERTIES, LLC**, an Idaho limited liability company, the "Grantor", hereby grants, bargains, sells, and conveys unto **EAGLE VIEW FARMS, LLC**, an Idaho limited liability company, whose address is 970 East 3700 North, Castleford, ID 83321, the "Grantee", the following described premises located in Twin Falls County, Idaho, to wit:

PARCEL NO. 1

TOWNSHIP 10 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

Section 26: E $\frac{1}{2}$ NE $\frac{1}{4}$

SUBJECT TO Highway District right of way.

PARCEL NO. 2

TOWNSHIP 10 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

Section 26: W $\frac{1}{2}$ NE $\frac{1}{4}$

EXCEPT a parcel of land described as:

Beginning at the Northeast corner of Section 26, Township 10 South, Range 14 East Boise Meridian;

Thence South 89°59' West, 1,323.44 feet along the Section line common to Sections 26 and 23 to the 1/16 corner which said corner is THE REAL

POINT OF BEGINNING;

Thence South 89°59' West, 953.41 feet, a P.K. nail in oiled highway;

Thence South 0°01' East, 25.00 feet, a rebar pin;

Thence South 28°56'37" East, 416.80 feet, a rebar pin;

Thence North 88°41'48" East, 753.17 feet, a rebar pin;

Thence North 0°11'50" West, 347.85 feet, a P.K. nail in concrete;

Thence North 0°11'50" West, 25.00 feet, THE REAL POINT OF BEGINNING, as shown on the records of the County Recorder for Twin Falls County, Idaho.

"Relinquished Property"

PARCEL NO. 3

TOWNSHIP 10 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN, TWIN
FALLS COUNTY, IDAHO

Section 26: A parcel of land, more particularly described as follows:

Beginning at the Northeast corner;
Thence South 89°59' West, 1323.44 feet along the Section line common to Sections 26
and 23 to the one-sixteenth corner, which said corner is THE
REAL POINT OF BEGINNING;
Thence South 89°59' West, 953.41 feet, a P.K. nail in oiled highway;
Thence South 0°01' East, 25.00 feet, a rebar pin;
Thence South 28°56'37" East, 416.80 feet, a rebar pin;
Thence North 88°41'48" East, 753.17 feet, a rebar pin;
Thence North 0°11'50" West, 347.85 feet, a P.K. nail in concrete;
Thence North 0°11'50" West, 25.00 feet, THE REAL POINT OF BEGINNING.

Together with all water rights appurtenant thereto, including but not limited to
Water Rights Nos. 47-8206, 47-10160 and 47-13317 and 160.00 shares of stock in
the Twin Falls Canal Co.

(The foregoing real property and water rights are referred to below as "the Property".)

TO HAVE AND TO HOLD, unto Grantee, its successors and assigns forever.

SUBJECT TO the following: (a) general taxes and assessments, which are not yet due and
payable; and (b) the encumbrances, easements, restrictions and matters set forth on EXHIBIT A
attached hereto and incorporated herein (collectively the "Permitted Exceptions").

Grantor warrants that it is the owner in fee simple of the Property; that it has not conveyed
any interest in the Property to any person other than Grantee; that the Property is free from all
encumbrances created or suffered by Grantor, except for the Permitted Exceptions; and that
Grantor will warrant and defend the same against all lawful claims of all persons claiming by,
through or under Grantor.

IN WITNESS WHEREOF, the parties have executed the within instrument as of the 11
day of August, 2021.

"GRANTOR"

BLUE MOON PROPERTIES, LLC,
an Idaho limited liability company

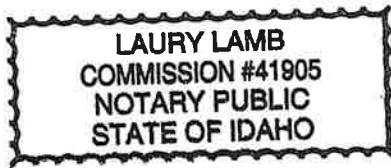
By: John Beukers
JOHN BEUKERS
Its: Member

By: Ruth Beukers
RUTH BEUKERS
Its: Member

STATE OF IDAHO)
)ss.
County of Jerome)

On this 11 day of August, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOHN BEUKERS, as a Member of BLUE MOON PROPERTIES, LLC, an Idaho limited liability company, known to me to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that he executed the same in such capacity.

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

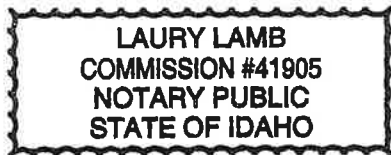


Laury Lamb
NOTARY PUBLIC for Idaho
Residing at: Jerome, ID
Commission Expires: 04/02/2022

STATE OF IDAHO)
)ss.
County of Jerome)

On this 11 day of August, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared RUTH BEUKERS, as a Member of BLUE MOON PROPERTIES, LLC, an Idaho limited liability company, known to me to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that she executed the same in such capacity.

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



Laury Lamb
NOTARY PUBLIC for Idaho
Residing at: Jerome, ID
Commission Expires: 04/02/2022

EXHIBIT A

1. Taxes, including any assessments collected therewith, for the year 2021 which are a lien not yet due and payable.
2. Liens, levies, and assessments of any and all irrigation districts, including but not limited to the American Falls Reservoir District, and the rights, powers, and easements of said district as provided by law.
3. Liens, levies, and assessments of any and all irrigation districts, including but not limited to the Twin Falls Canal Company, and the rights, powers, and easements of said district as provided by law.
4. Right-of-way for canals, laterals and waste ditches and the rights of access thereto for maintenance of said Twin Falls Canal Company.
5. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.
6. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company, a corporation
Purpose: Public Utilities
Recorded: October 2, 1989
Instrument No.: 960840
(Parcels No. 1 and No. 2)
7. Terms, conditions, easements and, obligations, if any, contained in Amended Agreement for Sprinkler Installation by and between Twin Falls Canal Company, an Idaho corporation and Richard D. Vanderstelt.
Recorded: October 12, 2006
Instrument No: 2006-025736
(Parcels No. 2, 3 and Additional Property)
8. Encroachment of a pivot from property described in Schedule C, onto adjacent property located on the North and East of said property described in Schedule C. (Parcel No. 2)
9. Encroachment of a pivot onto property described in Schedule C, from adjacent property located on the South and West of said property described in Schedule C. (Parcel No. 3)
10. Rights of the public in and to highway right of way adjacent to property described in Schedule C hereof.
11. Terms, conditions, easements and, obligations, if any, contained in Easement by and between Blue Moon Properties, LLC., an Idaho Limited Liability Company and Idaho Power and Buhl Highway District, and successors in interest.
Recorded: November 16, 2020
Instrument No: 2020023188
(Parcel No. 1)



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

October 22, 2021

EAGLE VIEW FARMS LLC
970 E 3700 N
CASTLEFORD ID 83321-6460

Re: Change in Ownership for Water Right No(s): 47-8206, 47-10160, and 47-13317

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) 736-3033.

Sincerely,

Benny Walker
Water Resource Agent, Senior

Enclosure(s)

c.TitleOne, Jerome; File No 21420680



237 N. Lincoln
Jerome, ID 83338
Ph. (208) 324-3357
Fx. (866) 310-3443
www.titleonecorp.com

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

Date: 09/01/2021

Escrow No. 21420680

RECEIVED
SEP 02 2021
DEPT OF WATER RESOURCES
SOUTHERN REGION

Greetings,

Enclosed please find the following documents.

- TitleOne Check no. 36847 in the amount of \$75.00
- Notice of Change in Water Right Ownership
- Copy of Recorded Warranty Deed

Please make necessary changes and return receipted copy to:

TitleOne Jerome
237 Lincoln Ave
Jerome, ID 83338

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

Best Regards,

Alyssa Olsen
Ag Escrow Assistant