

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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DEPT OF WATER RESOURCES
WATER RESOURCES
WESTERN REGION

Notice of Change in Water Right Ownership

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?
65-23602	Yes ☐	Yes ☐	65-1988	Yes ☐	Yes ☐
65-13986	Yes ☒	Yes ☐	65-2598	Yes ☐	Yes ☐
65-1979	Yes ☒	Yes ☐	65-2454A	Yes ☐	Yes ☐
65-11280	Yes ☐	Yes ☐	65-11376A	Yes ☐	Yes ☐
65-1978	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Raspberry Ranches LLC / Carol Lynn MacGregor
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): L & J Land and Livestock LLC, an Idaho limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 105 Lazy J. Road Garden Valley ID 83622
Mailing address City State ZIP
- 208-462-4661 jbeq54@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: December 6, 2019
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):
 o \$25 per *undivided* water right.
 o \$100 per *split* water right.
 o 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 # 65-1978

8. Signature: John C. Bequette John Bequette, Manager 12-27-19
 Signature of new owner/claimant Title, if applicable Date
- Signature: _____ _____ _____
 Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by LT Date 4/01/2020 Receipt No. W047966 Receipt Amt. \$300
 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 John Date 2-28-22

AFTER RECORDING RETURN TO:

Kimberly D. Maloney
Givens Pursley LLP
601 W. Bannock Street
Boise, ID 83702

(SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY)

GRANT DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, Raspberry Ranches, LLC, an Idaho limited liability company ("Grantor"), does hereby grant, bargain, sell and convey unto L & J Land and Livestock LLC, an Idaho limited liability company, whose current mailing address is 105 Lazy J. Road, Garden Valley, Idaho 83622 ("Grantee"), the following described real property, located in Valley County, Idaho, to wit:

See Exhibit A attached hereto and incorporated herein by this reference (the "Land"),

TOGETHER WITH all water and water rights and other entitlements to water appurtenant to or beneficially used upon the Land including, but not limited to, those described on Exhibit B, and all others represented by any decree, license, permit, claim, permit application or storage entitlement, and all other ditch and canal company, water association, irrigation district, or other water delivery entity shares and entitlements to receive water from any such company, association, district or other entity, and all ditch rights, easements, and rights of way associated with any irrigation or other water well, pump, delivery ditch, canal, lateral, pipeline, or facilities used to divert, convey or deliver any water, water rights, or entitlements appurtenant to or beneficially used upon the Land, and all minerals and mineral rights appurtenant thereto, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all estate, right, title and interest in and to the Land, as well in law as in equity (collectively, the Land and all appurtenances are, the "Premises").

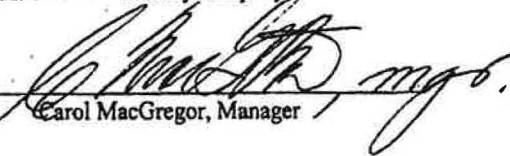
TO HAVE AND TO HOLD the Premises unto Grantee, its successors and assigns, forever, and subject to the Permitted Exceptions.

Grantor makes no covenants or warranties with respect to title, express or implied, other than that previous to the date of this deed, Grantor has not conveyed the same estate to any person other than Grantee and that such estate is, at the time of the execution of this deed, free from encumbrances made or suffered by the Grantor, or any person claiming under Grantor, subject, however, to (i) reservations or restrictions in federal patents or state or railroad deeds or in laws providing for such patents or deeds; (ii) building and zoning regulations and ordinances of any governmental entity; (iii) the lien of real property taxes not yet due and payable; (iv) all easements, rights of way, claims of easements, covenants, restrictions and encumbrances or other matters of record or that would appear from a survey or careful examination of the Property; and (v) those exceptions, if any, set forth on Exhibit C attached hereto and incorporated herein by this reference (collectively, the "Permitted Exceptions").

[signature page follows]

DATED effective as of the 6th day of December, 2019.

RASPBERRY RANCHES, LLC,
an Idaho limited liability company

By: 
Carol MacGregor, Manager

STATE OF IDAHO)
) ss.
County of Ada)

On this 6 day of December, 2019, before me, a Notary Public in and for said State, personally appeared Carol MacGregor, known or identified to me to be the manager of Raspberry Ranches, LLC, an Idaho limited liability company, the manager who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that she executed the same in said limited liability company name.

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



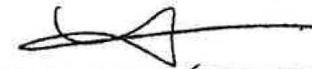

Notary Public for Idaho
Residing at Boise
My Commission expires 2-23-22

Exhibit A

Legal Description

PARCEL 1:

**TOWNSHIP 13 NORTH, RANGE 3 E.B.M., VALLEY COUNTY, IDAHO
SECTION 13: S½NE¼ LYING SOUTH OF THE COUNTY ROAD; S½, EXCEPT THAT PORTION OF
THE SE¼SE¼ LYING EAST OF THE COUNTY ROAD.**

SECTION 14: S½

**TOWNSHIP 13 NORTH, RANGE 4 E.B.M., VALLEY COUNTY, IDAHO
SECTION 18: GOVERNMENT LOTS 2 AND 3; SE¼NW¼; NE¼SW¼, EXCEPT THAT PORTION
CONVEYED TO OREGON SHORT LINE RAILROAD COMPANY IN BOOK 9 OF DEEDS AT PAGE
189 AS INSTRUMENT NO. 19165.**

LESS AND EXCEPTING THEREFROM:

**A PARCEL OF LAND LOCATED IN THE S½ OF THE NW¼ OF SECTION 18, T. 13 N., R 4 E, B.M.
AND THE S½ OF THE NE¼ OF SECTION 13, T. 13 N., R 3 E., B.M. VALLEY COUNTY, IDAHO
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 13, CPF INST. 211111, CORNER
RECORDS OF SAID VALLEY COUNTY; THENCE A BEARING OF N 00°11'32" E, A DISTANCE OF
1315.90 FEET ON THE EAST BOUNDARY OF SAID SECTION 13 TO A 5/8 INCH REBAR
MARKING THE NORTH 1/16 CORNER ON THE EAST BOUNDARY OF SAID SECTION 13;
THENCE A BEARING OF N 00°11'32" E A DISTANCE OF 49.89 FEET ON THE WEST BOUNDARY
OF SAID S½ OF THE NW¼ OF SECTION 18 TO A 5/8 INCH REBAR MARKING THE NORTH
1/16 CORNER ON SAID WEST BOUNDARY OF SECTION 18 BEING THE TRUE POINT OF
BEGINNING; THENCE THE BEARING OF S 89°38'45" E, A DISTANCE OF 30.00 FEET ON THE
NORTH BOUNDARY OF SAID S½ OF THE NW¼ OF SECTION 18 TO A 5/8 INCH REBAR;
THENCE A BEARING OF S 18°02'18" W A DISTANCE OF 52.21 FEET TO A 5/8 INCH REBAR;
THENCE A BEARING OF S 26°28'50" W, A DISTANCE OF 31.61 FEET TO A POINT ON THE
SECTION LINE COMMON TO SAID SECTION 13 AND SECTION 18; THENCE A BEARING OF S
26°28'50" W, A DISTANCE OF 629.89 FEET TO A 5/8 INCH REBAR; THENCE A BEARING OF S
4°12'47" E, A DISTANCE OF 416.45 FEET TO A 5/8 INCH REBAR; THENCE A BEARING OF S
20°14'03" W, A DISTANCE OF 51.87 FEET TO A 5/8 INCH REBAR; THENCE ON A CURVE TO
THE RIGHT, WHICH CURVE HAS A LENGTH OF 104.95 FEET, A RADIUS OF 86.62 FEET, AND A
CHORD WHICH BEARS S 54°56'39" W, A DISTANCE OF 98.65 FEET TO A 5/8 REBAR; THENCE
A BEARING OF S 89°39'15" W, A DISTANCE OF 185.50 FEET TO A 5/8 INCH REBAR; THENCE
A BEARING OF N 2°00'15" W A DISTANCE OF 722.04 FEET ADJACENT TO CABARTON ROAD
TO A 5/8 INCH REBAR; THENCE A BEARING OF N 89°45'20" E, A DISTANCE OF 235.00 FEET
TO A 5/8 INCH REBAR; THENCE A BEARING OF N 2°00'15" W, A DISTANCE OF 185.38 FEET
TO A 5/8 INCH REBAR; THENCE A BEARING OF N 87°59'46" E, A DISTANCE OF 212.97 FEET
TO A 5/8 INCH REBAR; THENCE A BEARING OF N 2°00'15" W, A DISTANCE OF 24.02 FEET TO
A 5/8 INCH REBAR; THENCE A BEARING OF S 87°59'46" W, A DISTANCE OF 212.97 FEET TO
A 5/8 INCH REBAR; THENCE A BEARING OF N 2°00'15" W, A DISTANCE OF 180.60 FEET TO A
5/8 INCH REBAR; THENCE A BEARING OF N 89°45'20" E, A DISTANCE OF 338.45 FEET ON
THE NORTH BOUNDARY OF SAID S½ OF THE NE¼ OF SECTION 13 TO A 5/8 INCH REBAR
MARKING SAID N 1/16 CORNER OF SECTION 13; THENCE A BEARING OF N 00°11'32" E A
DISTANCE OF 49.89 FEET ON THE WEST BOUNDARY OF SAID S½ OF THE NW¼ OF SECTION
18 TO THE POINT OF BEGINNING.**

ALSO EXCEPTING THEREFROM:

2 ✓ A PARCEL OF LAND LOCATED IN THE S½ OF THE NE¼ OF SECTION 13, T. 13 N., R 3 E, B.M., VALLEY COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 13, CPF INST. 211111, CORNER RECORDS OF SAID VALLEY COUNTY; THENCE A BEARING OF N 00°11'32" E, A DISTANCE OF 1315.90 FEET ON THE EAST BOUNDARY OF SAID SECTION 13 TO A 5/8 INCH REBAR MARKING THE N 1/16 CORNER ON THE EAST BOUNDARY OF SAID SECTION 13; THENCE A BEARING OF S 89°45'20" W A DISTANCE OF 338.45 FEET ON THE NORTH BOUNDARY OF SAID S½ OF THE NE¼ OF THE SECTION 13 TO A 5/8 INCH REBAR MARKING THE TRUE POINT OF BEGINNING. THENCE A BEARING OF S 2°00'15" E, A DISTANCE OF 180.60 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING OF N 87°59'46" E A DISTANCE OF 212.97 FEET TO A 5/8 INCH REBAR; THENCE A BEARING OF S 2°00'15" E, A DISTANCE OF 24.02 FEET TO A 5/8 INCH REBAR; THENCE A BEARING OF S 87°59'46" W, A DISTANCE OF 212.97 FEET TO A 5/8 INCH REBAR; THENCE A BEARING OF S 2°00'15" E, A DISTANCE OF 185.38 FEET TO A 5/8 INCH REBAR; THENCE A BEARING OF S 89°45'20" W, A DISTANCE OF 235.00 FEET TO A 5/8 INCH REBAR; THENCE A BEARING OF N 2°00'15" W, A DISTANCE OF 390.00 FEET ADJACENT TO CABARTON ROAD TO A 5/8 INCH REBAR; THENCE A BEARING OF N 89°45'20" E A DISTANCE OF 235.00 FEET ON SAID NORTH BOUNDARY OF THE S½ OF THE NE¼ OF SECTION 13 TO THE POINT OF BEGINNING.

3 ✓ ALSO EXCEPTING THEREFROM:

A PARCEL OF LAND LOCATED IN A PORTION OF THE S½ OF SECTION 14 AND A PORTION OF THE SW¼ OF SECTION 13, T. 13 N., R 3 E, B.M., VALLEY COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST ¼ OF SAID SECTION 14, A FOUND BRASS CAP MONUMENTED, CPF INST. NO. 344538, CORNER RECORDS OF SAID VALLEY COUNTY, SAID CORNER BEING THE TRUE POINT OF BEGINNING; THENCE A BEARING OF S 89°48'10" E, A DISTANCE OF 2494.73 FEET, ON THE NORTH BOUNDARY LINE OF THE S½ OF SAID SECTION 14, TO A SET 5/8 INCH REBAR; THENCE A BEARING OF S 14°44'05" E, A DISTANCE OF 1901.05 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING OF S 77°48'45" E, A DISTANCE OF 1189.43 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING OF N 77°36'17" E, A DISTANCE OF 1394.46 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING OF S 26°22'57" E, A DISTANCE OF 13.89 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING OF S 02°38'33" W, A DISTANCE OF 481.67 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING OF N 86°15'54" W, A DISTANCE OF 192.16 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING OF S 03°47'52" W, A DISTANCE OF 394.91 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 14, A FOUND BRASS CAP MONUMENT, CPF INST. NO. 344542, CORNER RECORDS OF SAID VALLEY COUNTY; THENCE A BEARING OF N 89°32'10" W, A DISTANCE OF 2634.98 FEET, ON THE SOUTH BOUNDARY LINE OF SAID SECTION 14, TO THE SOUTH ¼ CORNER OF SAID SECTION 14, A FOUND ALUMINUM PIPE MONUMENT, CPF INST. NO. 344539, CORNER RECORDS OF SAID VALLEY COUNTY, THENCE A BEARING OF N 89°32'35" W, A DISTANCE OF 2635.67 FEET, ON SAID SOUTH BOUNDARY LINE OF SECTION 14, TO THE SOUTHWEST CORNER OF SAID SECTION 14, A FOUND BRASS CAP MONUMENT, CPF INST. NO. 344536, CORNER RECORDS OF SAID VALLEY COUNTY; THENCE A BEARING OF N 00°02'06" E, A DISTANCE OF 2631.66 FEET, ON THE WEST BOUNDARY LINE OF SAID SECTION 14, TO THE POINT OF BEGINNING.

4 ✓ ALSO EXCEPTING THEREFROM:

A PARCEL OF LAND LOCATED IN A PORTION OF THE S½ OF SECTION 13, T. 13 N., R 3 E, B.M., VALLEY COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13, A FOUND BRASS CAP MONUMENT, CPF INST. NO. 344542, CORNER RECORDS OF SAID VALLEY COUNTY; THENCE A BEARING OF N 89°39'50" E, A DISTANCE OF 160.38 FEET, ON THE SOUTH BOUNDARY LINE

OF SAID SECTION 13, TO A SET 5/8 INCH REBAR BEING THE TRUE POINT OF BEGINNING. THENCE A BEARING OF N 08°35'45" E, A DISTANCE OF 384.91 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING OF N 02°38'33" E, A DISTANCE OF 481.67 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING OF N 26°22'57" W, A DISTANCE OF 13.89 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING OF N 70°03'33" E, A DISTANCE OF 468.32 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING OF N 62°44'15" E, A DISTANCE OF 1291.33 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING OF N 25°42'37" E, A DISTANCE OF 169.60 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING OF N 10°50'11" W, A DISTANCE OF 641.83 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING OF N 88°41'52" E, A DISTANCE OF 277.07 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING OF S 01°59'09" E, A DISTANCE OF 97.25 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING OF S 83°08'18" E, A DISTANCE OF 71.45 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING OF S 02°43'46" W, A DISTANCE OF 18.06 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING OF S 70°34'39" E, A DISTANCE OF 432.04 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING OF N 35°16'17" E, A DISTANCE OF 15.71 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING OF S 61°10'54" E, A DISTANCE OF 122.96 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING OF N 01°47'06" E, A DISTANCE OF 516.67 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING OF N 89°54'07" E, A DISTANCE OF 834.15 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING S 03°04'27" W, A DISTANCE OF 2606.77 FEET TO A SET 5/8 INCH REBAR ON THE SOUTH BOUNDARY LINE OF SECTION 13; THENCE A BEARING OF S 89°53'24" W, A DISTANCE OF 739.41 FEET TO THE SOUTH ¼ CORNER OF SAID SECTION 13, A FOUND ALUMINUM PIPE MONUMENT; THENCE A BEARING OF S 89°39'50" W, A DISTANCE OF 2460.39 FEET, ON SAID SOUTH BOUNDARY LINE OF SECTION 13, TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

A PARCEL OF LAND LOCATED IN A PORTION OF THE SW¼ OF SECTION 13, T. 13 N., R 3 E, B.M., VALLEY COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13, A FOUND BRASS CAP MONUMENT, CPF INST. NO. 344542, CORNER RECORDS OF SAID VALLEY COUNTY, SAID CORNER BEING THE TRUE POINT OF BEGINNING. THENCE A BEARING OF N 89°39'50" E, A DISTANCE OF 160.38 FEET, ON THE SOUTH BOUNDARY LINE OF SAID SECTION 13, TO A SET 5/8 INCH REBAR; THENCE A BEARING OF N 08°35'45" E, A DISTANCE OF 384.91 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING OF N 86°15'54" W, A DISTANCE OF 192.16 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING OF S 03°47'52" W, A DISTANCE OF 394.91 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

TOWNSHIP 13 NORTH, RANGE 3 E.B.M., VALLEY COUNTY, IDAHO
SECTION 24: ALL

TOWNSHIP 13 NORTH, RANGE 4 E.B.M., VALLEY COUNTY, IDAHO

SECTION 19: GOVERNMENT LOT 1 LYING WEST OF THE COUNTY ROAD; GOVERNMENT LOTS 2, 3, AND 4

ALSO INCLUDING: A PARCEL OF LAND LOCATED IN A PORTION OF THE SW¼ OF SECTION 13, T. 13 N., R 3 E, B.M., VALLEY COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13, A FOUND BRASS CAP MONUMENT, CPF INST. NO. 344542, CORNER RECORDS OF SAID VALLEY COUNTY, SAID

CORNER BEING THE TRUE POINT OF BEGINNING. THENCE A BEARING OF N 89°39'50" E, A DISTANCE OF 160.38 FEET, ON THE SOUTH BOUNDARY LINE OF SAID SECTION 13, TO A SET 5/8 INCH REBAR; THENCE A BEARING OF N 08°35'45" E, A DISTANCE OF 384.91 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING OF N 86°15'54" W, A DISTANCE OF 192.16 FEET TO A SET 5/8 INCH REBAR; THENCE A BEARING OF S 03°47'52" W, A DISTANCE OF 394.91 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

TOWNSHIP 13 NORTH, RANGE 4 E.B.M., VALLEY COUNTY, IDAHO
SECTION 30: GOVERNMENT LOTS 2, 3, 6 AND 10, EXCEPT RAILROAD AND PUBLIC ROAD RIGHT OF WAY; NE¼NW¼, EXCEPT RAILROAD; SE¼NW¼; NE¼SW¼; NW¼NE¼; SW¼SE¼;

ALSO EXCEPT A PORTION OF THE NE¼NW¼: COMMENCING AT THE SECTION CORNERS COMMON TO SECTIONS 24 AND 25, T. 13 N., R 3 E. AND SECTIONS 19 AND 30, T. 13N., R. 4 E., B.M., BEING A BUREAU OF LAND MANAGEMENT BRASS CAP, CP&F #363792; THENCE S. 88°34'55" E. ON THE SECTION LINE BETWEEN SECTIONS 19 AND 30, A DISTANCE OF 711.82 FEET TO THE EASTERLY RIGHT OF WAY OF THUNDER MOUNTAIN LINE RAILROAD RIGHT OF WAY BEING A 5/8 INCH REBAR AND THE TRUE POINT OF BEGINNING. THENCE ON SAID EASTERLY RIGHT OF WAY ON A CURVE TO THE LEFT, WHICH CURVE HAS A RADIUS OF 11,409.19 FEET, A DELTA ANGLE OF 0°15'45", A LENGTH OF 51.29 FEET, A LONG CHORD BEARS S. 15°06'07" W. A DISTANCE OF 52.29 FEET TO A 5/8 INCH REBAR; THENCE S. 88°01'58" E. A DISTANCE OF 444.10 FEET TO A 5/8 INCH REBAR; THENCE S. 27°35'25" E. A DISTANCE OF 362.29 FEET TO A 5/8 INCH REBAR; THENCE S. 65°52'57" E. A DISTANCE OF 208.32 FEET TO A 5/8 INCH REBAR; THENCE N. 25°42'52" E. A DISTANCE OF 496.27 FEET TO A 5/8 INCH REBAR BEING ON THE SECTION LINE BETWEEN SAID SECTIONS 19 AND 30; THENCE N. 88°34'55" W. ON SAID SECTION LINE A DISTANCE OF 1003.78 FEET TO THE POINT OF BEGINNING.

SECTION 31: GOVERNMENT LOTS 5 AND 8

Exhibit B

Water Rights

All appurtenant rights including but not limited to the following water rights identified in the records of the Idaho Department of Water Resources:

65-23602 (irrigation)
65-13986 (irrigation)
65-1979 (irrigation)
65-11280 (irrigation)
65-1978 (domestic)
65-1988 (domestic)
65-2598 (irrigation)
65-2454A (irrigation)
65-11376A (irrigation)

Exhibit C

Permitted Exceptions

9. Lack of a right of access to and from said lands. Access is by way of a crossing permit and is subject to the terms and conditions of said permit.

(P3 Sec 30)
10. Levies and assessments of South Lake Recreational Water and Sewer District.
11. Easement for perpetual and exclusive easement to construct, maintain, operate, repair and renew a pipe line for conveying water granted to Oregon Short Line Railroad Company, recorded October 28, 1913, as Instrument No. 19166, Book 6 of Misc., Page 94.

(affects NE4SE4 Sec. 13, Lot 3 and NE4SW4 Sec. 18)
12. Easement for perpetual and exclusive easement to construct, maintain, operate, repair and renew a pipe line for conveying water granted to Oregon Short Line Railroad Company, recorded January 8, 1914, as Instrument No. 19608, Book 37 of Deeds, Page 440.

(affects NW4SE4 Sec. 13)
13. Agreement upon the terms, conditions and provisions contained therein:
Parties: Gordon MacGregor and Nellie I. MacGregor, John L. Taylor and Ann J. Taylor, and Pablo Aramburu and Attriss Aramburu
Recorded: March 5, 1946, Instrument No. 34276, Book 8 of Misc., Page 56

Reaffirmation Agreement recorded June 6, 2011, as Instrument No. 360713.

(affects Sec. 24, 19, 30 and 31)
14. Agreement upon the terms, conditions and provisions contained therein:
Parties: Daisy Frances Miller, formerly Daisy Frances Leslie, and Dora House
Recorded: July 21, 1955, Instrument No. 48589, Book 9 of Misc., Page 591

(affects Sec. 11, ptn. of Sec. 14 and other)
15. Easement Deed Agreement upon the terms, conditions and provisions contained therein:
Parties: Edgar W. House and Dora Davidson House, Michael Davidson House and Iris L. House, Michael Davidson House as Conservator for Brenda K. House, MacGregor Land and Livestock Company, and the United States of America
Recorded: June 30, 1982, Instrument No. 121230

(affects SW4SW4 Sec. 11, NW4NW4NW4 Sec. 14)
16. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by survey recorded May 25, 1995, as Instrument No. 211006.
17. Easement granted to Idaho Power Company over NE4SW4 Sec. 13, recorded December 27, 1999, as Instrument No. 244893.

18. Easement granted to Idaho Power Company over NW4NW4 Sec. 14, recorded August 2, 2000, as Instrument No. 248793.
19. Member Agreement upon the terms, conditions and provisions contained therein:
Parties: Jock MacGregor and Idaho Wastewater Treatment Services, Inc.
Recorded: August 14, 2006, Instrument No. 312171

(affects NE4NW4 Sec. 30)
20. Easement granted to Idaho Power Company over NW4 Sec. 30, recorded December 6, 2006, as Instrument No. 316130.
21. Easement granted to Idaho Power Company over SE4NE4 Sec. 13, recorded December 6, 2006, as Instrument No. 316133.
22. Easement granted to Idaho Power Company over SE4 Sec. 13, recorded December 26, 2007, as Instrument No. 327920.
23. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by survey recorded October 19, 2009, as Instrument No. 346357 (S2NE4 Sec. 13).
24. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by survey recorded October 31, 2012, as Instrument No. 373102 (S2NE4 Sec. 13 and S2NW4 Sec. 13).
25. Right-of-way or easement of Cabarton Road, West Mountain Road and Belvidere Lane.
26. Any claim arising from the difference in the mean high water line of the North Fork Payette River and the meander line as shown by the Original Government Survey.
27. Provisions in deed to Raspberry Ranches, LLC, an Idaho Limited Liability Company, recorded January 9, 2015, as Instrument No. 389304 (P1)

Recording Requested By And
When Recorded Mail To:

Instrument # 388457

VALLEY COUNTY, CASCADE, IDAHO

11-13-2014 02:38:10 No. of Pages: 6

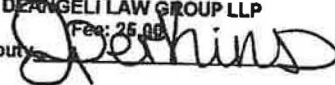
Recorded for : AHRENS DEANGELI LAW GROUP LLP

DOUGLAS A. MILLER

Ex-Officio Recorder Deputy

Index to: DEEDS

Fee: 25.00



Darin DeAngeli, PC
Ahrens DeAngeli Law Group LLP
P.O. Box 9500
Boise, Idaho 83707-9500

Grant Deed

Carol Lynn MacGregor, as her sole and separate property, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain and convey to Raspberry Ranches, LLC, an Idaho limited liability company, whose current address is 60 Raspberry Lane, Cascade, Idaho 83611, Grantee, the following described real property located in Valley County, Idaho, more particularly described as follows, to wit:

Township 13 North, Range 3 E.B.M., Valley County, Idaho

Section 11: SW1/4SE1/4; SE1/4SW1/4, and a portion of the SW1/4SW1/4 described as follows: Beginning at the Southwest corner of said Section 11, thence N. 0°55'04" E. along the West line of said Section 11, a distance of 666.91 feet;

thence N. 89°51'41" E. a distance of 432.00 feet;

thence N. 0°55'04" E. a distance of 186.00 feet;

thence N. 89°51'41" E. a distance of 159.78 feet to a point in the center of a roadway which is 20 feet wide being 10 feet on each side of the following described roadway centerline:

thence N. 76°09'16" E. a distance of 115.93 feet to a point of curvature;

thence along a curve to the left which has a central angle of 59°12'35", a radius of 75.0 feet, a tangent distance of 42.61 feet, and a long chord of 74.10 feet to a point of tangency;

thence N. 16°56'41" E. a distance of 35.73 feet to a point of curvature

thence along a curve to the left which has a central angle of 37°06'00", a radius of 100 feet, a tangent distance of 33.56 feet and a long chord of 64.73 feet to a point of tangency;

thence N. 20°09'19" W. a distance of 128.99 feet to a point of curvature;

thence along a curve to the right which has a central angle of 23°54'20", a radius of 140.0 feet, a tangent distance of 29.64 feet, and a long chord of 57.99 feet to a point of tangency;

thence N. 3°45'01" E. a distance of 124.90 feet to a point on the North line of said SW1/4SW1/4, the end of the common roadway in said SW1/4SW1/4;

thence N. 89°59'26" E. along the North line of said SW1/4SW1/4 a distance of 603.61 feet to the Northeast corner of said SW1/4SW1/4;

thence S. 0°41'02" W. along the East line of said SW1/4SW1/4 a distance of 1330.95 feet to the Southeast corner of said SW1/4SW1/4;

thence S. 89°51'41" W. along the South line of said SW1/4SW1/4 a distance of 1323.59 feet to the point of beginning.

EXCEPT: That portion conveyed to United States of America for road, by Deed recorded September 11, 1948, Book 26 of Deeds, Page 445, Instrument No. 39137.

Section 13: S1/2NE1/4 lying South of the county road; S1/2, EXCEPT that portion of the SE1/4SE1/4 lying East of the county road.

Section 14: NW1/4NE1/4; NW1/4: S1/2

Township 13 North, Range 4 E.B.M., Valley County, Idaho

Section 18: Government lots 2 and 3; SE1/4NW1/4; NE1/4SW1/4, EXCEPT that portion conveyed to Oregon Short line Railroad Company.

EXCEPTING therefrom a 6.93 acre parcel of land subject to the easement for operation and maintenance of a geothermal waterline (see Geothermal Waterline Easement attached hereto as Exhibit "A") located in the S1/2 of the NW1/4 of Section 18, T. 13 N., R. 4 E., B.M. and the S1/2 of the NE1/4 of Section 13, T. 13

N., R. 3 E., B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the east 1/4 corner of said Section 13, CPF Inst. 211111, corner records of said Valley County; Thence a bearing of N 0°11'32" E, a distance of 1315.90 feet on the east boundary of said Section 13 to a 5/8 inch rebar marking the north 1/16 corner on the east boundary of said Section 13; Thence a bearing of N 00°11'32" E a distance of 49.89 feet on the west boundary of said S1/2 of the NW1/4 of Section 18 to a 5/8 inch rebar marking north 1/16 corner on said west boundary of Section 18 being the TRUE POINT OF BEGINNING.

Thence a bearing of S 89°38'45" E, a distance of 30.00 feet on the north boundary of said S1/2 of the NW1/4 of Section 18 to a 5/8 inch rebar; Thence a bearing of S 18°02'18" W a distance of 52.21 feet to a 5/8 inch rebar; Thence a bearing of S 26°28'50" W, a distance of 31.61 feet to a point on the section line common to said Section 13 and Section 18; Thence a bearing of S 26°28'50" W, a distance of 629.89 feet to a 5/8 inch rebar; Thence a bearing of S 4°12'47" E, a distance of 416.45 feet to a 5/8 inch rebar; Thence a bearing of S 20°14'03" W, a distance of 51.87 feet to a 5/8 inch rebar; Thence on a curve to the right, which curve has a length of 104.95 feet, a radius of 86.62 feet, and a chord which bears S 54°56'39" W, a distance of 98.65 feet to a 5/8 rebar; Thence a bearing of S 89°39'15" W, a distance of 185.50 feet to a 5/8 inch rebar; Thence a bearing of N 2°00'15" W a distance of 722.04 feet adjacent to Cabarton Road to a 5/8 inch rebar; Thence a bearing of N 89°45'20" E, a distance of 235.00 feet to a 5/8 inch rebar; Thence a bearing of N 2°00'15" W, a distance of 185.38 feet to a 5/8 inch rebar; Thence a bearing of N 87°59'46" E, a distance of 212.97 feet to a 5/8 inch rebar; Thence a bearing of N 2°00'15" W, a distance of 24.02 feet to a 5/8 inch rebar; Thence a bearing of S 87°59'46" W, a distance of 212.97 feet to a 5/8 inch rebar; Thence a bearing of N 2°00'15" W, a distance of 180.60 feet to a 5/8 inch rebar; Thence a bearing of N 89°45'20" E, a distance of 338.45 feet on the north boundary of said S1/2 of the NE1/4 of Section 13 to a 5/8 inch rebar marking said N1/16 corner of Section 13; Thence a bearing of N 00°11'32" E a distance of 49.89 feet on the west boundary of said S1/2 of the NW1/4 of Section 18 to the POINT OF BEGINNING.

Said described parcel of land contains 6.93 acres, more-or-less together with and subject to rights-of-way and easements of record and/ or use.

FURTHER EXCEPTING therefrom a 2.22 acre parcel of land including an easement for geothermal waterline (see Geothermal Waterline Easement attached hereto as Exhibit "A") located in the S1/2 of the NE1/4 of Section 13, T. 13 N., R. 3 E., B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the east 1/4 corner of said Section 13, CPF Inst. 211111, corner records of said Valley County; Thence a bearing of N 0°11'32" E, a distance of 1315.90 feet on the east boundary of said Section 13 to a 5/8 inch rebar marking the N1/16 corner on the east boundary of said Section 13; Thence a bearing of S 89°45'20" W on the north boundary of said S1/2 of the NE1/4 of Section 13 to a 5/8 inch rebar marking the TRUE POINT OF BEGINNING.

Thence a bearing of S 2°00'15" E, a distance of 180.60 feet to a set 5/8 inch rebar; Thence a bearing of N 87°59'46" E a distance of 212.97 feet to a 5/8 inch rebar; Thence a bearing of S 2°00'15" E, a distance of 24.02 feet to a 5/8 inch rebar; Thence a bearing of S 87°59'46" W, a distance of 212.97 feet to a 5/8 inch rebar; Thence a bearing of S 2°00'15" E, a distance of 185.38 feet to a 5/8 inch rebar; Thence a bearing of S 89°45'20" W, a distance of 235.00 feet to a 5/8 inch rebar; Thence a bearing of N 2°00'15" W, a distance of 390.00 feet adjacent to Cabarton Road to a 5/8 inch rebar; Thence a bearing of N 89°45'20" E a distance of 235.00 feet on said north boundary of the S1/2 of the NE1/4 of Section 13 to the POINT OF BEGINNING.

Said described parcel of land contains 2.22 acres, more-or-less together with and subject to rights-of-way and easements of record and/ or use.

Together with all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

SUBJECT TO taxes and assessments for the year 2014 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restrictions, and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show.

The property described in this conveyance shall be the separate property of the Grantee, and in accordance with the provisions of Idaho Code § 32-906(1), all income, rents, issues, profits, gains and appreciation of said property shall be the separate property of the Grantee.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 10th day of November, 2014.


Carol Lynn MacGregor
"Grantor"

STATE OF IDAHO)
 : ss.
COUNTY OF ADA)

On this 10th day of November, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Carol Lynn MacGregor, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

(SEAL)



Victoria Fuhrman
Notary Public for Idaho
Commission expires: 12-6-17

Exhibit "A"



Fodrea Land Group

Surveyors. Engineers.

P.O. Box 188, 105 N. Main, Cascade, Idaho 83611 Phone (208) 382-4902 Fax (208) 382-3410

www.fodrealandgroup.com

Geothermal Waterline Easement

A 20 foot wide easement for the operation and maintenance of a geothermal waterline located in the S1/2 of the NW1/4 of Section 18, T. 13 N., R. 4 E., B.M., and the S1/2 of the NE1/4 of Section 13, T. 13 N., R. 3 E., B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the west 1/4 corner of said Section 18, CPF Inst. 211113, corner records of said Valley County; Thence a bearing of N 0°11'32" E, a distance of 1323.44 feet on the west boundary of said Section 18 to a 5/8 inch rebar marking the N1/16 corner on the west boundary of said Section 18; Thence a bearing of S 89°38'45" E on the north boundary of said S1/2 of the NW1/4 of Section 18 to the TRUE POINT OF BEGINNING of said easement

Thence the following bearings and distances on the centerline of said 20 foot wide easement:

A bearing of S 19°00'57" W, a distance of 85.69 feet;

A bearing of S 46°29'11" W, a distance of 72.18 feet;

A bearing of S 63°50'26" W, a distance of 39.42 feet;

A bearing of S 18°56'37" W, a distance of 95.00 feet to the POINT OF ENDING of said easement.



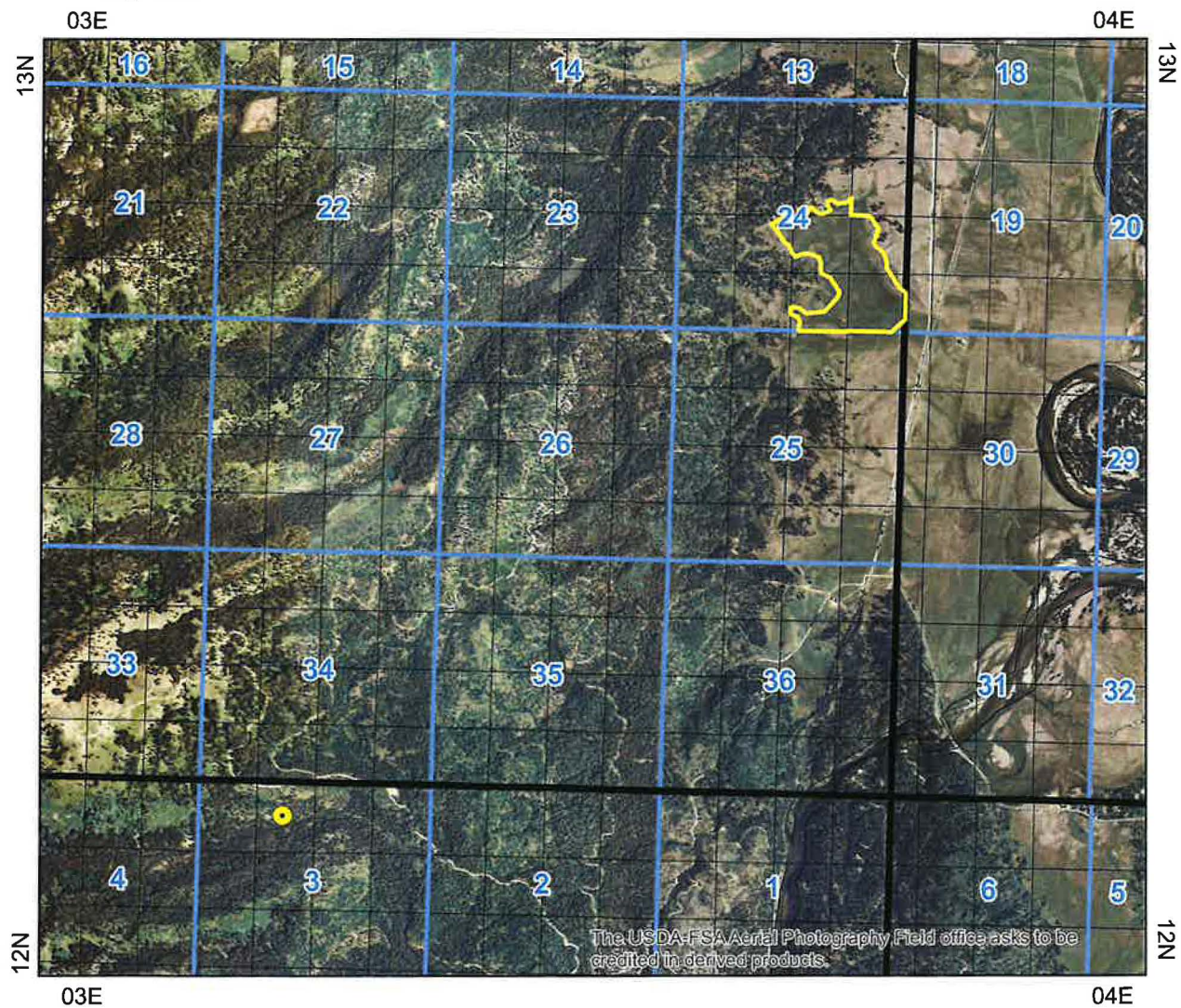
State of Idaho
Department of Water Resources

Water Right

65-23602

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



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

0 0.5 1 2 Miles

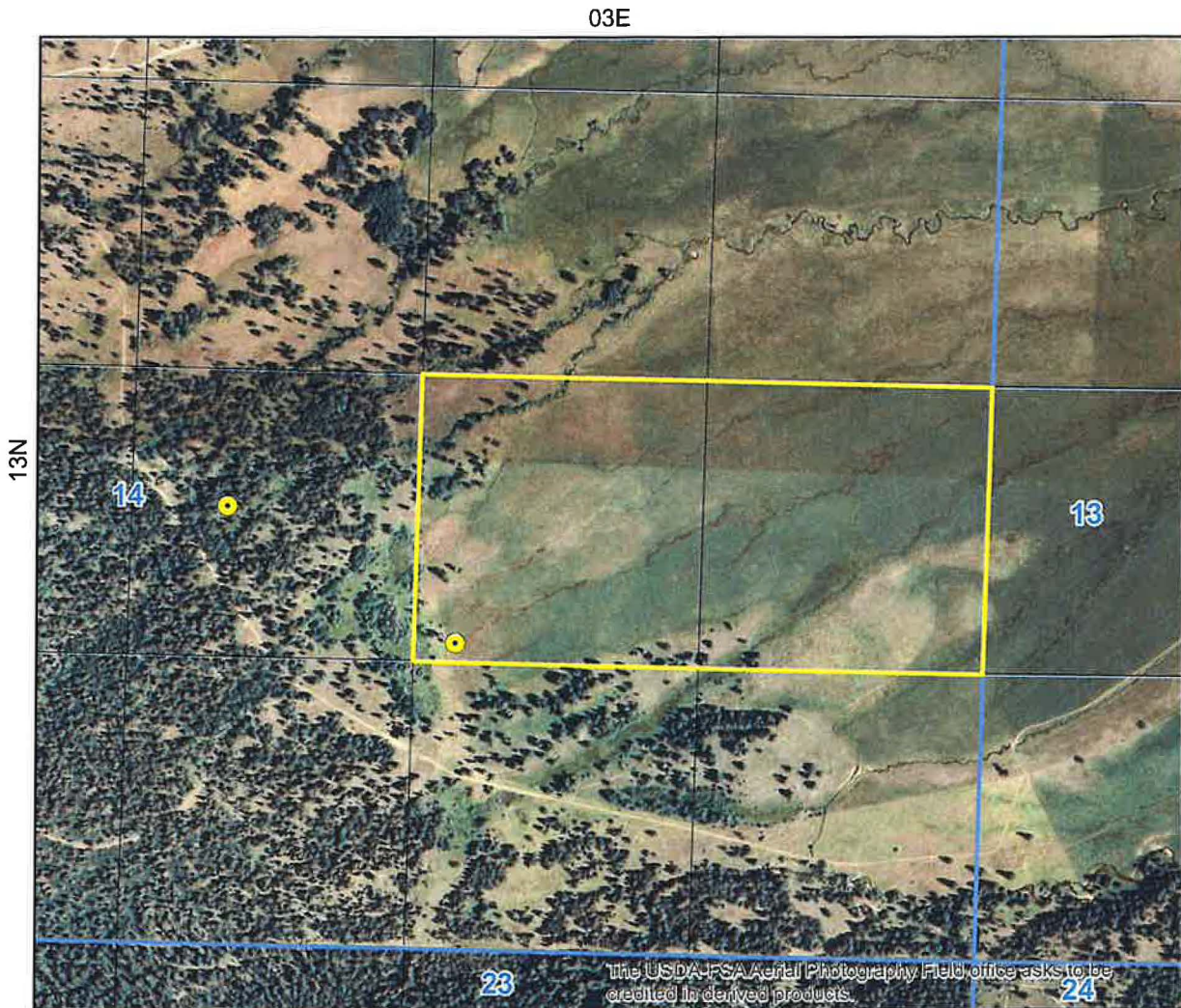


State of Idaho
Department of Water Resources

Water Right
65-11280

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



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

0 0.1 0.2 0.4 Miles



State of Idaho
Department of Water Resources

Water Right
65-1978

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

03E



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

0 0.045 0.09 0.18 Miles

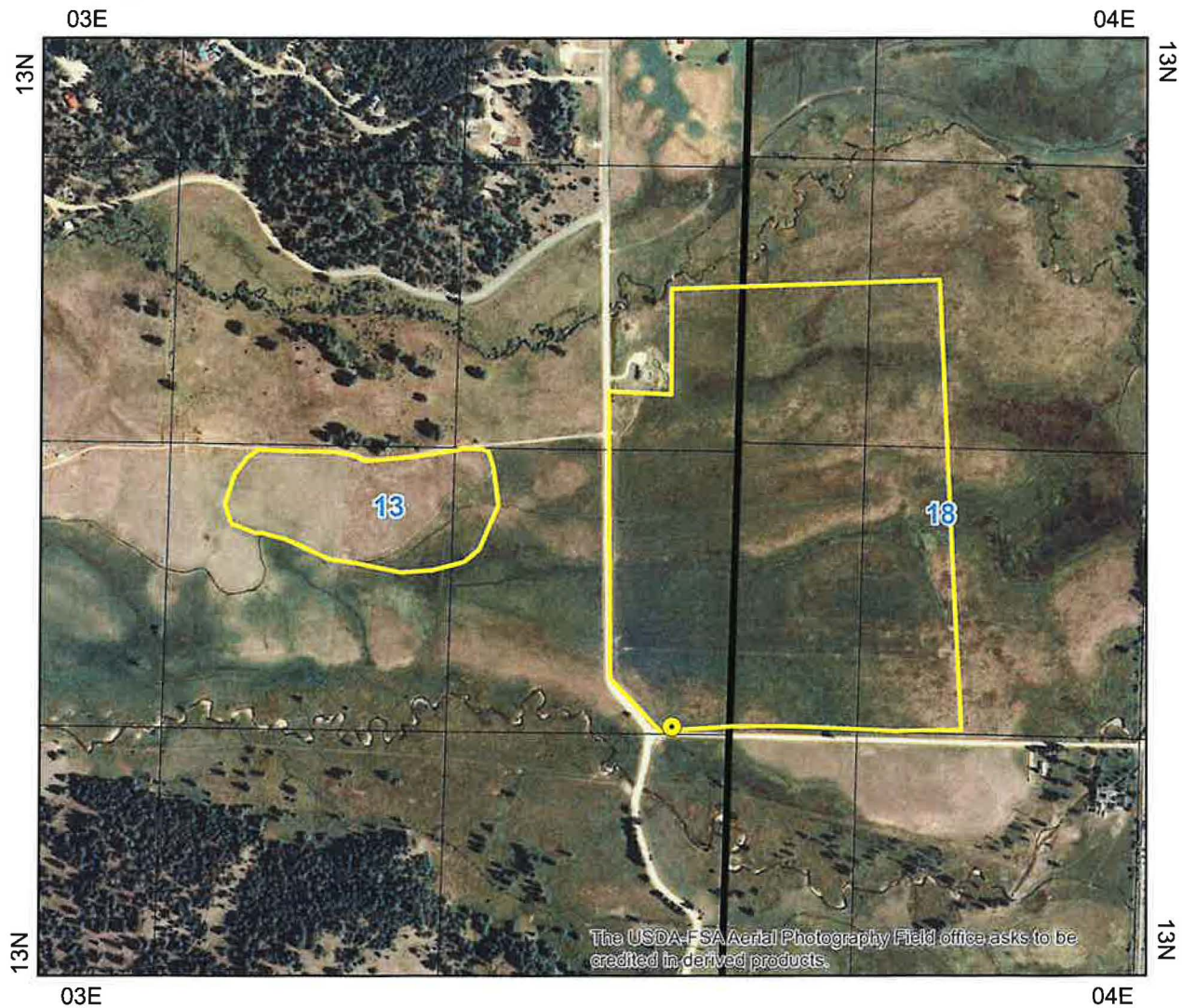


State of Idaho
Department of Water Resources

Water Right
65-13986

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



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

0 0.1 0.2 0.4 Miles

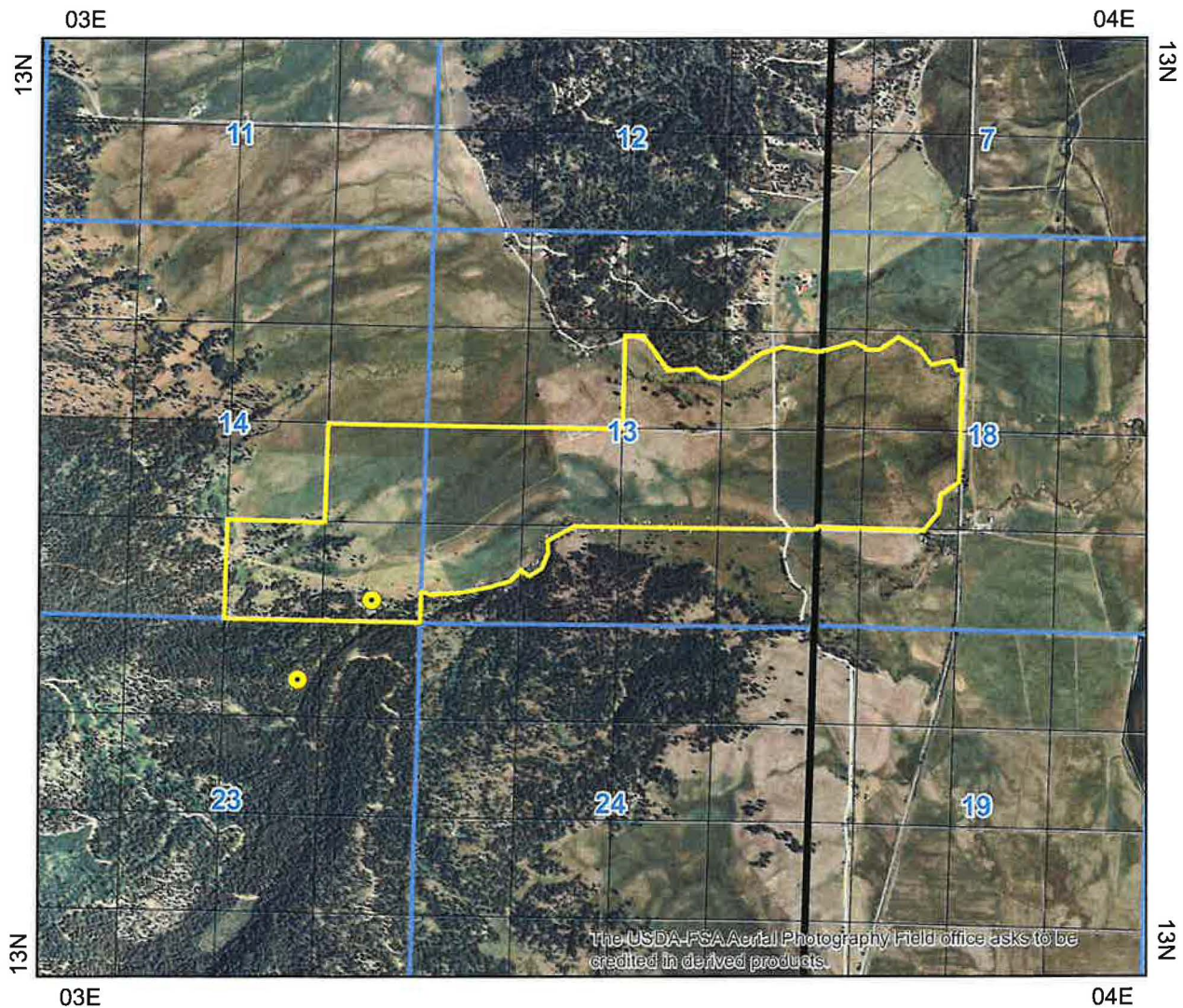


State of Idaho
Department of Water Resources

Water Right
65-1979

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



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

0 0.275 0.55 1.1 Miles



State of Idaho
Department of Water Resources

Water Right
65-1988

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



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

0 0.045 0.09 0.18 Miles



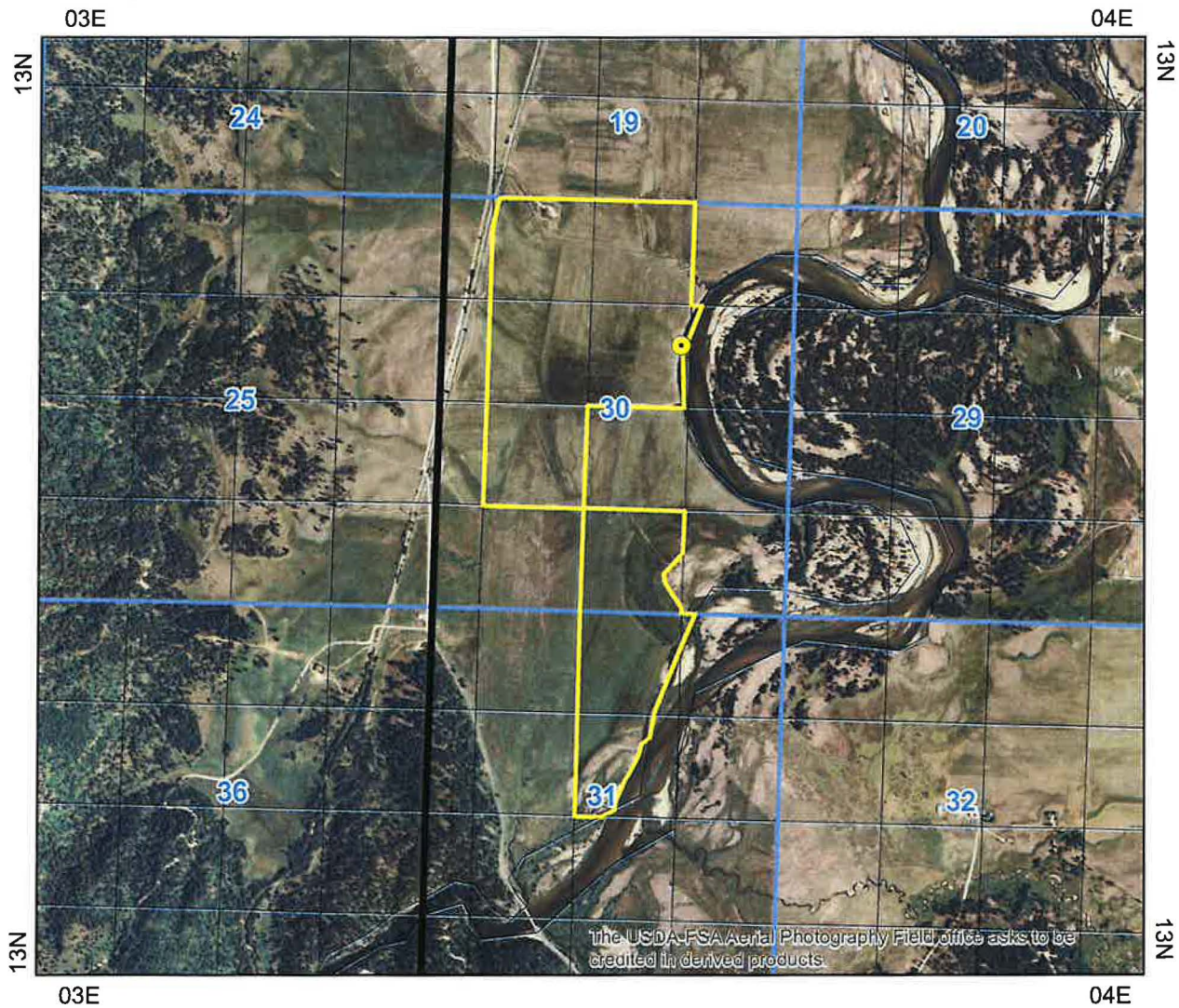
State of Idaho
Department of Water Resources

Water Right

65-2598

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



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

0 0.275 0.55 1.1 Miles



State of Idaho
Department of Water Resources

Water Right
65-2454A

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



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

0 0.5 1 2 Miles

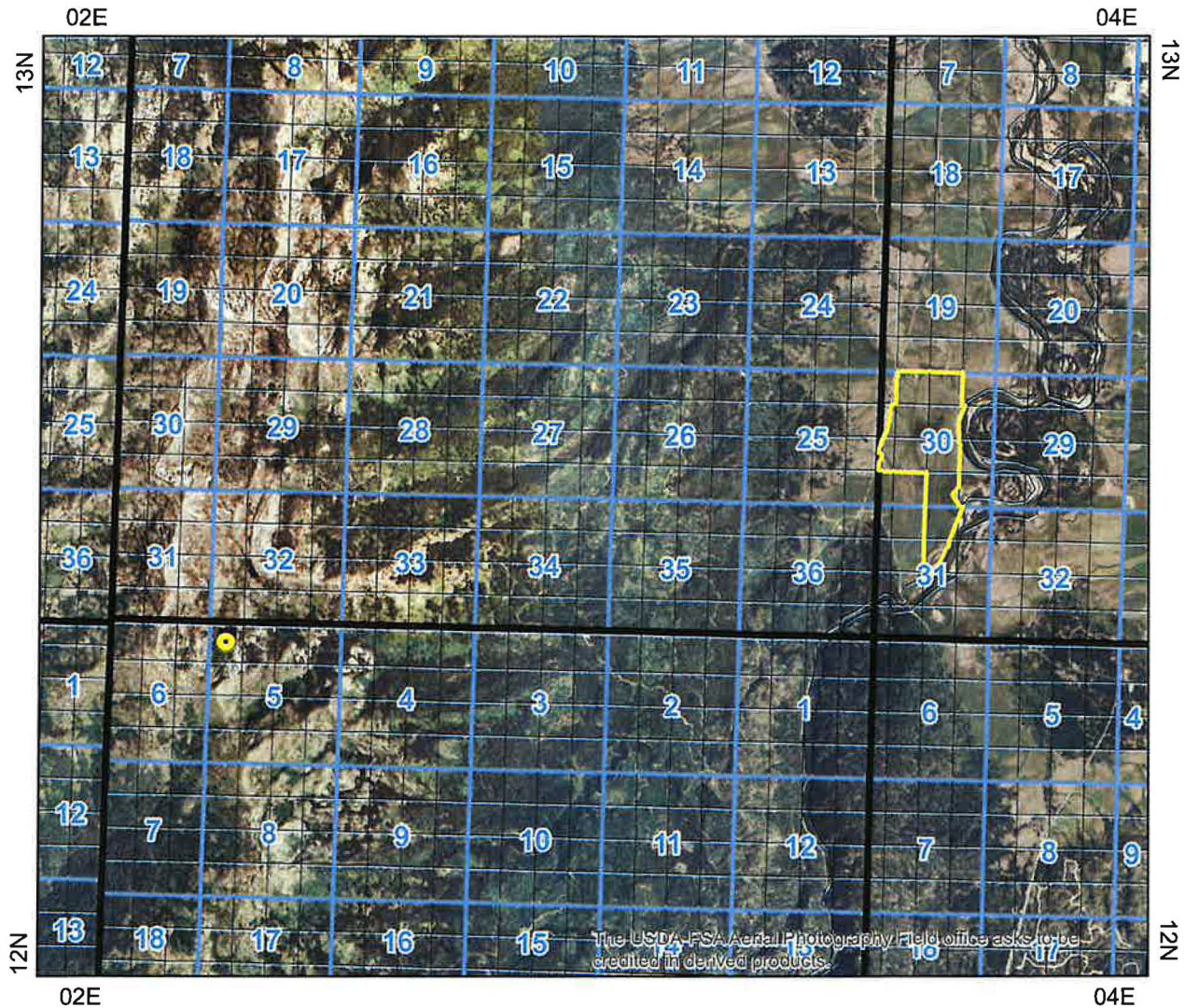


State of Idaho
Department of Water Resources

Water Right
65-11376A

IRRIGATION FROM STORAGE

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



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

0 0.75 1.5 3 Miles

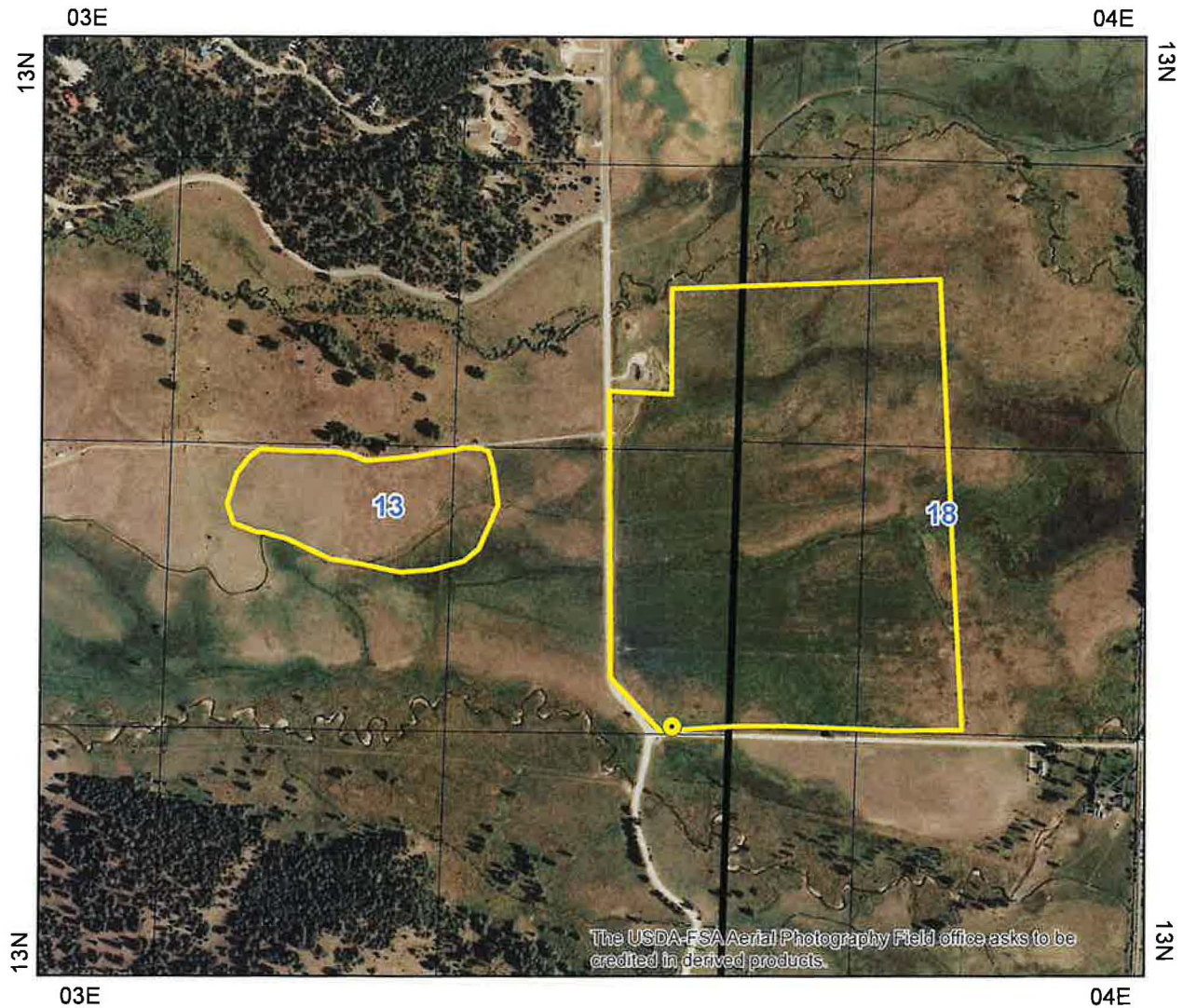


State of Idaho
Department of Water Resources

Water Right 65-13986

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



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

0 0.1 0.2 0.4 Miles





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

February 28, 2022

L & J LAND AND LIVESTOCK LLC
105 LAZY J RD
GARDEN VALLEY ID 83622-6020

Re: Change in Water Right Ownership: 65-1979 (Split into 65-1979 and **65-24112**), 65-13986 (Split into 65-13986 and **65-24113**), 65-23602, 65-11280, 65-1978, 65-1988, 65-2598, 65-2454A & 65-11376A

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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: Raspberry Ranches LLC
Water District No. 65
Givens Pursley

Hersley, Jean

From: Michael C Creamer <mcc@givenspursley.com>
Sent: Wednesday, March 10, 2021 3:07 PM
To: Hersley, Jean
Subject: RE: ownership change for L & J Land & Livestock [IWOV-GPDMS.FID909767]

OK. Thank you Jean.

No problem. I've got the parties looking at the right one and hope to have some movement/closure on this soon. (I'm trying to retire).

Mike Creamer

Michael C. Creamer
Givens Pursley LLP
601 W. Bannock St.
Boise, ID 83702
Direct: 208-388-1247
Main: 208-388-1200
Fax: 208-388-1300
www.givenspursley.com

From: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>
Sent: Wednesday, March 10, 2021 2:35 PM
To: Michael C Creamer <mcc@givenspursley.com>
Subject: RE: ownership change for L & J Land & Livestock [IWOV-GPDMS.FID909767]

I attached the wrong version. Sorry about that.

From: Michael C Creamer [<mailto:mcc@givenspursley.com>]
Sent: Wednesday, March 10, 2021 12:31 PM
To: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>
Subject: RE: ownership change for L & J Land & Livestock [IWOV-GPDMS.FID909767]

Jean,

the last version of the proposed split you sent me was the one attached, on 11/16/20. Mr. Bequette was in agreement with that proposed split. I could not get sign-off from Raspberry Ranches, and their attorney Mr. Meuleman said that Ms. MacGregor would review and get back to us around mid-January

I have sent today's email to the Bequettes and Ms. MacGregor's attorney Wayne Meuleman and told them you want resolution w/in fourteen days.

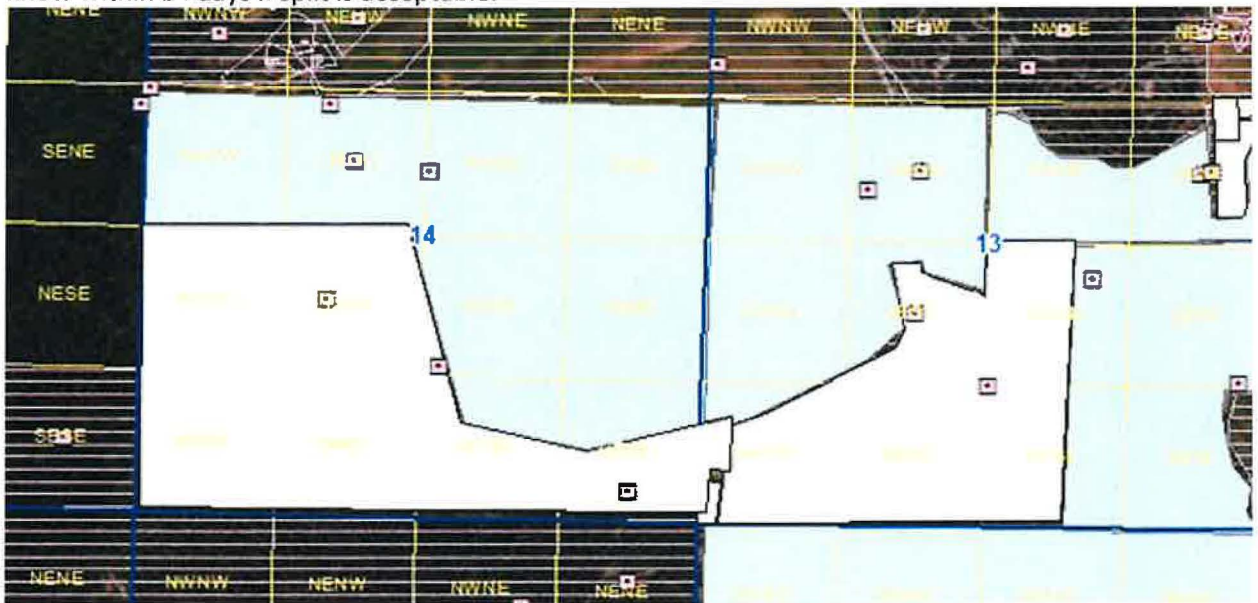
Can you tell me why your current split spreadsheet has changed from the attached?

Mike

Michael C. Creamer
Givens Pursley LLP
601 W. Bannock St.
Boise, ID 83702
Direct: 208-388-1247
Main: 208-388-1200
Fax: 208-388-1300
www.givenspursley.com

From: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>
Sent: Wednesday, March 10, 2021 9:23 AM
To: Michael C Creamer <mcc@givenspursley.com>
Subject: RE: ownership change for L & J Land & Livestock [IWOV-GPDMS.FID909767]

I was cleaning off my desk and found this ownership change. I apologize for not following up with you. I can't remember where we left off with this ownership change. I am following what land was conveyed in the deeds, which is how we split water rights unless specifically mentioned in the deeds. Below is what I plotted. In blue is L & J's land and the exceptions or Raspberry Ranch land is in white. Let me know within 14 days if split is acceptable.



Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942

From: Michael C Creamer [<mailto:mcc@givenspursley.com>]
Sent: Friday, November 6, 2020 12:46 PM
To: Hersley, Jean
Subject: RE: ownership change for L & J Land & Livestock [IWOV-GPDMS.FID909767]

Jean,

I'm following up on a voice message I left with you last week (post our last conversation). Do you have a plot of the boundary of the property conveyed in the deed from Raspberry to L&J showing what you believe the boundary is in the NWSE Section 13? Scanlan Engineering plotted this as L&J not acquiring any ground in that quarter-quarter. See map below showing SPF map with yellow boundary and my notes) I'm assuming your plot did show L&J acquiring some of that area, hence your proposed split.

I'd like to get that sorted out so I can then provide an accurate summary to Ms. MacGregor's attorney and get their sign-off on the proposed splits.

Mike

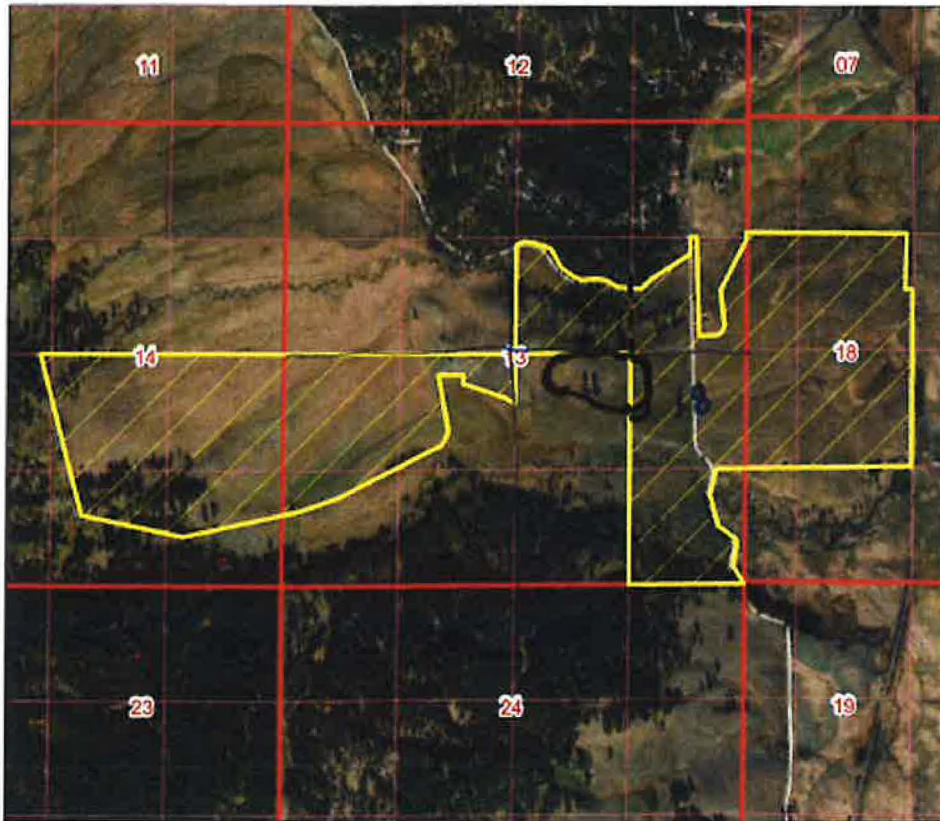


Figure 1: Conveyed Property to L&J Land & Livestock

From: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>
Sent: Wednesday, October 14, 2020 7:35 AM
To: Michael C Creamer <mcc@givenspursley.com>
Subject: ownership change for L & J Land & Livestock

Sorry I didn't get back to you yesterday. I would be happy to discuss the ownership change with you. I will be in meetings all morning but I will be around this afternoon and all day tomorrow and Friday. Thanks for calling.

*Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942*

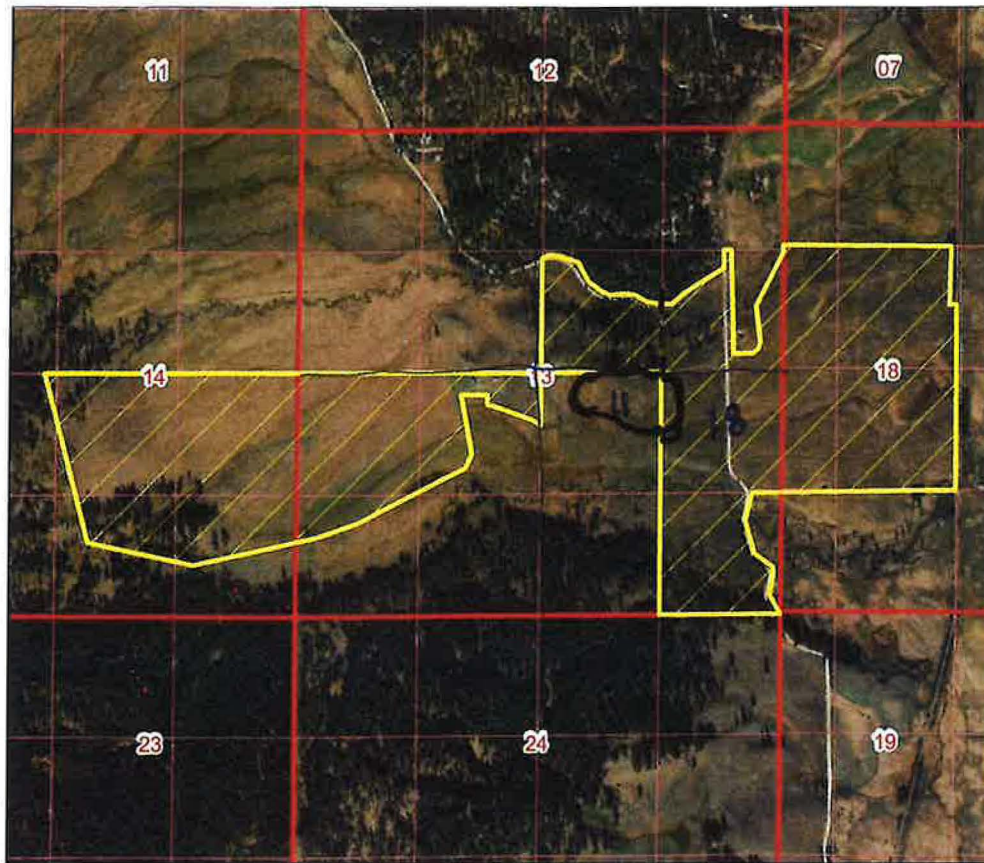
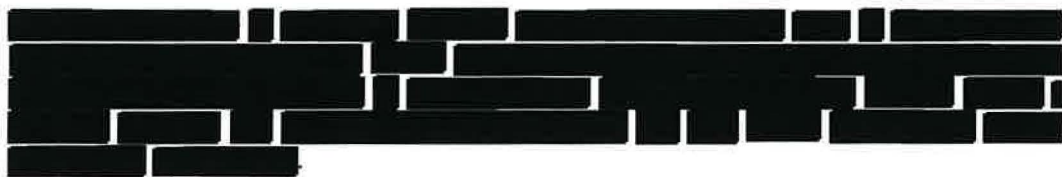


Figure 1: Conveyed Property to L&J Land & Livestock



Hersley, Jean

From: Hersley, Jean
Sent: Thursday, October 1, 2020 1:50 PM
To: mcc@givenspursley.com
Subject: Ownership change for L & J Land and Livestock
Attachments: Split acres.docx

I was going through my files and came across an ownership change the Department received in January, 2020. I would like to get this off my desk and completed. I have attached a Place of use table for what was conveyed to L & J Land and Livestock and what would remain for Raspberry Ranches, LLC for water rights 65-1979 and 65-13986. When splitting a water right, unless specified in the conveyance document, the Department bases its proportions on the property conveyed.

The original request did not include splitting water right 65-13986 but there is a portion of the water right located in Township 13N, Range 03E, Section 13, NWSE that was excluded from the deeds. The Department will need to split this water right as well, which will require additional filing fees of \$75. Please provide the additional fees within 30 days or the Department will not split water rights 65-1979 & 65-13986. The other rights on the Notice of Change in Water Right ownership will be updated. Please let me know if you have any questions.

*Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942*

Hersley, Jean

From: Hersley, Jean
Sent: Wednesday, June 24, 2020 1:19 PM
To: mcc@givenspursley.com
Subject: Ownership change for L & J Land & Livestock
Attachments: acres by QQ.xlsx

Mike,

I've been trying to clean up some files in my office after being out and I came across the ownership change for L & J Land and Livestock. Last I remember, we were going to wait until the irrigation season to split water right 65-1979. I have attached a spreadsheet of how the Department would split the water right based on the grant deed. According to the grant deed, water right 65-13986 would need to be split also. There is approximately 5 acres located in T13N, R03E, Sec 13, NWSE that should stay with Raspberry Ranches. Please let me know how I should proceed with this ownership change. Thank you.

*Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942*

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James A. McClure (1924-2011)
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January 7, 2020

Via HAND DELIVERY

Idaho Department of Water Resources
Attn: Clerk
2735 Airport Way
Boise, ID 83705-5082

RE: Notice of Change in Water Right Ownership for Water Right Nos. 65-23602, 65-13986, 65-1979, 65-11280, 65-1978, 65-1988, 65-2598, 65-2454A and 65-11376A

Dear Clerk:

Enclosed please find a check in the amount of \$300.00 that was inadvertently missing from the filing of the above referenced notice of change filed on January 6, 2020. The front desk of your office accepted the filing pending the receipt of this check, please process accordingly.

Should you have any questions or concerns, please contact me.

Best regards,



John Bunn
Assistant to Michael C. Creamer

jmb
Enclosures

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JAN 09 2020

DEPARTMENT OF
WATER RESOURCES

January 6, 2020

Via Hand Delivery

Idaho Department of Water Resources
Attn: Nick Miller
2735 Airport Way
Boise, ID 83705-5082

Re: Notice of Change in Water Right Ownership for Water Right Nos. 65-23602, 65-13986, 65-1979, 65-11280, 65-1978, 65-1988, 65-2598, 65-2454A and 65-11376A

Dear Nick:

On behalf of L & J Land and Livestock LLC ("L&J"), I am enclosing with this letter an original signed Notice of Change in Water Right Ownership for water right nos. 65-23602, 65-13986, 65-1979, 65-11280, 65-1978, 65-1988, 65-2598, 65-2454A and 65-11376A, with associated deeds.

As indicated on the Notice of Change form, IDWR's records should be updated to reflect L&J's ownership of all of water right nos. 65-23602, 65-13986, 65-1979, 65-11280, 65-1978, 65-1988, 65-2598, 65-2454A and 65-11376A. The attached grant deed, Instrument Number 425388 filed in Valley County, ID on December 6, 2019, memorializes this change in ownership for the above water rights. As noted on the Notice of Change form, water right no. 65-1979 should be split. However, given the timing of this transaction it was not possible for the parties to confirm the number of irrigated acres in each affected quarter-quarter that should be allocated to their respective properties. L&J would like to work with Raspberry Ranches LLC, as well as with IDWR, to agree upon the specifics (e.g., acreage) of the split after the new year.

With respect to the domestic water rights included on the Notice of Change form (65-1978 and 65-1988), a bit of background would be beneficial to update IDWR's records with respect to ownership of these water rights. Per the attached grant deed, Instrument Number

388457 filed in Valley County, ID on November 13, 2014, these water rights would have been conveyed by Carol Lynn MacGregor to Raspberry Ranches, LLC as appurtenances to the Section 13 lands conveyed under the 2014 deed. As mentioned above, these same domestic water rights were thereafter conveyed to L&J effective December 6th of this year.

Thank you for your assistance in this matter. Please feel free to call me at (208) 388-1247 if you have any questions.

Sincerely,



Michael C. Creamer

Enclosures

cc: John and Linda Bequette
Wayne Meuleman