

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
JUN 29 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 #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
36-16952	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: DB V Partnership
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): True West Beef, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- | | | | |
|--|----------------------------------|-----------|--------------|
| <u>1555 Shoreline Drive, Suite 320</u> | <u>Boise</u> | <u>ID</u> | <u>83702</u> |
| Mailing address | City | State | ZIP |
| <u>208-338-2500</u> | <u>jayne.davis@agribeeff.com</u> | | |
| 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: June 4, 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.

8. Signature: [Signature] its Authorized Agent 6/4/2021
 Signature of new owner/claimant Title, if applicable Date

Signature: _____ Title, if applicable Date

For IDWR Office Use Only:

Received by SG Date 6/29/21 Receipt No. 5038673 Receipt Amt. \$25.00

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing

Name on W-9 _____ Approved by _____ Processed by [Signature] W-9 received? Yes ☐ No ☐ Date 7/14/2021

After recording return to:

True West Beef LLC
Attn: General Counsel
1555 Shoreline Drive, Suite 320
Boise, Idaho 83702

Instrument # 2213258

JEROME COUNTY, JEROME, IDAHO
06-04-2021 10:07:44 AM No. of Pages: 3
Recorded for: TITLEONE - TWIN FALLS
MICHELLE EMERSON Fee: \$15.00
Ex-Officio Recorder Deputy: jw
Electronically Recorded by Simplifile

21414943

WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, **DB V Partnership**, an Idaho general partnership, whose current mailing address is 275 East 500 North, Jerome, Idaho 83338, ("**Grantor**"), does hereby grant, bargain, sell and convey unto **True West Beef LLC**, an Idaho limited liability company, whose current mailing address is 1555 Shoreline Drive, Suite 320, Boise, Idaho 83702 ("**Grantee**") its interest in the following described real property, located in Jerome County, Idaho, to wit (the "**Premises**"):

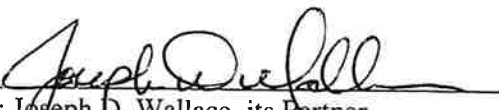
See Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER WITH all water and water rights and other entitlements to water appurtenant to or beneficially used upon the Premises including, but not limited to, those described on Exhibit A, 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 Premises, 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 Premises, as well in law as in equity.

DATED effective as of the 3 day of June, 2021.

SELLER:

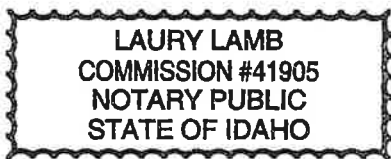
DB V PARTNERSHIP, an Idaho general partnership

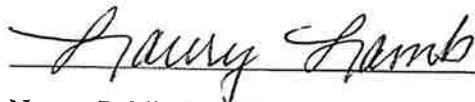
By: 
Name: Joseph D. Wallace, its Partner

By: 
Name: Camille C. Wallace, its Partner

STATE OF IDAHO)
) ss.
County of Jerome)

On this 3 day of June, 2021, before me, a Notary Public in and for said State, personally appeared Joseph D. Wallace, known or identified to me to be one of the Partners of **DB V Partnership**, the partnership that executed the instrument or the person who executed the instrument on behalf of such partnership and acknowledged to me that such partnership executed the same.





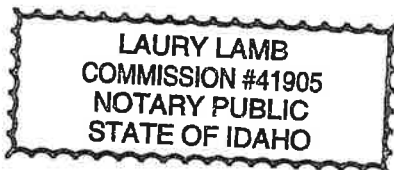
Notary Public for the State of Idaho

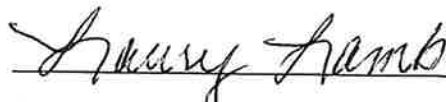
Residing at Jerome, ID

Commission expires: 04/02/2022

STATE OF IDAHO)
) ss.
County of Jerome)

On this 3 day of June, 2021, before me, a Notary Public in and for said State, personally appeared Camille C. Wallace, known or identified to me to be one of the Partners of **DB V Partnership**, the partnership that executed the instrument or the person who executed the instrument on behalf of such partnership and acknowledged to me that such partnership executed the same.





Notary Public for the State of Idaho

Residing at Jerome, ID

My Commission expires: 04/02/2022

EXHIBIT A
LEGAL DESCRIPTION

PARCEL NO. RP08S17E120603

TOWNSHIP 8 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 12: Part of the E½, described as follows:

Beginning at the Southeast corner of Section 12;
Thence North 89°53'09" West 2624.92 feet to the South ¼ corner of Section 12;
Thence North 00°02'36" West 5257.66 feet along the North-South centerline of Section 12 to a point
on the Southerly Right of way line of a county road;
Thence along said Right of Way line the following courses;
South 89°52'51" East 1352.73 feet to the P.C. of a curve to the right;
Thence Southeasterly 317.19 feet along said curve to the right, through a central angle of 27°32'09"
with a radius of 660.00 feet and a long chord which bears South 76°06'47" East 314.14 feet;
Thence South 62°20'43" East 65.17 feet to the P.C. of a curve to the right;
Thence Southeasterly 292.26 feet along said curve to the right, through a central angle of 22°16'03"
with a radius of 752.00 feet and a long chord which bears South 51°12'42" East 290.42 feet;
Thence South 40°04'40" East 785.51 feet;
Thence South 43°57'56" East 255.27 feet to a point on the East line of Section 12;
Thence leaving said Right of Way line South 00°03'24" East 4187.71 feet along the East line of Section
12 to the POINT OF BEGINNING.

EXCEPTING THEREFROM

Part of the E½, described as follows:

Commencing at the Northeast corner of Section 12;
Thence South 00°03'24" East 2117.28 feet along the East line of Section 12 to the POINT OF
BEGINNING, said point of beginning being on a curve of an existing irrigation center pivot
whose center bears South 46°54'54" East 1445.76 feet;
Thence Southwesterly along said curve 1862.80 feet, through a central angle of 73°49'23" and a long
chord which bears South 06°10'24" West 1736.59 feet to a point in the centerline of an existing
farm road;
Thence North 52°35'07" East 237.10 feet along said road to a point on the East line of Section 12;
Thence North 00°03'24" West 1582.47 feet along the East line of Section 12 to the POINT OF
BEGINNING.

Water Right 36-16952 with a priority date of 09/26/1963



State of Idaho

DEPARTMENT OF WATER RESOURCES

Southern Region • 650 ADDISON AVE W STE 500 • TWIN FALLS, ID 83301-5858
Phone: (208)736-3033 • Fax: (208)736-3037 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

July 14, 2021

TRUE WEST BEEF LLC
1555 W SHORELINE DR STE 320
BOISE ID 83702-9109

Re: Change in Ownership for Water Right No: 36-16952

Dear Water Right Holders:

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

Please note, Rabo Agrifinance LLC is identified as a security interest holder on this water right. If this is no longer correct, it can be removed from the right upon written notice from the security interest holder that the interest has been terminated.

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.

Also 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,

Bill Mills
Water Resource Agent, Senior

Enclosure

c: RABO AGRIFINANCE LLC; TITLEONE, Jerome; Water District 130



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

Via Overnight UPS
Tracking #: 1Z F8R 988 01 9645 9073

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

RECEIVED
JUN 29 2021
DEPT OF WATER RESOURCES
SOUTHERN REGION

Date: 06/28/2021

Escrow No. 21414943

Greetings,

Enclosed please find the following documents in connection

- TitleOne Check no. 35555 in the amount of \$25.00
- Notice of Change in Water Right Ownership
- Copy of Recorded Warranty Deed Instrument no. 2213258

Please return receipted copy to the Jerome office:

TitleOne Jerome
237 N. Lincoln
Jerome, ID 83301

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

Best Regards,

Alyssa Olsen
Ag Escrow Assistant