

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
JUN 04 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?
36-14182	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-08505	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: James J. Prince and Cari L. Prince
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): L & S LAND HOLDINGS, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 2930 S. 2300 E. WENDELL ID 83355
Mailing address City State ZIP
- (208) 536-6148 _____
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: 5/28/2021
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):
 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 # 36-8505

8. Signature: [Signature] Authorized Representative 5/28/2021
 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 SG Date 6/4/21 Receipt No. 5038617 Receipt Amt. \$50.00

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 BW Date 7/29/21

21413305

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

Instrument # 2213152

JEROME COUNTY, JEROME, IDAHO
05-28-2021 03:41:54 PM No. of Pages: 8
Recorded for: TITLEONE - TWIN FALLS
MICHELLE EMERSON Fee: \$15.00
Ex-Officio Recorder Deputy: jw
Electronically Recorded by Simplifile

WARRANTY DEED

FOR VALUE RECEIVED,

PRINCE DAIRY NUMBER ONE, LLC, an Idaho limited liability company, the "Grantor", does hereby grant, bargain, sell and convey unto **L & S LAND HOLDINGS, LLC**, an Idaho limited liability company, whose address is 2930 S. 2300 E., Wendell ID 83355, the "Grantee", the following described premises located in Jerome County, Idaho, to wit:

PARCEL NO. 1

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 15: That part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ SW $\frac{1}{4}$ lying South of the Union Pacific Railroad EXCEPT that portion deeded to the State of Idaho, more particularly described as follows:

Beginning at the West quarter corner of Section 15;
Thence North 0°13'15" East along the West line of said Section 15, a distance of 1,046.08 feet to a point in the Southwesterly right of way line of the Union Pacific Railroad, North Side Branch, and bears North 11°08'15" East, 128.00 feet from Station 1988+76.82 of said Interstate 80N, Project No. I-80N-3(22)159, Highway Survey;
Thence Southeasterly along said Southwesterly railroad right of way line 1345.0 feet, more or less, to a point in the East line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 15 and bears North 11°08'15" East, 128.00 feet from Station 2002+21.39 of said Highway Survey;
Thence South 0°05'00" West along said East line 262.88 feet to a point in a line parallel with and 130.00 feet Southwesterly from the centerline and opposite Station 2002+71.80 of said Highway Survey;
Thence North 78°51'45" West along said parallel line, 1209.48 feet to a point opposite Station 1990+62.32 of said Highway Survey;
Thence South 6°05'04" West, 840.97 feet to a point that bears South 86°51'45" East, 40.00 feet from Station 40+17.17 of the County Road Survey of Grade Separation No. 3 as shown on the plans of said Highway Survey;
Thence South 4°16'56" West, 315.79 feet to a point that bears South 89°46'45" East, 25.00 feet from Station 37+00 of said County Road Survey;
Thence North 89°46'45" West, 25.00 feet to a point in the West line of said Section 15, coincident with Station 37+00 of said County Road Survey;
Thence North 0°13'15" East along said West line 393.95 feet to THE PLACE OF BEGINNING.

AND

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 15: Part of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and NE $\frac{1}{4}$ SW $\frac{1}{4}$, described as follows:

Beginning at the South Quarter corner for Section 15;

Thence North 0°09'00" West, 1320.52 feet along the Easterly boundary of SE $\frac{1}{4}$ SW $\frac{1}{4}$ to the Southeast corner of NE $\frac{1}{4}$ SW $\frac{1}{4}$;

Thence North 0°08'30" West, 638.00 feet along the Easterly boundary of NE $\frac{1}{4}$ SW $\frac{1}{4}$ to THE TRUE POINT OF BEGINNING;

Thence North 0°08'30" West, 982.01 feet along the Easterly boundary of W $\frac{1}{2}$ of Section 15 to the Southerly boundary of Interstate Highway I-84, Project I-80N-3(22)159;

Thence 177.94 feet along the Arc of a Curve left having a Radius of 11,238.02 feet and a Chord of North 78°49'06" West, 177.94 feet of said Right of Way to a concrete Right of Way marker;

Thence North 79°16'19" West, 1171.64 feet along said Right of Way to the Westerly boundary of SE $\frac{1}{4}$ NW $\frac{1}{4}$;

Thence South 0°08'44" East, 1864.39 feet along the Westerly boundary of E $\frac{1}{2}$ W $\frac{1}{2}$, Section 15 to the Southwest corner of NE $\frac{1}{4}$ SW $\frac{1}{4}$;

Thence South 89°38'41" East, 316.63 feet along the Southerly boundary of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ to the center of the Northside Canal Company "S-15 Lateral;"

Thence Northeasterly along the center of said Lateral the following courses:

North 12°59'22" East, 30.92 feet;

North 13°03'06" West, 89.78 feet;

North 14°13'46" East, 110.40 feet;

North 26°20'52" East, 114.44 feet;

North 46°38'53" East, 20.36 feet;

South 80°40'02" East, 26.83 feet;

North 62°39'07" East, 147.04 feet;

North 53°44'53" East, 92.57 feet;

North 32°16'10" East, 53.88 feet;

North 59°00'37" East, 178.39 feet;

North 87°31'08" East, 328.89 feet;

Thence departing said lateral North 83°31'21" East, 186.44 feet to THE TRUE POINT OF BEGINNING.

PARCEL NO. 2

TOWNSHIP 8 SOUTH, RANGE 16, EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 16: NE $\frac{1}{4}$ SE $\frac{1}{4}$; That part of the S $\frac{1}{2}$ SE $\frac{1}{4}$ lying East of the S-14 Canal of the North Side Canal Co., Ltd.

EXCEPT a tract of land in the NE $\frac{1}{4}$ SE $\frac{1}{4}$, being more particularly described as follows:

Beginning at the East quarter corner of said Section 16 ;
Thence North 89°37' West 613.12 feet along the North line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16;
Thence South 60°45' East 174.58 feet;
Thence South 47°15' East 144.41 feet;
Thence South 82°57' East 357.58 feet to the East line of said Section 16;
Thence North 00°02' West 223.10 feet to THE TRUE POINT OF BEGINNING.

PARCEL NO. 3

TOWNSHIP 8 SOUTH, RANGE 16, EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 16: A tract of land in the SE $\frac{1}{4}$ NE $\frac{1}{4}$, described as follows:

Beginning at the East quarter corner of said Section 16;
Thence North 89°37' West 613.12 feet along the South line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ to THE TRUE POINT OF BEGINNING;
Thence North 54°37' West 557.99 feet to the centerline of the S-14 Canal of the North Side Canal Co.;
Thence South 15°06' West 207.97 feet along said centerline;
Thence South 49°40' West 182.26 feet along said centerline to intersect the South line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$;
Thence South 89°37' East 648.06 feet along said South line to THE TRUE POINT OF BEGINNING.

Together with all water rights appurtenant to Parcels 1, 2 and 3, including but not limited to, Water Rights 36-14182, 36-08505 and 176.135 shares of stock in the North Side Canal Company, Ltd., under Certificates Nos. 26282, 25234 and 23699.

TO HAVE AND TO HOLD the premises, with their appurtenances unto the Grantee, its successors and assigns forever. The Grantor does hereby covenant to and with the Grantee, that it is the owner of the premises; that it will warrant and defend the same from all lawful claims whatsoever, except as hereinabove specifically provided, and the specific exceptions listed below:

1. 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.
2. Liens, levies, and assessments of any and all irrigation districts, including but not limited to the North Side Canal Company, 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 North Snake Ground Water District, and the rights, powers, and easements of said district as provided by law.
4. 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.
5. Right-of-way for roads, canals, laterals and waste ditches and the rights of access thereto for maintenance of said ditches, dated August 21, 1907, recorded in Book 15 Page 589, Jerome County records.
6. An easement for the purpose shown below and rights incidental thereto as set forth in document.
Granted to: State of Idaho
Purpose: right of way for state highway
Recorded: August 16, 1930 in Book 102 Page 23
Instrument No.: 45002
7. 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: July 30, 1937
Book 110 at Page(s) 341
Instrument No.: 67532
8. An easement for the purpose shown below and rights incidental thereto as set forth in Road Easement.
Granted to: Harold E. Gregg and Ruth Winifred Gregg, husband and wife
Purpose: ingress and egress
Recorded: March 21, 1947 in Book 134 Page 258
Instrument No.: 99067

9. An easement for the purpose shown below and rights incidental thereto as set forth in Road Easement.
Granted to: Harold E. Gregg and Ruth Winifred Gregg, husband and wife
Purpose: ingress and egress
Recorded: March 21, 1947 in Book 134 Page 258
Instrument No.: 99068
10. Conditions, restrictions, and access rights contained in a Deed in favor of the State of Idaho.
Recorded: October 15, 1953 in Book 153 Page 224
Instrument No.: 120343
11. An easement for the purpose shown below and rights incidental thereto as set forth in document.
Granted to: State of Idaho and the North Side Canal Co., Ltd.
Purpose: constructing or installing thereon a headwall and an irrigation line
Recorded: March 21, 1969 in Book 184 Page 235
Instrument No.: 180195
12. Conditions, restrictions, and access rights contained in a Deed in favor of the State of Idaho.
Recorded: June 24, 1969 in Book 182 Deeds at Page 1358
Instrument No.: 181351
13. An easement for the purpose shown below and rights incidental thereto as set forth in document.
Granted to: State of Idaho
Purpose: access
Recorded: June 24, 1969 in Book 184 Misc. at Page 281
Instrument No.: 181352
14. Conditions, restrictions, and access rights contained in a Deed in favor of the State of Idaho.
Recorded: October 25, 1969 in Book 182 Page 1476
Instrument No.: 182469
15. An easement for the purpose shown below and rights incidental thereto as set forth in document.
Granted to: State of Idaho and the North Side Canal Co., Ltd.
Purpose: ditch
Recorded: October 23, 1969
Instrument No.: 182470
16. Right of Access to the said Highway Project No. I-80N-3(22) 159 except for access to County Road set forth in document dated April 8, 1970, recorded April 10, 1970 in Book 9 Page 305 as Instrument No. 184408, Jerome County records.

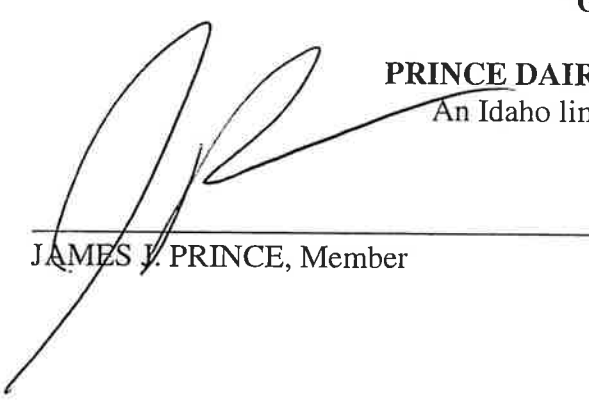
17. An easement for the rights incidental thereto as set forth in Permanent and Perpetual Equipment Structure Right of Way Easement.
Granted to: Mountain States Telephone and Telegraph Company
Recorded: January 17, 1985
Instrument No.: 287254
18. Terms, conditions, easements and, obligations, if any, contained in Agreement by and between Leonard Huber and successors and James D. Vining and successors and North Side Canal Company.
Recorded: April 24, 1989
Instrument No: 315633
19. Order of the Board of Directors of The North Snake Ground Water District on The Petitions for Annexation of Land and Facilities into The North Snake Ground Water District dated June 18, 2002, recorded July 18, 2002 as Instrument No. 2023779, records of Jerome County, Idaho. (Prince Dairy)
20. An Access and Utility Easement conveyed to Edward Gregg and June Gregg, husband and wife, located over and across the Southerly 25.00 feet of the Easterly 30.00 feet of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 15, dated Feb. 8, 2007, recorded Feb. 8, 2007 as Instrument Number 2070805, Jerome County records.
21. Terms and conditions as set forth in Septic Tank Easement by and between Nolan Rietkerk and Amy Rietkerk, husband and wife and June Gregg, dated January 13, 2010, recorded January 19, 2010 as Instrument Number 2100266, Jerome County records.

DATED THIS 20 day of May, 2021.

"GRANTOR"

PRINCE DAIRY NUMBER ONE, LLC

An Idaho limited liability company



JAMES J. PRINCE, Member

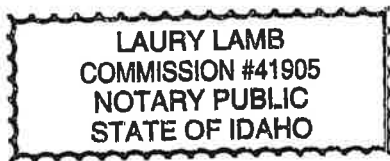


CARI PRINCE, Member

STATE OF IDAHO)
 :SS.
County of Jerome)

On this 28 day of May, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES J. PRINCE, Member of Prince Dairy Number One, 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.

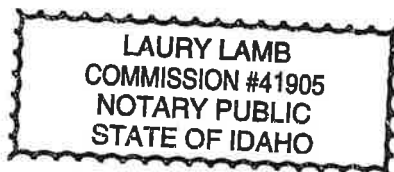


Laury Lamb
NOTARY PUBLIC for Idaho
Residing at: Jerome, ID
Commission Expires: 04/02/2022

STATE OF IDAHO)
 :SS.
County of Jerome)

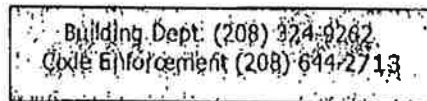
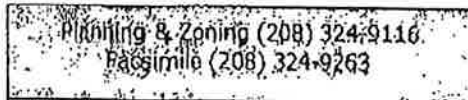
On this 28 day of May, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared CARI PRINCE, Member of Prince Dairy Number One, LLC, an Idaho limited liability company, known to me to be the person whose name is subscribed to the within and foregoing instrument, 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

JEROME COUNTY PLANNING AND ZONING
300 NORTH LINCOLN ROOM 307*JEROME ID 83338



LCO TRANSFER STATEMENT

DATE: _____

I PRINCE DAIRY NUMBER ONE, LLC (Seller) hereby transfer LCO Siting Permit
JIM PRINCE DAIRY (Name of Existing Facility)
to L & S LAND HOLDINGS, LLC (Buyer). I own

the LCO and acreage on this _____ day of _____

NEW OWNER NAME: L & S LAND HOLDINGS, LLC

ADDRESS: 2930 S. 2300 E., WENDELL ID 83355

LCO ADDRESS: 03 NORTH 300 WEST, JEROME, IDAHO 83338

PHONE: (208) 536-6148

NEW LIVESTOCK OPERATION NAME/DBA (If Applicable): _____

I L & S LAND HOLDINGS, LLC, (Buyer) hereby state that the LCO
is in compliance with the Jerome County LCO Ordinance and that I have a Nutrient Management
Plan in place. The owner shall submit a copy of the Nutrient Management Plan or approval letter
from the Department of Agriculture.

Pursuant to the Jerome County Livestock Confinement Ordinance Chapter 13 of the Jerome County
Zoning Ordinance. Registered, conforming and non-conforming LCOs shall be transferable,
provided the new owner files a transfer statement form with the Administrator within sixty (60) days
from the date of the purchase of the LCO facility or notification by the Administrator. The new
owner must sign a transfer statement form, stating that the LCO is in compliance with the Jerome
County LCO Ordinance and that a Nutrient Management Plan is in place. The transfer statement
form shall include the date of the transfer and the names and mailing addresses of both the buyer
and seller.

Signature (Seller)

Mailing Address: PRINCE DAIRY NUMBER ONE, LLC, By James J. Prince, Member
3067 S. 2000 E.
WENDELL ID 83355

Signature (Buyer)

Mailing Address: L & S LAND HOLDINGS, LLC, By Sharon Bettencourt,
2930 S. 2300 E. Authorized Representative
WENDELL ID 83355

Planning and Zoning Administrator

DATE



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 29, 2021

L & S LAND HOLDINGS LLC
2930 S 2300 E
WENDELL ID 83355-3150

Re: Change in Ownership for Water Right No(s): 36-8505, and 36-14182

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,

A handwritten signature in cursive script that reads "Benny Walker".

Benny Walker
Senior Water Resource Agent,

Enclosure(s)

Cc: TitleOne: Jerome, File: 21413305

WD 130



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

RECEIVED
JUN 04 2021
DEPT OF WATER RESOURCES
SOUTHERN REGION

Date: 06/02/2021

Escrow No. 21413305
Buyer: L&S Land Holdings, LLC- 208-536-6148
Seller: Prince Dairy Number, LLC-208-539-4690

Greetings,

Enclosed please find the following documents in connection to the above referred to transaction.

- TitleOne Check no. 35472 in the amount of \$50.00
- Notice of Change in Water Right Ownership
- Copy of Recorded Warranty Deed Instrument no. 2213152

Please return receipted copy to TitleOne Jerome.

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

Best Regards,

Alyssa Olsen
Ag Escrow Assistant