

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

## Notice of Change in Water Right Ownership

RECEIVED  
JUN 30 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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 37-12582              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 37-12584              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 37-12585              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 37-12589              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Y-3 Ranch  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Peabody Livestock, LLC  
New owner(s) as listed on the conveyance document      Name connector ☐ and ☐ or ☐ and/or
- 10 Old sage Trail      Hailey      ID 83333  
Mailing address      City      State      ZIP
- 208-309-7889      corey@prosourceproduce.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: 4/23/2021
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 # 37-12582

8. Signature: [Signature]      Owner      6/25/21  
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 6/30/21      Receipt No. 5038677      Receipt Amt. \$100.00

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 JB      Date 7-14-21

COPY

I'll email  
a copy of recorded  
deed.

## **Sun Valley Title**

 A TitleOne Company

Order Number: 21408373

### **Warranty Deed**

For value received,

**Y-3 Partnership, an Idaho general partnership**

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

**Peabody Livestock LLC, an Idaho limited liability company**

whose current address is 10 Old Sage Trail Hailey, ID 83333

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

**See Exhibit A, attached hereto and incorporated herein.**

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: April 21, 2021

Y-3 Partnership, an Idaho general partnership

Sheldon Mark Yanke  
By: Sheldon Mark Yanke, General Partner

By: Sheldon R. and Karen Yanke Limited Partnership, General Partner

By: Timmerman Hill, LLC, an Idaho limited liability company, its General Partner

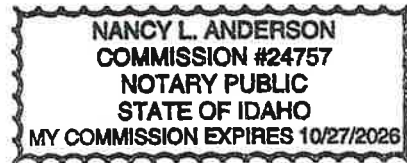
Sheldon Mark Yanke  
By: Sheldon Mark Yanke, Manager

State of Idaho, County of Blaine, ss

On this 21<sup>st</sup> day of April in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Sheldon Mark Yanke known or identified to me to be a general partner of Y-3 Partnership and the general partner who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

Nancy L. Anderson  
Notary Public for State of Idaho  
Residing In: Hailey, ID  
My Commission Expires: 10-27-2026

(seal)



State of Idaho, County of Blaine, ss

On this 21<sup>st</sup> day of April in the year of, 2021, before me, the undersigned Notary Public for said State, personally appeared Sheldon Mark Yanke known to me or identified to me to be the Manager of Timmerman Hill, LLC, which is a general partner of Sheldon R. and Karen Yanke Limited Partnership, and who subscribed the limited partnership's name in its capacity as a general partner of Y-3 Partnership to the foregoing instrument, and acknowledged to me that he executed the same in the name of the Y-3 Partnership.

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

Nancy L. Anderson  
Notary Public for the State of Idaho  
Residing in: Hailey ID  
My commission expires: 10-27-2026

(seal)

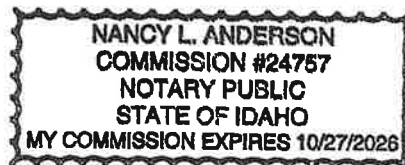


**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PREMISES**

TOWNSHIP 1 SOUTH RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 32: E $\frac{1}{2}$ ; NW $\frac{1}{4}$ ; N $\frac{1}{2}$ SW $\frac{1}{4}$ ; SE $\frac{1}{4}$ SW $\frac{1}{4}$

AND

TOWNSHIP 2 SOUTH RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 5: Government Lot 1 (NE $\frac{1}{4}$ NE $\frac{1}{4}$ )

Together with any and all water rights including #37-12582, #37-12584, #37-12585 and #37-12589



0004239055

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

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$0.00

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

File #: 0004239055

Date Filed: 4/7/2021 2:44:34 PM

B0599-1685 04/07/2021 2:44 PM Received by ID Secretary of State Lawrence Denney

| Entity Name and Mailing Address:                                                                                                                                                                                                                                                                                 |                                                                                                                    |                                       |      |       |                  |                |        |                                       |               |        |                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|---------------------------------------|------|-------|------------------|----------------|--------|---------------------------------------|---------------|--------|---------------------------------------|
| Entity Name:                                                                                                                                                                                                                                                                                                     | PEABODY LIVESTOCK LLC.                                                                                             |                                       |      |       |                  |                |        |                                       |               |        |                                       |
| The file number of this entity on the records of the Idaho Secretary of State is:                                                                                                                                                                                                                                | 0000451438                                                                                                         |                                       |      |       |                  |                |        |                                       |               |        |                                       |
| Address                                                                                                                                                                                                                                                                                                          | 10 OLD SAGE TRAIL<br>HAILEY, ID 83333-5094                                                                         |                                       |      |       |                  |                |        |                                       |               |        |                                       |
| Entity Details:                                                                                                                                                                                                                                                                                                  |                                                                                                                    |                                       |      |       |                  |                |        |                                       |               |        |                                       |
| Entity Status                                                                                                                                                                                                                                                                                                    | Active-Existing                                                                                                    |                                       |      |       |                  |                |        |                                       |               |        |                                       |
| This entity is organized under the laws of:                                                                                                                                                                                                                                                                      | IDAHO                                                                                                              |                                       |      |       |                  |                |        |                                       |               |        |                                       |
| If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:                                                                                                                                                                                                            | W148331                                                                                                            |                                       |      |       |                  |                |        |                                       |               |        |                                       |
| The registered agent on record is:                                                                                                                                                                                                                                                                               |                                                                                                                    |                                       |      |       |                  |                |        |                                       |               |        |                                       |
| Registered Agent                                                                                                                                                                                                                                                                                                 | COREY GRISWOLD<br>Registered Agent<br>Physical Address<br>10 OLD SAGE TRAIL<br>HAILEY, ID 83333<br>Mailing Address |                                       |      |       |                  |                |        |                                       |               |        |                                       |
| Limited Liability Company Managers and Members                                                                                                                                                                                                                                                                   |                                                                                                                    |                                       |      |       |                  |                |        |                                       |               |        |                                       |
| <table border="1"><thead><tr><th>Name</th><th>Title</th><th>Business Address</th></tr></thead><tbody><tr><td>COREY GRISWOLD</td><td>Member</td><td>10 OLD SAGE TRAIL<br/>HAILEY, ID 83333</td></tr><tr><td>MINA GRISWOLD</td><td>Member</td><td>10 OLD SAGE TRAIL<br/>HAILEY, ID 83333</td></tr></tbody></table> |                                                                                                                    |                                       | Name | Title | Business Address | COREY GRISWOLD | Member | 10 OLD SAGE TRAIL<br>HAILEY, ID 83333 | MINA GRISWOLD | Member | 10 OLD SAGE TRAIL<br>HAILEY, ID 83333 |
| Name                                                                                                                                                                                                                                                                                                             | Title                                                                                                              | Business Address                      |      |       |                  |                |        |                                       |               |        |                                       |
| COREY GRISWOLD                                                                                                                                                                                                                                                                                                   | Member                                                                                                             | 10 OLD SAGE TRAIL<br>HAILEY, ID 83333 |      |       |                  |                |        |                                       |               |        |                                       |
| MINA GRISWOLD                                                                                                                                                                                                                                                                                                    | Member                                                                                                             | 10 OLD SAGE TRAIL<br>HAILEY, ID 83333 |      |       |                  |                |        |                                       |               |        |                                       |
| The annual report must be signed by an authorized signer of the entity.<br>Job Title: MEMBER                                                                                                                                                                                                                     |                                                                                                                    |                                       |      |       |                  |                |        |                                       |               |        |                                       |
| Corey Griswold<br>Sign Here                                                                                                                                                                                                                                                                                      |                                                                                                                    | 04/07/2021<br>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](http://www.idwr.idaho.gov)

Brad Little  
Governor

Gary Spackman  
Director

July 14, 2021

PEABODY LIVESTOCK LLC  
10 OLD SAGE TRL  
HAILEY ID 83333-5094

Re: Change in Ownership for Water Right No(s): 37-12582, 37-12584, 37-12585, & 37-12589

Dear Water Right Holder(s):

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

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 293-9909.

Sincerely,

Jim Bitzenburg  
Senior Water Resource Agent

Enclosure(s)