

Department of Water Resources
Eastern Region

Print name _____

For IDWR Office Use Only:

Received by M. Pettis Date 10-25-21 Receipt No. E047466 Receipt Amt. 25.00

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 JB Processed by JB Date 10/22/2021

Instrument # 462292

RIGBY, JEFFERSON, IDAHO

04-09-2021 10:34:40 AM

No. of Pages: 5

Recorded for: FIRST AMERICAN TITLE - RIGBY

COLLEEN C POOLE

Fee: \$15.00

Ex-Officio Recorder Deputy: LK

Index To: GRANT DEED

Electronically Recorded by Simplifile

FIRST AMERICAN TITLE

963809-RJ

WHEN RECORDED, PLEASE RETURN TO:

West Desert LLC
1344 N 1900E
Terreton, ID 83450
Attn: Marshall Bitter

Parcel Nos. RP07N33E154800; RP07N33E222400;
RP07N33E224800; RP07N33E227200;
RP07N33E272400; RP07N33E270001

Space above this line for recorder's use only

GRANT DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which are hereby acknowledged, IRON HORSE ACRES LLC, a Delaware limited liability company ("Grantor"), hereby grants, sells, transfers, and conveys unto WEST DESERT LLC, an Idaho limited liability company, whose current address is 1344 North 1900 East, Terreton, Idaho 83450 (collectively, "Grantee") that certain real property located in Jefferson County, Idaho and legally described in Exhibit A attached hereto and incorporated herein (the "Property").

TOGETHER WITH all improvements thereon and all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to the Property.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, forever. Grantor does hereby covenant with Grantee that the Property is free from all encumbrances done, made, or suffered by Grantor except: (i) general taxes and assessments not yet due and payable; (ii) the permitted encumbrances set forth on Exhibit B; and (iii) all matters made, done, or suffered by Grantee; and Grantor will warrant and defend the same against all lawful claims of all persons claiming by, through or under Grantor, but none other.

[Remainder of page intentionally left blank; signature page follows.]

E-RECORDED

simplifile

ID: 462292

County: Jefferson

Date: 4.9.21 Time: 10:34

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[Remainder of page intentionally left blank; signature page follows.]

DATED effective as of the 9 day of ^{April} ~~March~~, 2021.

GRANTOR:

IRON HORSE ACRES LLC,
a Delaware limited liability company

By: Hancock Natural Resource Group, Inc.,
Its Manager

By:

Name: David Baughman

Title: Vice President

STATE OF Illinois)
COUNTY OF Champaign) ss.

I certify that I know or have satisfactory evidence that David Baughman is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Vice President of Hancock Natural Resource Group, Inc., manager of Iron Horse Acres LLC, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 24, 2021



(Use this space for notarial stamp/seal)

Christine A. Briggs
Notary Public
Print Name Christine A. Briggs
My commission expires 7-14-2022

EXHIBIT A
LEGAL DESCRIPTION

TRACT 1:

Township 7 North, Range 33 East of the Boise Meridian, Jefferson County, Idaho
Section 15: SW1/4;

TRACT 2:

Township 7 North, Range 33 East of the Boise Meridian, Jefferson County, Idaho
Section 22: NW1/4;

TRACT 3:

Township 7 North, Range 33 East of the Boise Meridian, Jefferson County, Idaho
Section 22: SW1/4;

TRACT 4:

Township 7 North, Range 33 East of the Boise Meridian, Jefferson County, Idaho
Section 22: SE1/4;
Section 27: NE1/4; NW1/4;

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
2. Any facts, rights, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any liens, or rights to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between March 1, 2021 and the date hereof.
8. 2021 taxes, not yet due and payable.
9. Right-of-way or easement of County Roads.
10. Right-of-way or easement of Canal and ditches.
11. Ditch Agreement upon the terms, conditions and provisions contained therein: Parties: A. J. Tevero and Margaret H. Tevero, Lewis Lavar Newman and Deloy B. Newman and Darline Newman Recorded: February 03, 1961, Instrument No. Book 166 of Misc., Page 387.
12. Easement granted to Utah Power & Light Company, recorded October 26, 1967, as Instrument No. 145782.
13. Provisions in deed to C & S Ranching, Inc., recorded June 06, 1975, as Instrument No. 175636.
14. Provisions in deed to C & S Ranching, Inc., recorded June 06, 1975, as Instrument No. 175637.
15. Easement granted to Utah Power & Light Company, recorded July 07, 1976, as Instrument No. 181011.
16. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by survey recorded October 23, 2000, as Instrument No. 305006.

17. Transfer Ownership and Right of Use to Irrigation Ditch Agreement upon the terms, conditions and provisions contained therein: Parties: C & S Ranching, Inc., The Green Desert, LLC and M. Frank Sullivan Recorded: May 09, 2001, Instrument No. 307984.
18. The following matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by a survey recorded February 04, 2014 as Instrument No. 409822.
 - a. Pivots
 - b. Field Roads
 - c. County Roads
 - d. Linear Irrigation Systems
 - e. Headgate
 - f. Guy Wires
 - g. Power Transformer
 - h. Above Ground Fuel Storage Areas
 - i. Propane Tank
19. Easement Management and Operations Agreement upon the terms, conditions and provisions contained therein: Parties: William E. Stoddart, Robert L. Stoddart, Lacey M. Stoddart and Iron Horse Acres, LLC Recorded: April 01, 2016, Instrument No. 422337.
20. Any claim that the Title is subject to a trust or lien created under the Perishable Agricultural Commodities Act (7 U.S.C. §§499a, et seq.) or the Poultry and Stockyards Act (7 U.S.C. §§181, et seq.) or under similar state laws.



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

October 22, 2021

WEST DESERT LLC
1344 N 1900 E
TERRETON ID 83450-5209

Re: Change in Ownership for Water Right No(s): 31-7055

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) 497-3787.

Sincerely,

Jonie Barg
Technical Records Specialist 1

Enclosure(s)

cc: WATER DISTRICT 110
JEFFERSON CLARK GROUND WATER DISTRICT