

Department of Water Resources
Eastern Region

Received by JB Date 5/20/2021 Receipt No. E046977 Receipt Amt. \$ 120. -
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 8/16/2021

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:

Home Ranch Feeders LLC
1775 W 950 S
Pingree, ID 83262

Instrument # 732123

BINGHAM COUNTY

5-11-2021 04:46:26 PM No. of Pages: 5

Recorded for : HOME RANCH FEEDERS LLC

PAMELA W. ECKHARDT

Fee: 15.00

Ex-Officio Recorder Deputy

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 969548-B (th)

Date: May 10, 2021

For Value Received, **Bingham County**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Home Ranch Feeders, LLC**, an **Idaho limited liability company**, hereinafter called the Grantee, whose current address is **1775 W 950 S, Pingree ID 83262**, the following described premises, situated in **Bingham County, Idaho**, to-wit:

PARCEL 1:

BEGINNING AT THE NW CORNER OF LOT 4 OF SECTION 30, TOWNSHIP 4 SOUTH OF RANGE 33 E.B.M., BINGHAM COUNTY, IDAHO; THENCE S. 0°14.5' E. ALONG THE W. BOUNDARY OF SAID LOT 4, FOR A DISTANCE OF 328.9 FEET TO A POINT; THENCE N. 74°23' E. 471.1 FEET TO A POINT; THENCE S. 17°33' E. 569.4 FEET TO A POINT; THENCE S. 84°12.5' E. 479.7 FEET; THENCE S. 76°21.5' E. 520.3 FEET; THENCE N. 48°51.5' E. 446.9 FEET TO A POINT; THENCE NORTH 87°00' E. 416.6 FEET TO A POINT; THENCE S. 82°12' E. 904 FEET TO A POINT; THENCE S. 42°59' E. 555.4 FEET TO A POINT; THENCE S. 42°14.5' E. 205.8 FEET TO A POINT; THENCE S. 1°28' E. 545.5 FEET TO A POINT; THENCE S. 37°43' E. 228.2 FEET TO A POINT; THENCE S. 71°34' E. 520.2 FEET TO A POINT; THENCE S. 75°43.5' E. 349.2 FEET TO A POINT; THENCE N. 78°2'02" E. 124 FEET TO A POINT; THENCE N. 46°11' E. 213.6 FEET, MORE OR LESS, TO A POINT ON THE E. BOUNDARY LINE OF SECTION 31, AND THENCE N. 0°14' W. ALONG THE E. BOUNDARY LINE OF LOT 5 OF SECTION 31, AND THE E. BOUNDARY LINE OF THE S½SE¼ OF SECTION 30 FOR A DISTANCE OF 2132.7 FEET, MORE OR LESS, TO THE NE CORNER OF THE S½SE¼ OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 33 E.B.M.; THENCE S. 89°27' W. ALONG THE N. BOUNDARY LINE OF THE S½SE¼, THE SE¼SW¼ AND LOT 4 OF SECTION 30 FOR A DISTANCE OF 5,027.5 FEET, MORE OR LESS, TO A POINT OF BEGINNING.

**EXCEPTING THEREFROM PART OF GOVERNMENT LOT 4, SECTION 30, TOWNSHIP 4 SOUTH, RANGE 33 EAST, B.M., BINGHAM COUNTY, IDAHO DESCRIBED AS:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30 BEING A 2005 BUREAU OF RECLAMATION ALUMINUM CAP; THENCE N 00°16'33" E 1005.67 FEET ALONG THE WEST LINE OF SECTION 30 TO A BUREAU OF RECLAMATION RIGHT OF WAY BRASS CAP SET IN THE TOP OF A CONCRETE POST AND THE POINT OF BEGINNING. THENCE N 00°20'00" E 329.06 FEET CONTINUING ALONG THE WEST LINE OF SECTION 30 TO A BUREAU OF RECLAMATION BRASS CAP SET IN THE TOP OF A CONCRETE POST MARKING THE NORTHWEST CORNER OF GOVERNMENT LOT 4; THENCE S 89°59'17" E 129.91 FEET ALONG THE NORTH LINE OF SAID LOT 4; THENCE S 00°20'00" W 293.79 FEET TO A POINT ON LINE BETWEEN TWO FOUND BUREAU OF RECLAMATION RIGHT OF WAY BRASS CAPS MARKING THE NORTH RIGHT OF WAY LINE OF THE MINIDOKA PROJECT AMERICAN FALLS RESERVOIR; THENCE S 74°50'42 W 134.81 FEET ALONG SAID RIGHT OF WAY LINE TO THE**

POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM PART OF GOVERNMENT LOT 4, SECTION 30, TOWNSHIP 4 SOUTH, RANGE 33 EAST, B.M., BINGHAM COUNTY, IDAHO DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30 BEING A 2005 BUREAU OF RECLAMATION ALUMINUM CAP; THENCE N 00°16'33" E 1005.67 FEET ALONG THE WEST LINE OF SECTION 30 TO A BUREAU OF RECLAMATION RIGHT OF WAY BRASS CAP SET IN THE TOP OF A CONCRETE POST THENCE N 00°20'00" E 329.06 FEET CONTINUING ALONG THE WEST LINE OF SECTION 30 TO A BUREAU OF RECLAMATION BRASS CAP SET IN THE TOP OF A CONCRETE POST MARKING THE NORTHWEST CORNER OF GOVERNMENT LOT 4; THENCE S 89°59'17" E 129.91 FEET ALONG THE NORTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING. THENCE S 89°59'17" E 147.80 FEET CONTINUING ALONG THE NORTH LINE OF SAID LOT 4; THENCE S 00°20'00" W 253.66 FEET TO A POINT ON LINE BETWEEN TWO FOUND BUREAU OF RECLAMATION RIGHT OF WAY BRASS CAPS MARKING THE NORTH RIGHT OF WAY LINE OF THE MINIDOKA PROJECT AMERICAN FALLS RESERVOIR; THENCE S 74°50'42" W 153.37 FEET ALONG SAID RIGHT OF WAY LINE; THENCE N 00°20'00" E 293.79 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM PART OF GOVERNMENT LOT 4, SECTION 30, TOWNSHIP 4 SOUTH, RANGE 33 EAST, B.M., BINGHAM COUNTY, IDAHO DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30 BEING A 2005 BUREAU OF RECLAMATION ALUMINUM CAP; THENCE N 00°16'33" E 1005.67 FEET ALONG THE WEST LINE OF SECTION 30 TO A BUREAU OF RECLAMATION RIGHT OF WAY BRASS CAP SET IN THE TOP OF A CONCRETE POST THENCE N 00°20'00" E 329.06 FEET CONTINUING ALONG THE WEST LINE OF SECTION 30 TO A BUREAU OF RECLAMATION BRASS CAP SET IN THE TOP OF A CONCRETE POST MARKING THE NORTHWEST CORNER OF GOVERNMENT LOT 4; THENCE S 89°59'17" E 277.72 FEET ALONG THE NORTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING. THENCE S 89°59'17" E 176.01 FEET CONTINUING ALONG THE NORTH LINE OF SAID LOT 4; THENCE S 00°17'24" W 205.83 FEET TO A BUREAU OF RECLAMATION BRASS CAP MARKING AN ANGLE POINT ON THE NORTH RIGHT OF WAY LINE OF THE MINIDOKA PROJECT AMERICAN FALLS RESERVOIR; THENCE S 74°50'42" W 182.80 FEET ALONG SAID RIGHT OF WAY LINE; THENCE N 00°20'00" E 253.66 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

TOGETHER WITH AN INGRESS-EGRESS EASEMENT 20 FEET IN WIDTH DESCRIBED AS BEING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30 BEING A 2005 BUREAU OF RECLAMATION ALUMINUM CAP; THENCE N 00°16'33" E 1005.67 FEET ALONG THE WEST LINE OF SECTION 30 TO A BUREAU OF RECLAMATION RIGHT OF WAY BRASS CAP SET IN THE TOP OF A CONCRETE POST; THENCE N 00°20'00" E 56.42 FEET CONTINUING ALONG THE WEST LINE OF SECTION 30; THENCE S 89°40'00" E 64.98 FEET TO A POINT ON THE EASTERLY EDGE OF A COUNTY ROAD AND THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N 83°09'27" E 65.44 FEET TO A POINT; THENCE N 62°49'41" E 365.16 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

TOGETHER WITH 35 acres of surface water rights from McTucker Creek indentified as Water Right No. 35-56A together with the ability to access the water of an easement recorded in Bingham County as Instrument No. 726308.

ALSO TOGETHER WITH a 20-foot-wide Utility easement over, under and across the South 20 feet of the South 1/2 Southwest 1/4 Section 28, Township 4 South, Range 33 E.B.M. Bingham County, Idaho.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 05/10/2021

Warranty Deed
- continued

File No.: 969548-B (th)

Bingham County

By: Whitney Manwaring
Whitney Manwaring

By: Commission Chair

Home Ranch Feeders, LLC, an Idaho limited liability
company

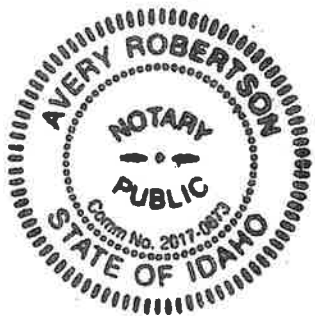
By: A Ladd Carter

By: Brian H. Carter

STATE OF Idaho)
ss.

COUNTY OF Bingham)

On this May 11th, 2021, before me, a Notary Public in and for said State, personally appeared Whitney Manwaring (name), known or identified to me, to be the Commissioner (title) of the Corporation that executed the instrument or the person who executed the instrument on behalf of said Corporation, and acknowledged to me that such Corporation executed the same.



Avery Robertson

Notary Public of Idaho

Residing at: Shelley, ID

Commission Expires: October 10, 2023

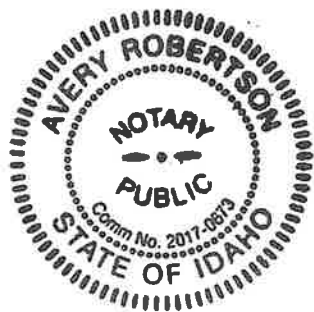
Date: 05/10/2021

Warranty Deed
- continued

File No.: 969548-B (th)

STATE OF Idaho)
COUNTY OF Bingham)
SS.

On this May 11th, 2021, before me, a Notary Public in and for said State, personally appeared A. Ladd Carter & Boone H. Carter, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **Home Ranch Feeders, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in said Limited Liability Company's name.



Avery Robertson
Notary Public of Idaho
Residing at: Shelley, ID
Commission Expires: October 10, 2023



State of Idaho

DEPARTMENT OF WATER RESOURCES

Eastern Region • 900 N SKYLINE DR STE A • IDAHO FALLS, ID 83402-1718

Phone: (208)525-7161 • Fax: (208)525-7177 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

August 16, 2021

HOME RANCH FEEDERS LLC
1775 W 950 S
PINGREE ID 83262-2500

Re: Change in Ownership for Water Right No(s): 35-56A

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 01