

JUN 01 2021

DEPT OF HEALTH AND SERVICES
SOCIETY AND ECONOMY

- | Water Right/Claim No. | Split? | Leased to Water Supply Bank? | Water Right/Claim No. | Split? | Leased to Water Supply Bank? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 36-12253 | Yes ☐ | Yes ☐ | | Yes ☐ | Yes ☐ |
| | Yes ☐ | Yes ☐ | | Yes ☐ | Yes ☐ |
| | Yes ☐ | Yes ☐ | | Yes ☐ | Yes ☐ |
| | Yes ☐ | Yes ☐ | | Yes ☐ | Yes ☐ |
| | Yes ☐ | Yes ☐ | | Yes ☐ | Yes ☐ |

Received by SG Date 11/21 Receipt No. 5038607 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 _____ Processed by BW Date 6/15/21

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



Instrument # 561486

MINIDOKA COUNTY, RUPERT, IDAHO
05-21-2021 02:46:09 PM No. of Pages: 4
Recorded for: TITLEONE - TWIN FALLS
TONYA PAGE Fee: \$15.00
Ex-Officio Recorder Deputy Chelsea West
Electronically Recorded by Simplifile

Order Number: 21400501

Warranty Deed

For Value Received,

Hector Parkin as successor co-trustee and Todd Merrigan as successor co-trustee, Trustee of the William A. Wendt Living Trust, dated February 24, 2014 who acquired title as William A. Wendt, Trustee of the William A. Wendt Living Trust dated the _____, day of February, 2014, the Grantor, does hereby grant, bargain sell and convey unto, Spring Lake Farms, LLC, an Idaho limited liability company, whose current address is 384 N 23 Ln West, Rupert, ID 83350, the Grantee, the following described premises, in Minidoka County, Idaho, To Wit:

PARCEL NO. 1:

TOWNSHIP 9 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN, MINIDOKA COUNTY, IDAHO

Section 5: Part of Gov't Lot 3, more particularly described as follows:

Commencing at the North ¼ Corner of Section 5, marked by a 5/8 inch rebar and LS 7920 cap, Thence along the quarter section line South 00°54'03" West for 716.88 feet to a ½ inch rebar and LS 7920 cap and the TRUE POINT OF BEGINNING;

Thence continuing South 00°54'03" West for 254.13 feet to a ½ inch rebar and LS 7920 cap;

Thence South 89°24'48" West for 278.24 feet to a ½ inch rebar and LS 7920 cap;

Thence North 00°54'03" East for 254.13 feet to a ½ inch rebar and LS 7920 cap;

Thence North 89°24'48" East for 278.24 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO; easements and rights of way which are apparent or of record, accruing property taxes and assessments for 2021 and burdens incident to inclusion of said lands within the Minidoka Irrigation District,

TOGETHER WITH the following described Easement No. 1 for ingress and egress to and from 400 North Road:

Order Number: 21400501

EASEMENT NO. 1:

A non-exclusive perpetual 20 foot access easement, for the benefit of Parcel No. 1, more particularly described:

TOWNSHIP 9 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN, MINIDOKA COUNTY, IDAHO

Section 5: Part of Gov't Lot 3, more particularly described as follows:

Commencing at the North $\frac{1}{4}$ Corner of Section 5, marked by a 5/8 inch rebar and LS 7920 cap and the TRUE POINT OF BEGINNING;

Thence along the quarter section line South $00^{\circ}54'03''$ West for 716.88 feet;

Thence South $89^{\circ}24'48''$ West for 20.00 feet along the north boundary line of Parcel No. 1;

Thence North $00^{\circ}54'03''$ East for 716.96 feet to the north line of Section 5;

Thence North $89^{\circ}38'23''$ East for 20.00 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

TOWNSHIP 9 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN, MINIDOKA COUNTY, IDAHO

Section 5: Gov't Lot 3 and the SE $\frac{1}{4}$ NW $\frac{1}{4}$ SAVE AND EXCEPT the following described:

Commencing at the North $\frac{1}{4}$ Corner of Section 5, marked by a 5/8 inch rebar and LS 7920 cap, Thence along the quarter section line South $00^{\circ}54'03''$ West for 716.88 feet to a $\frac{1}{2}$ inch rebar and LS 7920 cap and the TRUE POINT OF BEGINNING;

Thence continuing South $00^{\circ}54'03''$ West for 254.13 feet to a $\frac{1}{2}$ inch rebar and LS 7920 cap;

Thence South $89^{\circ}24'48''$ West for 278.24 feet to a $\frac{1}{2}$ inch rebar and LS 7920 cap;

Thence North $00^{\circ}54'03''$ East for 254.13 feet to a $\frac{1}{2}$ inch rebar and LS 7920 cap;

Thence North $89^{\circ}24'48''$ East for 278.24 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO: Easements and rights of way which are apparent or of record, including the non-exclusive Easement No. 1 for the benefit of Parcel No. 1 described above, and property taxes and assessments for 2021, burdens incident to inclusion of said land within the Minidoka County Irrigation District, and an existing Farm Lease between Grantor and Grant 4-D Farms which runs through November 15, 2023.

County Road Right-of-way and the rights of access thereto for maintenance of.

Terms, conditions, easements and, obligations, if any, contained in Request to Remove Waterway by and between William A. Wendt and Minidoka Irrigation District.

Recorded: April 27, 2005

Instrument No: 478053

[click here to view](#)

An easement for the purpose shown below and rights incidental thereto as set forth in Irrigation Drain Easement Agreement.

Granted to: Minidoka Irrigation District

Recorded: November 18, 2020

Instrument No.: 558258

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its successors 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.

Grantor does not warrant that the boundary fences are on the true boundary lines and conveys Parcel 1 and 2 described above subject to any claims that boundaries by agreement have been created, subject to adjudication. Grantee and Grantee's successors in interest shall have the benefit of land situated between the legally described boundaries and the location of agreed boundary fences, if such land is found to exist.

Dated: May 21, 2021

Hector Parkin as successor co-trustee and Todd Merrigan
as successor co-trustee of the William A. Wendt Living Trust,
dated February, 2014

BY: _____

Hector Parkin, successor co-trustee

BY: _____

Todd Merrigan, as successor co-trustee

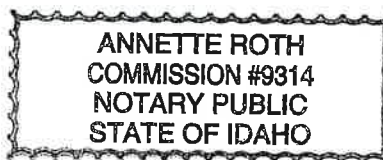
State of Idaho, County of Cassia, ss.

On this 21 day of May, in the year of 2021, before me, the undersigned, a notary public in and for said state personally appeared Hector Parkin, known or identified to me to be the person whose name is subscribed to the within instrument, as successor co-trustee of the William A. Wendt Living Trust, dated February 2014 and acknowledged to me that he executed the same as trustee.

Annette Roth
Notary Public

Residing In: Rupert, Id

My Commission Expires: 8-4-2023
(seal)



State of Idaho, County of Cassia, ss.

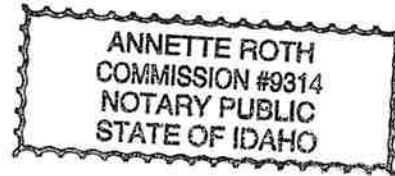
On this 21 day of May in the year of 2021, before me, the undersigned, a notary public in and for said state personally appeared Todd Merrigan, known or identified to me to be the person whose name is subscribed to the within instrument, as successor co-trustee of the William A. Wendt Living Trust, dated February 2014 and acknowledged to me that he executed the same as trustee.

Annette Roth

Notary Public

Residing In: Rupert ID

My Commission Expires: 8-4-2023
(seal)



Instrument # 526311

MINIDOKA COUNTY, RUPERT, IDAHO

2-24-2014 11:33:29 No. of Pages: 1

Recorded for : GOODMAN LAW OFFICE

PATTY TEMPLE

Fee 10.00

WARRANTY DEED Office Recorder Deputy

FOR VALUE RECEIVED, William A. Wendt, of Rupert, Idaho, the Grantor, in consideration of Ten Dollars (and other valuable consideration) in hand paid, receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS to William A. Wendt, Trustee of the William A. Wendt Living Trust, dated the _____ day of February, 2014, whose present address is 383 North 50 Lane West, Rupert, Idaho, the Grantee, the following described estate, situated in Minidoka County, State of Idaho, to wit:

The SE $\frac{1}{4}$ NW $\frac{1}{4}$ and Lot 3 in Section 5, Township 9 South, Range 24 East, Boise Meridian, Minidoka County, Idaho;

AND

The modular home and all improvements.

Together with all improvements thereon and rights thereunto appertaining, but subject to all restrictions, reservations, and limitations of record.

DATED this 24th day of February, 2014.

William A. Wendt
William A. Wendt

STATE OF IDAHO)
) ss.
County of Minidoka.)

On this 24th day of February, in the year of 2014, before me the undersigned notary public in and for said state, personally appeared William A. Wendt, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

WILLIAM T. GOODMAN
(SEAL) NOTARY PUBLIC
STATE OF IDAHO

William T. Goodman
Notary Public
Residing at Rupert, Idaho
My Commission expires 12-24-16

WARRANTY DEED



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

June 15, 2021

SPRING LAKE FARMS LLC
384 N 23 LN W
RUPERT ID 83350-5401

Re: Change in Ownership for Water Right No(s): 36-12253

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) 293-9904.

Sincerely,

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

Benny Walker
Water Resource Agent, Senior

Enclosure(s)

CC. TitleOne, Burley: File No., 21400501



211 West 13th Street
Burley, ID 83318
Ph. (208) 881-0087
Fx. (866) 582-7546
www.titleonecorp.com

Idaho Department of Water Resources
650 Addison Avenue West
Suite 500
Twin Falls, ID 83301

Date: May 28, 2021

Escrow No. 21400501

Greetings,

Enclosed please find the following:

- TitleOne Check No. 35249 in the amount of \$25.00 for Notice of Change of Ownership
- Original executed Notice of Change of Ownership
- Copy of original executed Warranty Deed recorded on 05/21/21 as Instrument No. 561486, records of Minidoka Co., ID

Please make the necessary changes to your records to reflect new owner and send a receipted copy to TitleOne, 211 W 13th St., Burley, ID, 83318 Attn: Ashley Martinkus.

Please feel free to contact us at the number above should you have any questions.

Best Regards,
TITLEONE


Ashley Martinkus
Ag Escrow Assistant

AR/am
Enc.

RECEIVED

JUN 01 2021

DEPT. OF WATER RESOURCES
SOUTHERN REGION