

RECEIVED

APR 28 2020

DEPT OF WATER RESOURCES
SOUTHERN REGIONSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

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?
47-14861	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Driscoll Family Twin Falls Farm LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): BCH Farmland Investments LLC c/o Jay Giroto
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 18 Crescent Key Bellevue WA 98006
Mailing address City State ZIP
- 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: April 8, 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
8. Signature: [Signature] Attorney in Fact 4/19/2021
Signature of new owner/claimant Title, if applicable Date
- Signature: _____ Title, if applicable _____ Date _____
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by Sq Date 4-28-2021 Receipt No. 5038556 Receipt Amt. \$25 -
 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 [Signature] Date 5/17/21

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
1502 Locust Street North, Bldg. 300
Twin Falls, ID 83301

TWIN FALLS COUNTY
RECORDED FOR:
FIRST AMERICAN TITLE - TWIN F/
01:20:10 PM 04-22-2021
2021009866
NO. PAGES 2 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: SB
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **962916-TF (sg)**

Date: **April 08, 2021**

For Value Received, **Driscoll Family Twin Falls Farm LLC, an Idaho limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **BCH Farmland Investments, LLC, a Utah limited liability company**, hereinafter called the Grantee, whose current address is **c/o Jay Girotto, 18 Crescent Key, Bellevue, WA 98006**, the following described premises, situated in **Twin Falls County, Idaho**, to-wit:

TOWNSHIP 10 SOUTH, RANGE 16, EAST BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

SECTION 2: SOUTH ONE HALF (S $\frac{1}{2}$) OF THE NORTHWEST ONE QUARTER (NW $\frac{1}{4}$)

**EXCEPTING THEREFROM: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$);
THENCE EAST ALONG THE NORTHERLY LINE 608 FEET;
THENCE SOUTH PARALLEL TO THE WESTERLY SECTION LINE, 237 FEET; THENCE WEST
PARALLEL TO THE NORTHERLY LINE 608 FEET;
THENCE NORTH ALONG THE SECTION LINE, 237 FEET TO THE POINT OF BEGINNING.**

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: 04/08/2021

Warranty Deed
- continued

File No.: 962916-TF (ag)

Driscoll Family Twin Falls Farm LLC, an Idaho
limited liability company

By: Martha Elizabeth Driscoll-Lee
Name: Martha Elizabeth Driscoll-Lee
Title: Manager

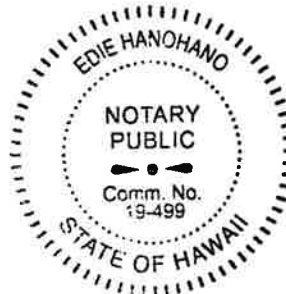
STATE OF Hawaii)
City &) ss.
COUNTY OF Honolulu)

On this 20 day of April, 2021, before me, a Notary Public in and for said State, personally appeared **Martha Elizabeth Driscoll-Lee**, 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 **Driscoll Family Twin Falls Farm 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 she executed the same in said Limited Liability Company's name.

Edie Hanohano
Notary Public, State of Hawaii
Commission Expires: Nov. 24, 2023

Edie Hanohano
Notary Public of
Residing at: 7192 Kalahele Ave #143A
Commission Expires: 11/24/2023
Honolulu, HI 96825

Doc. Date: 4/8/2021 # Pages: 2
Notary Name: Edie Hanohano First Circuit
Doc. Description: Warranty Deed
Edie Hanohano 4/20/2021
Notary Signature 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

May 17, 2021

BCH FARMLAND INVESTMENTS LLC
C/O JAY GIROTTO
18 CRESCENT KEY
BELLEVUE WA 98006-1010

Re: Change in Ownership for Water Right No(s): 47-14861

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,

Benny Walker
Senior Water Resource Agent,

Enclosure(s)

Cc: First American Title Company, Twin Falls
File No.: 962916 -TF (sg)



First American Title Company
1502 Locust Street North, Bldg. 300, Twin Falls, ID 83301
Phone (208)734-2905 Fax (208)734-2945

RECEIVED
APR 28 2021
DEPT OF WATER RESOURCES
SOUTHERN REGION

Idaho Department of Water Resources
650 Addison Avenue W
Twin Falls, ID 83301-5858

April 22, 2021
File No.: 962916-TF (sg)

Attn: Accounts Receivable

Re:

Property: **Vacant Land Twin Falls, ID 83301**
Buyer: **BCH Farmland Investments, LLC**
Seller: **Driscoll Family Twin Falls Farm LLC**

Enclosed is a check for water fees, a signed transfer form and the new recorded Warranty Deed for your records.
Please feel free to contact us with any questions. Have a good day. Check#86271 \$25.00

Sincerely,

Estela Alvarez, Assistant for
Sandra Gonzalez, Escrow Officer

ea/ea