

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

JUL 22 2021

Department of Water Resources
Eastern Region
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?
31-7283 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
31-7312 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Lakeshore Farms 2 LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): B23 Farms, LLC
New owner(s) as listed on the conveyance document
- PO Box 152
Mailing address
208-589-4929
Telephone
- Terreton
City
- Name connector ☐ and ☐ or ☐ and/or
ID 83450
State ZIP
- 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: 6/28/2021
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):
 o \$25 per *undivided* water right.
 o \$100 per *split* water right.
 o 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] Manager 7/7/2021
Signature of new owner/claimant Title, if applicable Date

Signature: _____ Title, if applicable Date

For IDWR Office Use Only:

Received by JB Date 7/22/2021 Receipt No. E047203 Receipt Amt. \$100.-
 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 8/5/2021

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
110 N. Clark Street/PO Box 405
Rigby, ID 83442

Instrument # 464804
RIGBY, JEFFERSON, IDAHO
06-28-2021 04:41:35 PM No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - RIGBY
COLLEEN C POOLE Fee: \$15.00
Ex-Officio Recorder Deputy: LK
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **979663-RI (ss)**

Date: **June 23, 2021**

For Value Received, **ROBCO, L.L.C., an Idaho limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **B23 Farms, LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **PO BOX 152, Terreton, ID 83450**, the following described premises, situated in **Jefferson County, Idaho**, to-wit:

Township 6 North, Range 35 E.B.M., Jefferson County, Idaho

Section 28: SW¹/₄

Section 33: NW¹/₄

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.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
110 N. Clark Street/PO Box 405
Rigby, ID 83442

E-RECORDED simplify

ID: 464804
County: Jefferson
Date: 6.28.21 Time: 4:41

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **979663-RI (ss)**

Date: **June 23, 2021**

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Township 6 North, Range 35 E.B.M., Jefferson County, Idaho
Section 28: SW $\frac{1}{4}$
Section 33: NW $\frac{1}{4}$

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: 06/23/2021

Warranty Deed
- continued

File No.: 979663-RI (ss)

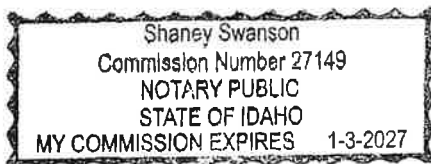
ROBCO, L.L.C., an Idaho limited liability company

By: David A. Robison
Name: David A. Robison
Title: Managing Member

By: Angie Sutton Robison
Name: Angie Sutton Robison
Title: Member

STATE OF Idaho)
ss.
COUNTY OF Jefferson)

On this **Twenty-third day of June, 2021**, before me, a Notary Public in and for said State, personally appeared **David A. Robison and Angie Sutton Robison**, 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 **ROBCO, L.L.C.**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that **they** executed the same in said Limited Liability Company's name.



Shaney Swanson
Notary Public of Idaho
Residing at: Idaho Falls, ID
Commission Expires: 1-3-27

FIRST AMERICAN TITLE
969427-RT

Instrument # 464721
RIGBY, JEFFERSON, IDAHO
06-24-2021 04:09:48 PM No. of Pages: 6
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

WHEN RECORDED, PLEASE RETURN TO:

Robco, L.L.C.
2175 E 400 N
Roberts, ID 83444
Attn: David A. Robison

Parcel Nos. RP06N35E210001; RP06N35E282400;
RP06N35E290050; RP06N35E320001;
RP06N35E332400

Space above this line for recorder's use only

GRANT DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which are hereby acknowledged, LAKESHORE FARMS 2 LLC, a Delaware limited liability company ("Grantor"), hereby grants, sells, transfers, and conveys unto ROBCO, L.L.C., an Idaho limited liability company, whose current address is 2175 East 400 North, Robert, Idaho 83444 (collectively, "Grantee") that certain real property located in Jefferson County, Idaho and legally described in Exhibit A attached hereto and incorporated herein (the "Property").

CR
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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.]

FIRST AMERICAN TITLE
969427-RT

E-RECORDED simplifile

ID: 464721
County: Jefferson
Date: 6.24.21 Time: 4:09

WHEN RECORDED, PLEASE RETURN TO:

Robco, L.L.C.
2175 E 400 N
Roberts, ID 83444
Attn: David A. Robison

Parcel Nos. RP06N35E210001; RP06N35E282400;
RP06N35E290050; RP06N35E320001;
RP06N35E332400

Space above this line for recorder's use only

GRANT DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which are hereby acknowledged, LAKESHORE FARMS 2 LLC, a Delaware limited liability company ("**Grantor**"), hereby grants, sells, transfers, and conveys unto ROBCO, L.L.C., an Idaho limited liability company, whose current address is 2175 East 400 North, Robert, Idaho 83444 (collectively, "**Grantee**") that certain real property located in Jefferson County, Idaho and legally described in Exhibit A attached hereto and incorporated herein (the "**Property**").

AR
OR

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.]

DATED effective as of the 24th day of June, 2021.

GRANTOR:

LAKESHORE

LAKE SHORE FARMS 2 LLC,
a Delaware limited liability company

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

By:

Name:

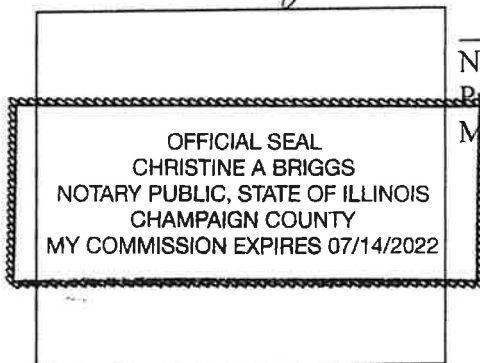
Title:

David Baughman
David Baughman
Vice President

STATE OF ILLINOIS)
) ss.
COUNTY OF CHAMPAIGN)

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 Lake Shore Farms 2 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: June 9, 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

Township 6 North, Range 35 E.B.M., Jefferson County, Idaho

Section 21: W $\frac{1}{2}$,

EXCEPTING THEREFROM: County road right of way along the East side of said property and Highway right of way along the North side of said property.

NE $\frac{1}{4}$,

EXCEPTING THEREFROM: Highway right of way along the North side of said property.

Section 28: W $\frac{1}{2}$,

EXCEPTING THEREFROM: County road right of way along the North side of said property.

Section 29: E $\frac{1}{2}$,

EXCEPT Beginning at the SE Corner of said Section 29; thence N. 00°03'48" E. along the E. line of Section 29 for a distance of 660.00 feet; thence N. 89°51'50" W. for a distance of 171.36 feet to the beginning of a curve right; Delta=31°52'24" Radius=1327.29' Arc=738.36' Chord=728.88 Tangent=379.01' said curve having a chord bearing of S. 46°33'17" W. thence S. 00°03'48" W. for a distance of 157.52 feet; thence S. 89°51'50" E. along the S. line of Section 29 for a distance of 700 feet to the true point of beginning.

ALSO EXCEPT Beginning at the NE Corner of said Section 29; thence S. 00°03'48" W. along the E. line of Section 29 for a distance of 195.00 feet; thence N. 89°53'46" W. for a distance of 222.00 feet; thence N. 45°40'47" W. for a distance of 53.06 feet; thence N. 00°03'48" E. for a distance of 158.00 feet; thence S. 89°53'46" E. along the N. line of Section 29 for a distance of 260.00 feet to the true point of beginning.

ALSO EXCEPTING THEREFROM: County road right of way along the East side of said property.

Section 32: N $\frac{1}{2}$,

EXCEPTING THEREFROM: County road right of ways along the West and East sides of said property.

Section 33: NW $\frac{1}{4}$,

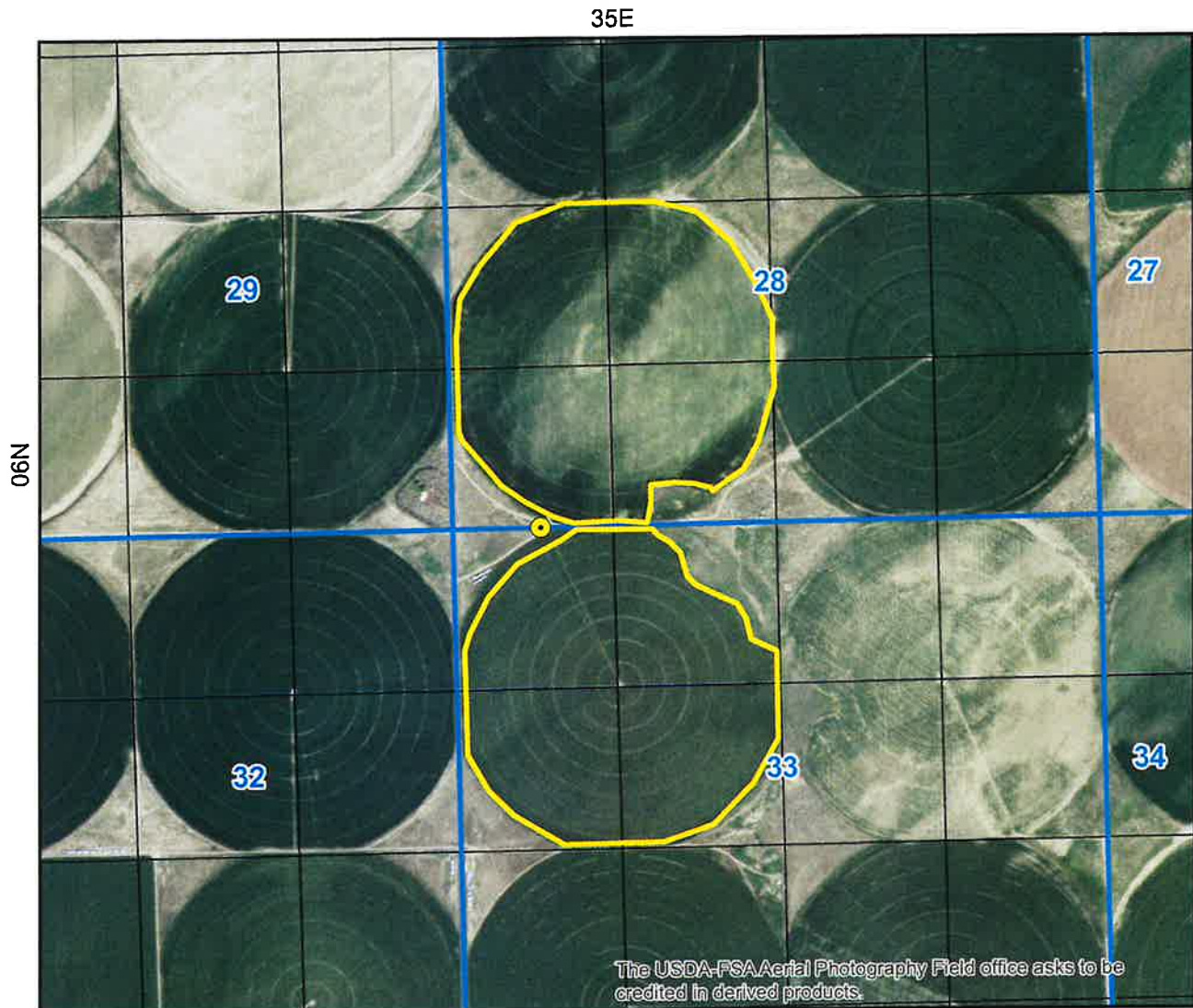
EXCEPTING THEREFROM: County road right of way along the West side of said property.

State of Idaho
Department of Water Resources

Water Right 31-7312

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



- Point of Diversion
- Place Of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters

0 0.175 0.35 0.7 Miles

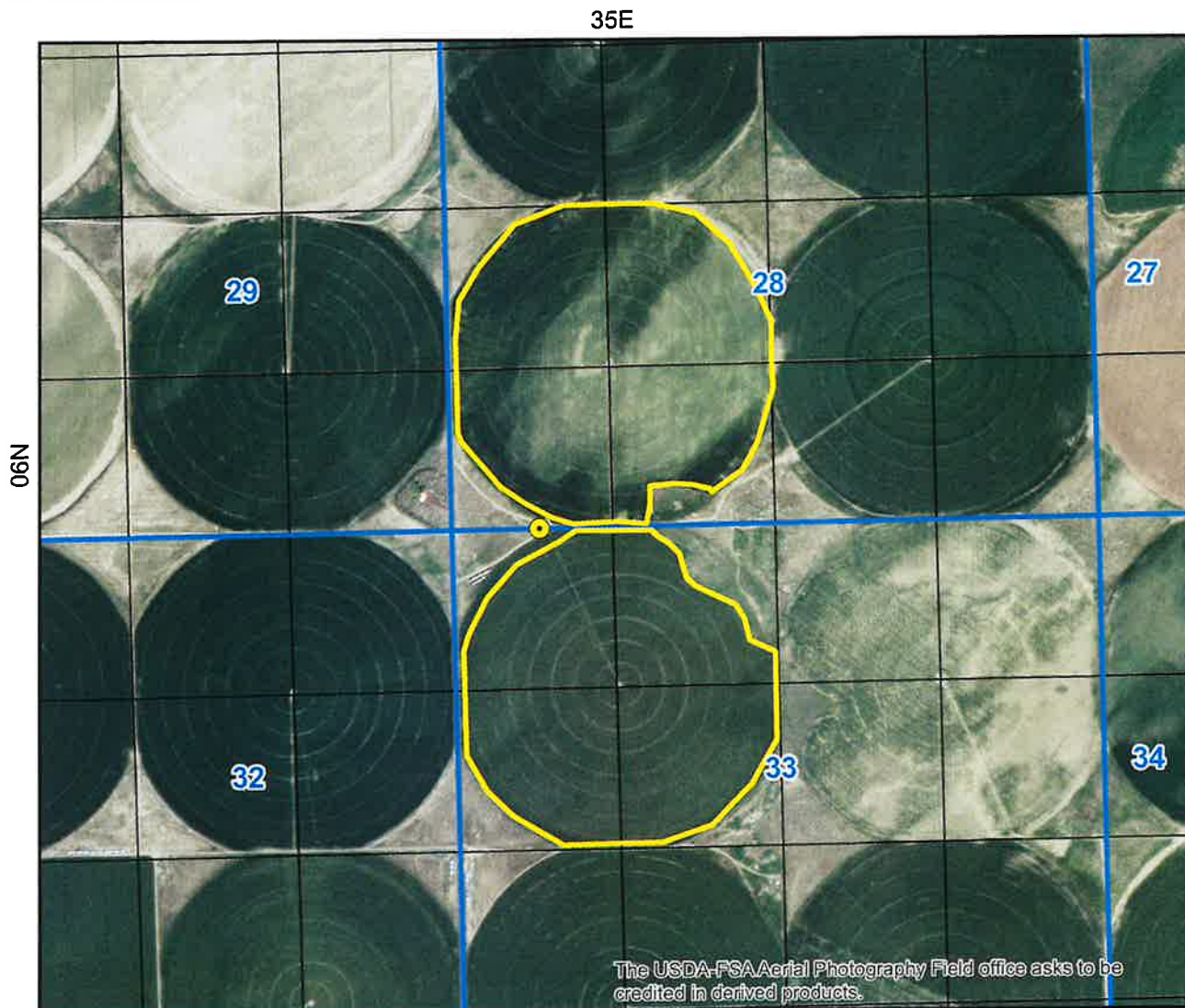


State of Idaho
Department of Water Resources

Water Right
31-7283

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.175 0.35 0.7 Miles





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 05, 2021

B23 FARMS LLC
PO BOX 152
TERRETON ID 83450-0152

Re: Change in Ownership for Water Right No(s): 31-7283 & 31-7312

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: IDAHO AG CREDIT
WATER DISTRICT 110