

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
MAR 02 2021
DEPT OF WATER RESOURCES
SOUTHERN REGION

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?
47-7170	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-7169	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-17686	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Yragui Family Trust
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): JRS Properties III LLLP
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 1099 West Front Street P.O. Box 27 Boise ID 83702 83707-0027
Mailing address City State ZIP
- (208) 336-2110 (208) 780-3287
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: February 26, 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.

SUPPORT DATA

IN FILE # 47-7169

8. Signature: [Signature] Title, if applicable: _____ Date: _____
Signature of new owner/claimant
- Signature: Scott R. Simplot Title, if applicable: _____ Date: _____
Signature of new owner/claimant

For IDWR Office Use Only:

Received by SG Date 3/2/21 Receipt No. 5038436 Receipt Amt. \$100.00

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 JB Date 3-8-21

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

TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - TWIN FALLS
09:30:51 AM 02-26-2021
2021004721
NO. PAGES 3 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: AR
Electronically Recorded by Simplifile

Recording requested by and
when recorded return to:
JRS Properties III, LLLP
1099 W. Front Street
Boise ID 83702

21399998

WARRANTY DEED

FOR VALUE RECEIVED, Shawpatin AgCap, LLC, an Idaho limited liability company, whose address is P.O. Box 446, Twin Falls, ID 83303 (the "Grantor") does hereby GRANT, BARGAIN, SELL, CONVEY, and WARRANT unto JRS Properties III, LLLP, an Idaho limited liability limited partnership, whose address is 1099 W. Front Street, Boise ID 83702 (the "Grantee") and its successors and assigns forever, the following described real property situated in Twin Falls County, State of Idaho

See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, and rights-of-way in anywise appertaining to the real property herein described;

TOGETHER WITH all water rights and other entitlements to receive water for beneficial use on the described real property, including without limitation, all rights represented by any contract decree, license, permit, permit application, claim or storage entitlement, water shares and canal shares, and those water rights identified in the records of the Idaho Department of Water Resources for beneficial use on the described real property, and all ditches, ditch rights, easements and rights-of-way associated with the delivery of such water rights; and

EXCEPTING taxes, levies, and assessments for the current year not yet due and payable and the following existing items: reservations in favor of the United States of America; easements, right of ways, boundary line agreements, development agreements, water supply agreements, plats, covenants, conditions, restrictions and reservations that are matters of public record; all applicable zoning laws and ordinances; and along with any state of facts that an accurate survey or inspection of the Property would show.

The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said real property; that the real property is free from all encumbrances, excepting those as may be set forth herein; and that Grantor will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 25 day of February, 2021.

GRANTOR:

Shawpatin AgCap, LLC, an Idaho limited liability company

Hiram Finney, MEMBER
By: Hiram Finney, Member

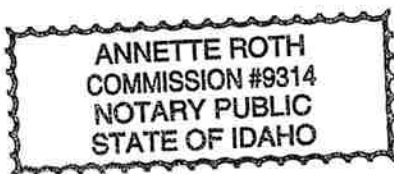
Leslie Iversen, Member
By: Leslie Iversen, Member

ACKNOWLEDGMENT

State of Idaho)
)ss.
County of Twin Falls

On this 25 day of February, 2021 before me, a Notary Public in and for said State, personally appeared Hiram Finney and Leslie Iversen, known or identified to me to be the Members of Shawpatin AgCap, LLC, an Idaho limited liability company, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

IN WITNES WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first set forth above.



Annette Roth
Notary Public for Idaho
Residing at Rupert, Id
My Commission expires 8-4-2023

Exhibit A

Legal Description:

TOWNSHIP 14 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 23: E $\frac{1}{2}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$

Section 24: W $\frac{1}{2}$ W $\frac{1}{2}$ SAVE AND EXCEPT the following described:

A strip of land 200.0 feet wide, being 100.0 feet on each side of the following described centerline of said highway and lying over and across the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 24;

Beginning at Station 735+90 of the said Highway Survey, which station is a point on tangent approximately 630.0 feet East from the Southwest corner of Section 24;

Thence running North 28°41' East 1555 to Station 751+45 of said Survey, which station is a point on tangent approximately 1320.0 feet North and 1342.0 feet East from the Southwest corner of Section 24.

ALSO EXCEPTING from the above described right-of-way that portion lying situate in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 24.

TOWNSHIP 14 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 26: W $\frac{1}{2}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; W $\frac{1}{2}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$

SAVE AND EXCEPT the following described:

A triangle parcel of land lying situate on both sides of the centerline of said highway and lying over and across the Southeast corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 26, more particularly described as follows:

Commencing at the southeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 26, which point is approximately 1320 feet North and 1320 feet East of the South $\frac{1}{4}$ corner of Section 26;

Thence North along the East line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 26, 463.0 feet more or less to a point;

Thence South 28°41' West parallel to and 100.0 feet distant Northwesterly from the centerline of the said Sawtooth Park F-FG 2391(4) Highway Survey line a distance of 526 feet to a point on the South line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 26;

Thence East on the South line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 250.0 feet, more or less to the Point of Beginning.

TOWNSHIP 14 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 27: E $\frac{1}{2}$ SE $\frac{1}{4}$

Section 34: NE $\frac{1}{4}$

Section 35: W $\frac{1}{2}$ NW $\frac{1}{4}$

TOWNSHIP 14 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 18: Lots 1 and 2; S $\frac{1}{2}$ NE $\frac{1}{4}$; Lots 3, 4 and 5; SE $\frac{1}{4}$ NW $\frac{1}{4}$; Lot 6 and E $\frac{1}{2}$ SE $\frac{1}{4}$ SAVE AND EXCEPT the following described:

That portion described in the Final Judgment of Condemnation received by the Oregon Short Line Railroad Company on January 26, 1925, recorded in Book 69, Page 604 as Instrument No. 174811, records of Twin Falls County, Idaho.

ALSO EXCEPTING a Judgement of Condemnation received by Twin Falls Highway District dated July 21, 1928, recorded in Book 13, Page 97 as Instrument No. 210258, records of Twin Falls County, Idaho.

2

TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - TWIN FALLS
09:14:19 AM 02-26-2021
2021004718
NO. PAGES 7 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: SB
Electronically Recorded by Simplifile



TitleOne
a title & escrow co.

Order Number: 20394657

Warranty Deed

For Value Received,

Michelle Jean Moramarco as Co-Trustee and Patricia Lee Konen as Co-Trustee of The Yragui Family Trust as to a 1/3 interest, the Grantor, does hereby grant, bargain sell and convey unto, Shawpatin AgCap, LLC, an Idaho limited liability company, whose current address is P.O. Box 446, Twin Falls, ID 83303, the Grantee, the following described premises, in Twin Falls County, Idaho, To Wit:

PARCEL NO. 1:

TOWNSHIP 9 SOUTH, RANGE 12 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 36: W $\frac{1}{2}$ NW $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ SW $\frac{1}{4}$

PARCEL NO. 2:

INTENTIONALLY DELETED

PARCEL NO. 3:

TOWNSHIP 11 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 25: SE $\frac{1}{4}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$

PARCEL NO. 4:

TOWNSHIP 11 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 3: SW $\frac{1}{4}$ SW $\frac{1}{4}$

Order Number: 20394657

Warranty Deed (4-09) - Page 1 of 7

PARCEL NO. 5:

**TOWNSHIP 12 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO**

Section 27: ALL

Section 34: $N\frac{1}{2}$; $NE\frac{1}{4}SW\frac{1}{4}$; $NW\frac{1}{4}SE\frac{1}{4}$

Section 35: $SW\frac{1}{4}$

PARCEL NO. 6:

**TOWNSHIP 12 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO**

Section 20: $SE\frac{1}{4}$; $E\frac{1}{2}SW\frac{1}{4}$; $SW\frac{1}{4}SW\frac{1}{4}$

Section 26: $N\frac{1}{2}$; $SW\frac{1}{4}$; $W\frac{1}{2}SE\frac{1}{4}$

Section 27: $E\frac{1}{2}SW\frac{1}{4}$; $SE\frac{1}{4}$; $NW\frac{1}{4}NW\frac{1}{4}$

SAVE AND EXCEPT the following described:

A strip of land 40 feet wide on the east side of the following described centerline of said highway and lying over and across the $NW\frac{1}{4}NW\frac{1}{4}$, more particularly described as follows:

Beginning at Station 523+00.4 of the said Highway Survey, which station is a point on tangent approximately 1310.6 feet north from the West $\frac{1}{4}$ corner of Section 27;

Thence running North $0^{\circ}14'$ East for 1171.6 feet to Station 534+72.0 of said survey, which station is a point of curvature;

Thence 176.7 feet with a $1^{\circ}00'$ curve left said curve having a central angle of $4^{\circ}11'$ to Station 536+48.7, which station is a point on curve approximately 2.7 feet west from the NW corner of Section 27.

PARCEL NO. 7:

**TOWNSHIP 12 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO**

Section 29: $N\frac{1}{2}NW\frac{1}{4}$; $SW\frac{1}{4}NW\frac{1}{4}$; $W\frac{1}{2}SW\frac{1}{4}$; $W\frac{1}{2}NE\frac{1}{4}SW\frac{1}{4}$

Section 32: $SE\frac{1}{4}NE\frac{1}{4}$; $S\frac{1}{2}NW\frac{1}{4}$

Section 33: $E\frac{1}{2}$ SAVE AND EXCEPT the following described:

A strip of land 40 feet wide on the west side of the following described centerline of highway as surveyed and shown on the official plat of the Sawtooth Park S.A.P. 189 (7) Highway Survey on file in the office of the Department of Public Works of the State of Idaho and lying over and across the $E\frac{1}{2}E\frac{1}{2}$ of Section 33, more particularly described as follows:

Beginning at Station 430+38.3 of the said Highway Survey, which station is a point on tangent approximately coincident with the southeast corner of Section 33;

Thence running North $0^{\circ}01'$ Est 5308.6 feet to Station 483+49.6 of said survey, which station is an angle point of angle $0^{\circ}07'$ right;

Thence North 0°08' East on tangent 2.7 feet to Station 483+49.6 which station is a point on tangent approximately coincident with the northeast corner of Section 33.

PARCEL NO. 8:

TOWNSHIP 12 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 34: SE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 35: N $\frac{1}{2}$ NW $\frac{1}{4}$; W $\frac{1}{2}$ NE $\frac{1}{4}$

PARCEL NO. 9:

TOWNSHIP 12 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 3: SW $\frac{1}{4}$ NE $\frac{1}{4}$

PARCEL NO. 10:

TOWNSHIP 13 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 2: Lots 3 and 4; SE $\frac{1}{4}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$

PARCEL NO. 11:

TOWNSHIP 13 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 26: NE $\frac{1}{4}$ NW $\frac{1}{4}$

PARCEL NO. 12:

TOWNSHIP 14 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 23: E $\frac{1}{2}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$

Section 24: W $\frac{1}{2}$ W $\frac{1}{2}$ SAVE AND EXCEPT the following described:

A strip of land 200.0 feet wide, being 100.0 feet on each side of the following described centerline of said highway and lying over and across the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 24;

Beginning at Station 735+90 of the said Highway Survey, which station is a point on tangent approximately 630.0 feet East from the Southwest corner of Section 24;

Thence running North 28°41' East 1555 to Station 751+45 of said Survey, which station is a point on tangent approximately 1320.0 feet North and 1342.0 feet East from the Southwest corner of Section 24.

ALSO EXCEPTING from the above described right-of-way that portion lying situate in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 24.

PARCEL NO. 13:
TOWNSHIP 14 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 26: $W\frac{1}{2}NE\frac{1}{4}$; $N\frac{1}{2}NW\frac{1}{4}$; $NE\frac{1}{4}SW\frac{1}{4}$; $W\frac{1}{2}SW\frac{1}{4}$; $NW\frac{1}{4}SE\frac{1}{4}$

SAVE AND EXCEPT the following described:

A triangle parcel of land lying situate on both sides of the centerline of said highway and lying over and across the Southeast corner of the $NW\frac{1}{4}SW\frac{1}{4}$ of Section 26, more particularly described as follows:

Commencing at the southeast corner of the $NW\frac{1}{4}SE\frac{1}{4}$ of Section 26, which point is approximately 1320 feet North and 1320 feet East of the South $\frac{1}{4}$ corner of Section 26;

Thence North along the East line of the $NW\frac{1}{4}SE\frac{1}{4}$ of Section 26, 463.0 feet more or less to a point;

Thence South $28^{\circ}41'$ West parallel to and 100.0 feet distant Northwesterly from the centerline of the said Sawtooth Park F-FG 2391(4) Highway Survey line a distance of 526 feet to a point on the South line of the $NW\frac{1}{4}SE\frac{1}{4}$ of Section 26;

Thence East on the South line of said $NW\frac{1}{4}SE\frac{1}{4}$ a distance of 250.0 feet, more or less to the Point of Beginning.

PARCEL NO. 14:
TOWNSHIP 14 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 27: $E\frac{1}{2}SE\frac{1}{4}$

Section 34: $NE\frac{1}{4}$

Section 35: $W\frac{1}{2}W\frac{1}{2}$ SAVE AND EXCEPT the following described:

A strip of land 200.0 feet wide, being 100.0 feet on each side of the following described centerline of highway as surveyed and shown on the official plat of the Sawtooth Park F-FG2391(4) Highway Survey on file in the office of the Department of highways of the State of Idaho and lying over and across the $E\frac{1}{2}NE\frac{1}{4}$ of Section 3 and Lot 4 ($NW\frac{1}{4}NW\frac{1}{4}$) of Section 2, Township 15 South, Range 15 East and the $W\frac{1}{2}SW\frac{1}{4}$ of Section 35, Township 14 South, Range 15 EBM, more particularly described as follows:

Beginning at Station 585+55 of the said Highway Survey, which station is a point on tangent approximately 1250.0 feet west from the East $\frac{1}{4}$ corner of Section 3, Township 14 South, Range 15 EBM

Thence running North $28^{\circ}41'$ East 5305.0 feet to Station 638+60 of said survey, which station is a point on tangent approximately 1320.0 feet East and 640.0 feet South from the West $\frac{1}{4}$ corner of Section 35, Township 14 South, Range 15 EBM.

PARCEL NO. 15:
TOWNSHIP 14 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 8: $NE\frac{1}{4}SE\frac{1}{4}$ SAVE AND EXCEPT the following described tracts:

Tract No. 1:

Beginning 25 feet North of the North line of Lincoln Street, due North of the Northeast corner of Block 6 of the Rogerson Townsite, according to the official plat thereof recorded in the office of the county recorder of Twin Falls County, Idaho;

Thence North to the right-of-way of the Oregon Short Line Railroad;

Thence Southwesterly along said railroad right-of-way to a point 25 feet North of Lincoln Street;

Thence East along a line parallel to and 25 feet north of said Lincoln Street to the point of Beginning.

Tract No. 2:

Beginning at the point of intersection of said railroad right-of-way with the East line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$;

Thence South 397 feet;

Thence West 200 feet;

Thence North 203.5 feet to the right-of-way of said railroad;

Thence Northeasterly along said right-of-way to the Point of Beginning.

Tract No. 3:

A strip of land 200.0 feet wide situation in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, being 150.0 feet on the northwesterly side and 50.0 feet on the southeasterly side, measured at right angles, from the prolonged centerline of the abandoned main tract of the Wells Branch of the Oregon Short Line Railroad Company, as formerly constructed and operated, and extending southwesterly from the east line to the south line of said Section 8.

PARCEL NO. 16:

TOWNSHIP 14 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 11: NW $\frac{1}{4}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$

Section 18: Lots 1 and 2; S $\frac{1}{2}$ NE $\frac{1}{4}$; Lots 3, 4 and 5; SE $\frac{1}{4}$ NW $\frac{1}{4}$; Lot 6 and E $\frac{1}{2}$ SE $\frac{1}{4}$ SAVE AND EXCEPT the following described:

That portion described in the Final Judgment of Condemnation received by the Oregon Short Line Railroad Company on January 26, 1925, recorded in Book 69, Page 604 as Instrument No. 174811, records of Twin Falls County, Idaho.

ALSO EXCEPTING a Judgement of Condemnation received by Twin Falls Highway District dated July 21, 1928, recorded in Book 13, Page 97 as Instrument No. 210258, records of Twin Falls County, Idaho.

PARCEL NO. 17:

TOWNSHIP 15 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 2: Lots 2, 3 and 4; SW $\frac{1}{4}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$, SAVE AND EXCEPT from Lot 4, the following described:

A strip of land 200.0 feet wide, being 100.0 feet on each side of the following described centerline of highway as surveyed and shown on the official plat of the Sawtooth Park F-FG 2391(4) Highway Survey on file in the office of the Department of highways of the State of Idaho and lying over and across the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 3 and Lot 4 (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 2, Township 15 South, Range 15 East and the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 35, Township 14 South, Range 15 EBM, more particularly described as follows:

Beginning at Station 585+55 of said Highway Survey, which station is a point on tangent approximately 1250.0 feet west from the East ¼ corner of Section 3, Township 15 South, Range 15 EBM; Thence running North 28°41' East 5305.00 feet to Station 638+60 of said Survey which station is a point on tangent approximately 1320.0 feet East and 640.0 feet South from the West ¼ corner of Section 35, Township 14 South, Range 15 EBM.

TOGETHER WITH all water and water rights, ditches and ditch rights used there on or appurtenant thereto including but not limited to Idaho Department of Water Resources Water Right Nos. 47-7169, 47-7170, 47-7328, 47-14437, 47-14440, 47-17686, Water Right Application 47-8419, and 15.52 shares of Salmon River Canal Company Water Stock.

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.

This conveyance is as-is, where-is, with all faults, and all existing fences, walls, hedges, and other natural or constructed barriers or markers do not necessarily identify true property boundaries.

Remainder of this page intentionally left blank.

25

Dated: February 26, 2021

The Yragui Family Trust

BY:

Michelle Jean Moramarco
Michelle Jean Moramarco, Co-Trustee

BY:

Patricia Lee Konen
Patricia Lee Konen, Co-Trustee

State of Washington County of Walla Walla, ss.

On this 25 day of February in the year of 2021 before me, the undersigned, a notary public in and for said state personally appeared Michelle Jean Moramarco, known or identified to me to be the person whose name is subscribed to the within instrument, as co-trustee of The Yragui Family Trust and acknowledged to me that she executed the same as trustee.

[Signature]
Notary Public

Residing In: Walla Walla

My Commission Expires: 8/29/21
(seal)



State of Washington County of Walla Walla, ss.

On this 25 day of February in the year of 2021 before me, the undersigned, a notary public in and for said state personally appeared Patricia Lee Konen, known or identified to me to be the person whose name is subscribed to the within instrument, as co-trustee of The Yragui Family Trust and acknowledged to me that she executed the same as trustee.

[Signature]
Notary Public

Residing In: Walla Walla

My Commission Expires: 8/29/21
(seal)





Order Number: 20394657

Warranty Deed

For Value Received,

Michelle Fletcher also known as Michelle M. Fletcher as Trustee of The Edward and Evelyn Yragui Trust
Dated August 25, 2011 as to a 2/3 interest, the Grantor, does hereby grant, bargain sell and convey unto,
Shawpatin AgCap, LLC, an Idaho limited liability company, whose current address is **P.O. Box 446, Twin Falls,**
ID 83303, the Grantee, the following described premises, in **Twin Falls County, Idaho**, To Wit:

PARCEL NO. 1:
TOWNSHIP 9 SOUTH, RANGE 12 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 36: W $\frac{1}{2}$ NW $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ SW $\frac{1}{4}$

PARCEL NO. 2:
INTENTIONALLY DELETED

PARCEL NO. 3:
TOWNSHIP 11 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 25: SE $\frac{1}{4}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$

PARCEL NO. 4:
TOWNSHIP 11 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 3: SW $\frac{1}{4}$ SW $\frac{1}{4}$

PARCEL NO. 5:
TOWNSHIP 12 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 27: ALL

Section 34: $N\frac{1}{2}$; $NE\frac{1}{4}SW\frac{1}{4}$; $NW\frac{1}{4}SE\frac{1}{4}$

Section 35: $SW\frac{1}{4}$

PARCEL NO. 6:
TOWNSHIP 12 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 20: $SE\frac{1}{4}$; $E\frac{1}{2}SW\frac{1}{4}$; $SW\frac{1}{4}SW\frac{1}{4}$

Section 26: $N\frac{1}{2}$; $SW\frac{1}{4}$; $W\frac{1}{2}SE\frac{1}{4}$

Section 27: $E\frac{1}{2}SW\frac{1}{4}$; $SE\frac{1}{4}$; $NW\frac{1}{4}NW\frac{1}{4}$

SAVE AND EXCEPT the following described:

A strip of land 40 feet wide on the east side of the following described centerline of said highway and lying over and across the $NW\frac{1}{4}NW\frac{1}{4}$, more particularly described as follows:

Beginning at Station 523+00.4 of the said Highway Survey, which station is a point on tangent approximately 1310.6 feet north from the West $\frac{1}{4}$ corner of Section 27;

Thence running North $0^{\circ}14'$ East for 1171.6 feet to Station 534+72.0 of said survey, which station is a point of curvature;

Thence 176.7 feet with a $1^{\circ}00'$ curve left said curve having a central angle of $4^{\circ}11'$ to Station 536+48.7, which station is a point on curve approximately 2.7 feet west from the NW corner of Section 27.

PARCEL NO. 7:
TOWNSHIP 12 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 29: $N\frac{1}{2}NW\frac{1}{4}$; $SW\frac{1}{4}NW\frac{1}{4}$; $W\frac{1}{2}SW\frac{1}{4}$; $W\frac{1}{2}NE\frac{1}{4}SW\frac{1}{4}$

Section 32: $SE\frac{1}{4}NE\frac{1}{4}$; $S\frac{1}{2}NW\frac{1}{4}$

Section 33: $E\frac{1}{2}$ SAVE AND EXCEPT the following described:

A strip of land 40 feet wide on the west side of the following described centerline of highway as surveyed and shown on the official plat of the Sawtooth Park S.A.P. 189 (7) Highway Survey on file in the office of the Department of Public Works of the State of Idaho and lying over and across the $E\frac{1}{2}E\frac{1}{2}$ of Section 33, more particularly described as follows:

Beginning at Station 430+38.3 of the said Highway Survey, which station is a point on tangent approximately coincident with the southeast corner of Section 33;

Thence running North $0^{\circ}01'$ East 5308.6 feet to Station 483+49.6 of said survey, which station is an angle point of angle $0^{\circ}07'$ right;

Thence North 0° 08' East on tangent 2.7 feet to Station 483+49.6 which station is a point on tangent approximately coincident with the northeast corner of Section 33.

PARCEL NO. 8:

**TOWNSHIP 12 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO**

Section 34: SE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 35: N $\frac{1}{2}$ NW $\frac{1}{4}$; W $\frac{1}{2}$ NE $\frac{1}{4}$

PARCEL NO. 9:

**TOWNSHIP 12 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO**

Section 3: SW $\frac{1}{4}$ NE $\frac{1}{4}$

PARCEL NO. 10:

**TOWNSHIP 13 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO**

Section 2: Lots 3 and 4; SE $\frac{1}{4}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$

PARCEL NO. 11:

**TOWNSHIP 13 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO**

Section 26: NE $\frac{1}{4}$ NW $\frac{1}{4}$

PARCEL NO. 12:

**TOWNSHIP 14 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO**

Section 23: E $\frac{1}{2}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$

Section 24: W $\frac{1}{2}$ W $\frac{1}{2}$ SAVE AND EXCEPT the following described:

A strip of land 200.0 feet wide, being 100.0 feet on each side of the following described centerline of said highway and lying over and across the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 24;

Beginning at Station 735+90 of the said Highway Survey, which station is a point on tangent approximately 630.0 feet East from the Southwest corner of Section 24;

Thence running North 28° 41' East 1555 to Station 751+45 of said Survey, which station is a point on tangent approximately 1320.0 feet North and 1342.0 feet East from the Southwest corner of Section 24.

ALSO EXCEPTING from the above described right-of-way that portion lying situate in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 24.

PARCEL NO. 13:
TOWNSHIP 14 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 26: **$W\frac{1}{2}NE\frac{1}{4}$; $N\frac{1}{2}NW\frac{1}{4}$; $NE\frac{1}{4}SW\frac{1}{4}$; $W\frac{1}{2}SW\frac{1}{4}$; $NW\frac{1}{4}SE\frac{1}{4}$**

SAVE AND EXCEPT the following described:

A triangle parcel of land lying situate on both sides of the centerline of said highway and lying over and across the Southeast corner of the $NW\frac{1}{4}SW\frac{1}{4}$ of Section 26, more particularly described as follows:

Commencing at the southeast corner of the $NW\frac{1}{4}SE\frac{1}{4}$ of Section 26, which point is approximately 1320 feet North and 1320 feet East of the South $\frac{1}{4}$ corner of Section 26;

Thence North along the East line of the $NW\frac{1}{4}SE\frac{1}{4}$ of Section 26, 463.0 feet more or less to a point;

Thence South $28^{\circ}41'$ West parallel to and 100.0 feet distant Northwesterly from the centerline of the said Sawtooth Park F-FG 2391(4) Highway Survey line a distance of 526 feet to a point on the South line of the $NW\frac{1}{4}SE\frac{1}{4}$ of Section 26;

Thence East on the South line of said $NW\frac{1}{4}SE\frac{1}{4}$ a distance of 250.0 feet, more or less to the Point of Beginning.

PARCEL NO. 14:
TOWNSHIP 14 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 27: **$E\frac{1}{2}SE\frac{1}{4}$**

Section 34: **$NE\frac{1}{4}$**

Section 35: **$W\frac{1}{2}W\frac{1}{2}$ SAVE AND EXCEPT the following described:**

A strip of land 200.0 feet wide, being 100.0 feet on each side of the following described centerline of highway as surveyed and shown on the official plat of the Sawtooth Park F-FG2391(4) Highway Survey on file in the office of the Department of highways of the State of Idaho and lying over and across the $E\frac{1}{2}NE\frac{1}{4}$ of Section 3 and Lot 4 ($NW\frac{1}{4}NW\frac{1}{4}$) of Section 2, Township 15 South, Range 15 East and the $W\frac{1}{2}SW\frac{1}{4}$ of Section 35, Township 14 South, Range 15 EBM, more particularly described as follows:

Beginning at Station 585+55 of the said Highway Survey, which station is a point on tangent approximately 1250.0 feet west from the East $\frac{1}{4}$ corner of Section 3, Township 14 South, Range 15 EBM

Thence running North $28^{\circ}41'$ East 5305.0 feet to Station 638+60 of said survey, which station is a point on tangent approximately 1320.0 feet East and 640.0 feet South from the West $\frac{1}{4}$ corner of Section 35, Township 14 South, Range 15 EBM.

PARCEL NO. 15:
TOWNSHIP 14 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 8: **$NE\frac{1}{4}SE\frac{1}{4}$ SAVE AND EXCEPT the following described tracts:**

Tract No. 1:

Beginning 25 feet North of the North line of Lincoln Street, due North of the Northeast corner of Block 6 of the Rogerson Townsite, according to the official plat thereof recorded in the office of the county recorder of Twin Falls County, Idaho;

Thence North to the right-of-way of the Oregon Short Line Railroad;

Thence Southwesterly along said railroad right-of-way to a point 25 feet North of Lincoln Street;

Thence East along a line parallel to and 25 feet north of said Lincoln Street to the point of Beginning.

Tract No. 2:

Beginning at the point of intersection of said railroad right-of-way with the East line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$;

Thence South 397 feet;

Thence West 200 feet;

Thence North 203.5 feet to the right-of-way of said railroad;

Thence Northeasterly along said right-of-way to the Point of Beginning.

Tract No. 3:

A strip of land 200.0 feet wide situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, being 150.0 feet on the northwesterly side and 50.0 feet on the southeasterly side, measured at right angles, from the prolonged centerline of the abandoned main tract of the Wells Branch of the Oregon Short Line Railroad Company, as formerly constructed and operated, and extending southwesterly from the east line to the south line of said Section 8.

PARCEL NO. 16:

TOWNSHIP 14 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 11: NW $\frac{1}{4}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$

Section 18: Lots 1 and 2; S $\frac{1}{2}$ NE $\frac{1}{4}$; Lots 3, 4 and 5; SE $\frac{1}{4}$ NW $\frac{1}{4}$; Lot 6 and E $\frac{1}{2}$ SE $\frac{1}{4}$ SAVE AND EXCEPT the following described:

That portion described in the Final Judgment of Condemnation received by the Oregon Short Line Railroad Company on January 26, 1925, recorded in Book 69, Page 604 as Instrument No. 174811, records of Twin Falls County, Idaho.

ALSO EXCEPTING a Judgment of Condemnation received by Twin Falls Highway District dated July 21, 1928, recorded in Book 13, Page 97 as Instrument No. 210258, records of Twin Falls County, Idaho.

PARCEL NO. 17:

TOWNSHIP 15 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 2: Lots 2, 3 and 4; SW $\frac{1}{4}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$, SAVE AND EXCEPT from Lot 4, the following described:

A strip of land 200.0 feet wide, being 100.0 feet on each side of the following described centerline of highway as surveyed and shown on the official plat of the Sawtooth Park F-FG 2391(4) Highway Survey on file in the office of the Department of highways of the State of Idaho and lying over and across the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 3 and Lot 4 (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 2, Township 15 South, Range 15 East and the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 35, Township 14 South, Range 15 EBM, more particularly described as follows:

Beginning at Station 585+55 of said Highway Survey, which station is a point on tangent approximately 1250.0 feet west from the East $\frac{1}{4}$ corner of Section 3, Township 15 South, Range 15 EBM;

Thence running North 28° 41' East 5305.00 feet to Station 638+60 of said Survey which station is a point on tangent approximately 1320.0 feet East and 640.0 feet South from the West ¼ corner of Section 35, Township 14 South, Range 15 EBM.

TOGETHER WITH all water and water rights, ditches and ditch rights used there on or appurtenant thereto including but not limited to Idaho Department of Water Resources Water Right Nos. 47-7169, 47-7170, 47-7328, 47-14437, 47-14440, 47-17686, Water Right Application 47-8419, and 15.52 shares of Salmon River Canal Company Water Stock.

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.

This conveyance is as-is, where-is, with all faults, and all existing fences, walls, hedges, and other natural or constructed barriers or markers do not necessarily identify true property boundaries.

Remainder of this page intentionally left blank.

25

Dated: February ~~26~~ 2021

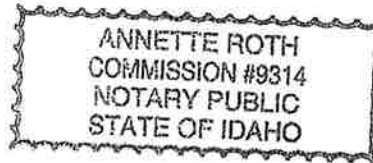
The Edward and Evelyn Yragui Trust Dated August 25, 2011

BY: *Michelle Fletcher*
Michelle Fletcher, Trustee
Also known as Michelle M. Fletcher

State of Idaho County of Twin Falls, ss.

On this 25 day of February in the year of 2021 before me, the undersigned, a notary public in and for said state personally appeared Michelle Fletcher known or identified to me to be the person whose name is subscribed to the within instrument, as trustee of Edward and Evelyn Yragui Trust Dated August 25, 2011 and acknowledged to me that she executed the same as trustee.

Annette Roth
Notary Public
Residing In: Rupert ID
My Commission Expires: 8-4-2023
(seal)



(4)

TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - TWIN FALLS
09:14:30 AM 02-26-2021
2021004720
NO. PAGES 3 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: AR
Electronically Recorded by Simplifile



Order Number: 20394657

Warranty Deed

For Value Received,

Michelle Fletcher, also known Michelle M. Fletcher as Trustee of The Edward and Evelyn Yragui Trust Dated August 25, 2011, the Grantor, does hereby grant, bargain sell and convey unto, **Shawpatin AgCap, LLC, an Idaho limited liability company**, whose current address is **P.O. Box 446, Twin Falls, ID 83303**, the Grantee, the following described premises, in **Twin Falls County, Idaho**, To Wit:

PARCEL NO. 18:

**TOWNSHIP 15 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO**

Section 2: Part of the S½SE¼, more particularly described as follows:

A strip of land 200.0 feet wide situate in the S½SE¼ of Section 2, said strip being 100.0 feet on each side, measured at right angles and/or radially, from the hereinafter described centerline and said centerline prolonged, of the abandoned main track of the Wells Branch of the Oregon Short Line Railroad Company, as formerly constructed an operated, and extending in a general westerly direction from the north line of said S½SE¼ to a straight line drawn at right angles to said centerline of abandoned main track at a point thereon that is 2697.4 feet distant southwesterly measured along said centerline of abandoned main track, from the east line of said Section 2.

PARCEL NO. 19:

**TOWNSHIP 15 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO**

Section 2: Part of the S½, more particularly described as follows:

A strip of land 100.0 wide situate in the $W\frac{1}{2}SE\frac{1}{4}$ and the $NE\frac{1}{4}SW\frac{1}{4}$ of Section 2, said strip being 50.0 feet on each side, measured at right angles and/or radially, from the hereinafter described centerline and said centerline prolonged, of the abandoned main track of the Wells Branch of the Oregon Short Line Railroad Company, as formerly constructed and operated, and extending in a general westerly direction from the westerly line of Parcel 1, heretofore described, to the south line of said $NE\frac{1}{4}SW\frac{1}{4}$ of Section 2. Said centerline, herein above referred to, is described as follows:

Commencing at a point in the east line of said Section 2 that is 744 feet south of the East $\frac{1}{4}$ corner thereof; Thence South $40^{\circ}09'30''$ West a distance of 735 feet, more or less, to a point in the north line of said $S\frac{1}{2}SE\frac{1}{4}$ of Section 2 and the True Beginning of the centerline hereby described:

Thence continuing South $40^{\circ}09'30''$ West a distance of 293.5 feet, more or less;

Thence southwesterly and northwesterly along a spiraled curve to the right with a radius of 955.4 feet, a distance of 1668.9 feet;

Thence North $49^{\circ}36'30''$ West, tangent to the end of the last described spiraled curve a distance of 399.4 feet;

Thence westerly along a spiraled curve to the left with a radius of 955.4 feet, a distance of 1377.0 feet to a point on the south line of said $NE\frac{1}{4}SW\frac{1}{4}$;

Thence continuing southwesterly along said curve a distance of 180.5 feet to a point beyond the southerly limits of the strips of land herein above described.

PARCEL NO. 20:

TOWNSHIP 11 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 25: $NW\frac{1}{4}SW\frac{1}{4}$

TOGETHER WITH all water and water rights, ditches and ditch rights used there on or appurtenant thereto including but not limited to Idaho Department of Water Resources Water Right Nos. 47-7169, 47-7170, 47-7328, 47-14437, 47-14440, 47-17686, Water Right Application 47-8419, and 15.52 shares of Salmon River Canal Company Water Stock.

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.

This conveyance is as-is, where-is, with all faults, and all existing fences, walls, hedges, and other natural or constructed barriers or markers do not necessarily identify true property boundaries.

Remainder of this page intentionally left blank.

25

Dated: February ~~26~~, 2021

The Edward and Evelyn Yragui Trust Dated August 25, 2011

BY: *Michelle Fletcher*

Michelle Fletcher, Trustee

Also known as Michelle M. Fletcher

State of Idaho County of Twin Falls, ss.

On this 25 day of February in the year of 2021 before me, the undersigned, a notary public in and for said state personally appeared Michelle Fletcher known or identified to me to be the person whose name is subscribed to the within instrument, as trustee of Edward and Evelyn Yragui Trust Dated August 25, 2011 and acknowledged to me that she executed the same as trustee.

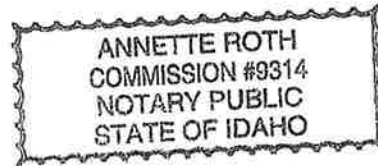
Annette Roth

Notary Public

Residing In: Rupert, Id

My Commission Expires: 8-4-2023

(seal)





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

March 8, 2021

JRS PROPERTIES III LLLP
PO BOX 27
BOISE ID 83707-0027

Re: Change in Ownership for Water Right No(s): 47-7169, 47-7170, and 47-17686

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.

In processing the Notice, it was discovered that stockwater right 47-14440 was appurtenant to land conveyed in the Warranty Deed and stockwater right 47-12212 was appurtenant to a portion of land conveyed in the Deed. You may want to file another Notice to include these two rights (right 47-12212 would likely need to be split), if you so choose.

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) 293-9909.

Sincerely,

Jim Bitzenburg
Senior Water Resource Agent

Enclosure(s)

Cc: TitleOne, Burley- File #21399998



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

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

RECEIVED

MAR 02 2021

DEPT OF WATER RESOURCES
SOUTHERN REGION

Date: 02/26/2021

Escrow No. 21399998
JRS Properties III LLLP/Shawpating AgCap, LLC

Dear Clerk:

Enclosed with this letter please find the following documents in connection with the above referred to transaction:

- The original executed Notice of Change in Water Right Ownership between Yragui Family Trust and JRS Properties III LLLP
- The original executed Assignment Of Application for Permit
- A copy of the original executed Warranty Deed recorded February 26, 2021 as Instrument No. 2021004721, records of Twin Falls Co., ID.
- A copy of the original executed Warranty Deed recorded February 26, 2021 as Instrument No. 2021004718, records of Twin Falls Co., ID.
- A copy of the original executed Warranty Deed recorded February 26, 2021 as Instrument No. 2021004719, records of Twin Falls Co., ID.
- A copy of the original executed Warranty Deed recorded February 26, 2021 as Instrument No. 2021004720, records of Twin Falls Co., ID.
- TitleOne check no. 33446 made payable to Idaho Department of Water Resources in the amount of \$100.00 for the water transfer fee.

Please make the necessary changes in the records to indicate the new Owner. Please send a receipted copy to Annette Roth at the address listed above.

Should you have any questions, or if TitleOne may be of further assistance, please do not hesitate to contact Annette Roth at TitleOne at the number listed above.

Very truly yours,
TITLEONE

Nancy Garrett
Ag Dept. Assistant

AR/nrg
Enc.
FedEx