

RECEIVED

MAY 13 2021

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Form 42-248/42-1409(6) Rev. 1/15

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

MAY 03 2021

Notice of Change in Water Right Ownership Department of Water Resources
Eastern 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?
73-6, 12, 105, 107, 108	Yes ☐	Yes ☐	73-12221, 12222, 12223	Yes ☐	Yes ☐
73-114, 115, 217, 2015	Yes ☐	Yes ☐	73-12224, 12225, 12226	Yes ☐	Yes ☐
73-2021, 2037, 2053	Yes ☐	Yes ☐	73-12227, 12228, 12229	Yes ☐	Yes ☐
73-7025, 10037, 10063	Yes ☐	Yes ☐	73-12230, 12231, 12232	Yes ☐	Yes ☐
73-10065, 12144, 12166	Yes ☐	Yes ☐	73-12219, 12220	Yes ☐	Yes ☐

2. Previous Owner's Name: Circle PI LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Hull Farms, Inc.
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 3880 N 2500 E Filer ID 83328
Mailing address City State ZIP
(208) 539-6550 greghull51@hotmail.com
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: 4/23/21
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.

SUPPORT DATA

IN FILE # 73-6

8. Signature: [Signature] President 4/22/2021
Signature of new owner/claimant Title, if applicable Date
- Signature: _____ Title, if applicable Date

For IDWR Office Use Only:

Received by JB Date 5/3/2021 Receipt No. E046905 Receipt Amt. \$825.-
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 di Date 5/20/2021

Form 42-248/42-1409(6) Rev. 1/15

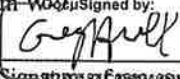
STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
73-2098 ✓	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: Benjamin H. Yates
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Hull Farms, Inc.
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- | | | | |
|-----------------------|-------------------------------|-----------|--------------|
| <u>3880 N 2500 E</u> | <u>Filer</u> | <u>ID</u> | <u>83328</u> |
| Mailing address | City | State | ZIP |
| <u>(208) 539-6550</u> | <u>greghull51@hotmail.com</u> | | |
| 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: 4/23/21
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).
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 - ☐ \$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:  President 4/22/2021
 Signature of new owner/claimant Title, if applicable Date

Signature: _____
 Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by _____ Date _____ Receipt No. _____ Receipt Amt. _____

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 _____ Date _____



Pioneer Title Co.
GOING BEYOND

491 N. Main Street, Suite 102
Ketchum, ID 83340

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

Instrument # 260327

CHALLIS, CUSTER, IDAHO
04-23-2021 03:55:48 No. of Pages: 8
Recorded for: PIONEER TITLE CANYON - CALDWELL
Lura H. Baker Fee: \$15.00
Ex-Officio Recorder Deputy: KW

File No. 718618 /

ATEC # 47742

WARRANTY DEED

For Value Received Benjamin H. Yates, a married man as his sole and separated property, as to interest in Parcel 1 and Circle PI, LLC, an Idaho Limited Liability Company, as to interest in Parcel 2 and Parcel 5 and Circle PI Ranch, a California General Partnership, as to interest in Parcel 3, Parcel 6 and Parcel 7 and Circle PI L.L.C., an Idaho limited liability company, as to interest in Parcel 4

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

#588 Pioneer Exchange Accommodation Titleholder, LLC, an Idaho limited liability company

hereinafter referred to as Grantee, whose current address is c/o Hull Farms, Inc., 3880 N 2500 E, Filer, ID 83328

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: April 22, 2021

Benjamin H. Yates, a married man as his sole and separated property, as to interest in Parcel 1

By: *BH Yates*
Benjamin H. Yates

Circle PI, LLC, an Idaho Limited Liability Company

By: *BH Yates*
Benjamin H. Yates, Member

By: *CS Yates*
Christopher S. Yates, Member

By: _____
Craig A. Yates, Member



Pioneer Title Co.
GOING BEYOND

491 N. Main Street, Suite 102
Ketchum, ID 83340

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File No. 718618 /

ATEC # 47742

Instrument # 0000323989 # Pages: 8

LEMHI COUNTY, Idaho

Apr 23, 2021 03:15 PM Fee: \$ 15.00

For: Pioneer Title Company of Blaine County

BRENDA ARMSTRONG, Recorder

WARRANTY DEED

For Value Received Benjamin H. Yates, a married man as his sole and separated property, as to interest in Parcel 1 and Circle PI, LLC, an Idaho Limited Liability Company, as to interest in Parcel 2 and Parcel 5 and Circle PI Ranch, a California General Partnership, as to interest in Parcel 3, Parcel 6 and Parcel 7 and Circle PI L.L.C., an Idaho limited liability company, as to interest in Parcel 4

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

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hereinafter referred to as Grantee, whose current address is c/o Hull Farms, Inc., 3880 N 2500 E, Filer, ID 83328

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: April 22, 2021

Benjamin H. Yates, a married man as his sole and separated property, as to interest in Parcel 1

By: *BH Yates*
Benjamin H. Yates

Circle PI, LLC, an Idaho Limited Liability Company

By: *BH Yates*
Benjamin H. Yates, Member

By: *[Signature]*
Christopher S. Yates, Member

By: _____
Craig A. Yates, Member

Instrument # 0000323989



PioneerTitleCo.
GOING BEYOND

491 N. Main Street, Suite 102
Ketchum, ID 83340

ELECTRONICALLY RECORDED-DO NOT
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File No. 718618 /

WARRANTY DEED

For Value Received Benjamin H. Yates, a married man as his sole and separated property, as to interest in Parcel 1 and Circle PI, LLC, an Idaho Limited Liability Company, as to interest in Parcel 2 and Parcel 5 and Circle PI Ranch, a California General Partnership, as to interest in Parcel 3, Parcel 6 and Parcel 7 and Circle PI L.L.C., an Idaho limited liability company, as to interest in Parcel 4

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

#588 Pioneer Exchange Accommodation Titleholder, LLC, an Idaho limited liability company
hereinafter referred to as Grantee, whose current address is c/o Hull Farms, Inc., 3880 N 2500 E, Filer, ID 83328

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: April 22, 2021

Benjamin H. Yates, a married man as his sole and separated property, as to interest in Parcel 1

By: _____
Benjamin H. Yates

Circle PI, LLC, an Idaho Limited Liability Company

By: _____
Benjamin H. Yates, Member

By: _____
Christopher S. Yates, Member

By: _____
Craig A. Yates, Member

Circle PI Ranch, a California General Partnership

By: [Signature]
Benjamin H. Yates, Partner

By: [Signature]
Christopher S. Yates, Partner

By: _____
Craig A. Yates, Partner

Circle PI L.L.C., an Idaho limited liability company

By: [Signature]
Benjamin H. Yates, Member

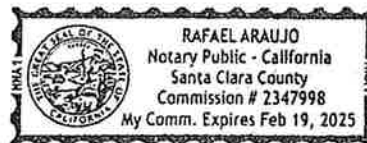
By: [Signature]
Christopher S. Yates, Member

By: _____
Craig A. Yates, Member

State of California, County of Santa Clara

This record was acknowledged before me on April 22, 2020 by Benjamin H. Yates.

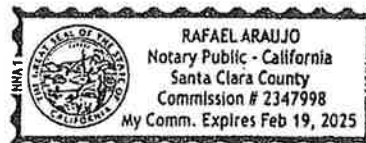
[Signature]
Signature of notary public
Commission Expires: 02/19/2025



State of California, County of Santa Clara

This record was acknowledged before me on April 22, 2020 by Benjamin H. Yates and Christopher S. Yates, as Members of Circle PI, LLC, an Idaho Limited Liability Company.

[Signature]
Signature of notary public
Commission Expires: 02/19/2025



State of California, County of Santa Clara

This record was acknowledged before me on April 22, 2020 by Benjamin H. Yates and Christopher S. Yates, as Partners of Circle PI Ranch, a California General Partnership.

[Signature]
Signature of notary public
Commission Expires: 02/19/2025



Circle PI Ranch, a California General Partnership

By: _____
Benjamin H. Yates, Partner

By: _____
Christopher S. Yates, Partner

By: _____
Craig A. Yates, Partner

Circle PI L.L.C., an Idaho limited liability company

By: _____
Benjamin H. Yates, Member

By: _____
Christopher S. Yates, Member

By: _____
Craig A. Yates, Member

State of California, County of _____

This record was acknowledged before me on April 22, 2020 by Benjamin H. Yates.

Signature of notary public
Commission Expires: _____

State of California, County of _____

This record was acknowledged before me on April 22, 2020 by Benjamin H. Yates and Christopher S. Yates, as Members of Circle-PI, LLC, an Idaho Limited Liability Company.

Signature of notary public
Commission Expires: _____

State of California, County of _____

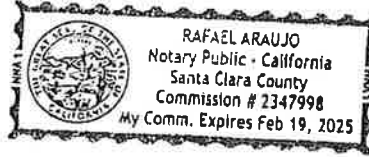
This record was acknowledged before me on April 22, 2020 by Benjamin H. Yates and Christopher S. Yates, as Partners of Circle PI Ranch, a California General Partnership.

Signature of notary public
Commission Expires: _____

State of California, County of Santa Clara

This record was acknowledged before me on April 22, 2020 by Benjamin H. Yates and Christopher S. Yates, as Members of Circle PI L.L.C., an Idaho limited liability company.

Rafael Araujo
Signature of notary public
Commission Expires: 02/19/2025



State of California, County of _____

This record was acknowledged before me on April 22, 2020 by Craig A. Yates, as Member of Circle PI, LLC, an Idaho Limited Liability Company.

Signature of notary public
Commission Expires: _____

State of California, County of _____

This record was acknowledged before me on April 22, 2020 by Craig A. Yates, as Partner of Circle PI Ranch, a California General Partnership.

Signature of notary public
Commission Expires: _____

State of California, County of _____

This record was acknowledged before me on April 22, 2020 by Craig A. Yates, as Member of Circle PI L.L.C., an Idaho limited liability company.

Signature of notary public
Commission Expires: _____

State of California, County of _____

This record was acknowledged before me on April 22, 2020 by Benjamin H. Yates and Christopher S. Yates, as Members of Circle PI L.L.C., an Idaho limited liability company.

Signature of notary public

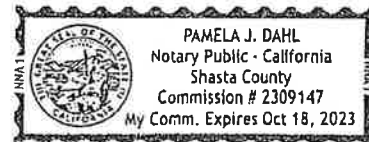
Commission Expires: _____

State of California, County of Shasta

This record was acknowledged before me on April 22, 2020 by Craig A. Yates, as Member of Circle PI, LLC, an Idaho Limited Liability Company.

Pamela J. Dahl
Signature of notary public

Commission Expires: Oct. 18, 2023

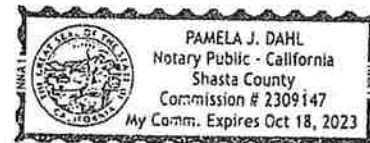


State of California, County of Shasta

This record was acknowledged before me on April 22, 2020 by Craig A. Yates, as Partner of Circle PI Ranch, a California General Partnership.

Pamela J. Dahl
Signature of notary public

Commission Expires: Oct. 18, 2023



State of California, County of Shasta

This record was acknowledged before me on April 22, 2020 by Craig A. Yates, as Member of Circle PI L.L.C., an Idaho limited liability company.

Pamela J. Dahl
Signature of notary public

Commission Expires: Oct. 18, 2023

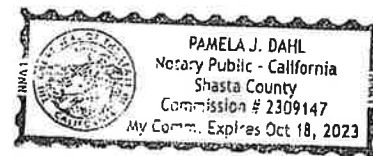


EXHIBIT A

Parcel 1

The Northwest Quarter of Section 14, Township 11 North, Range 23 East, Boise Meridian, Custer County, Idaho.

Parcel 2

Township 14 North, Range 21 East, Boise Meridian, Custer County, Idaho:

Section 1: All that portion of the South Half Northwest Quarter and the North Half Southwest Quarter lying and being South and West of the Pahsimeroi River;

Section 2: South Half Northeast Quarter, North Half Southeast Quarter,

Section 12: South Half Northeast Quarter

Township 14 North, Range 22 East, Boise Meridian, Custer County, Idaho:

Section 7: All that portion of Lot 2 and the Southeast Quarter Northwest Quarter lying and being South and West of the Pahsimeroi River.

Parcel 3

Township 14 North, Range 21 East, Boise Meridian, Custer County, Idaho:

Section 1: Southwest Quarter Southwest Quarter, and that portion of the Southeast Quarter Southwest Quarter and the Southwest Quarter Southeast Quarter in Custer County, Idaho, lying and being South and West of the Pahsimeroi River;

Section 12: North Half Northwest Quarter, Southeast Quarter Northwest Quarter, and that portion of the North Half Northeast Quarter in Custer County, Idaho lying and being South and West of the Pahsimeroi River;

And

Township 14 North, Range 21 East, Boise Meridian, Custer County, Idaho.

Section 2: Southeast Quarter Southeast Quarter, North Half Southwest Quarter Southeast Quarter, and Southeast Quarter Southwest Quarter Southeast Quarter.

Section 11: North Half Northeast Quarter Northeast Quarter, and Southeast Quarter Northeast Quarter Northeast Quarter.

And

Township 14 North, Range 21 East, Boise Meridian, Custer County, Idaho.

Section 12: North Half Southwest Quarter Northwest Quarter, Northeast Quarter Southwest Quarter Southwest Quarter Northwest Quarter, Southeast Quarter Southwest Quarter Northwest Quarter, East Half Northeast Quarter Northwest Quarter Southwest Quarter, Northwest Quarter Northeast Quarter Northwest Quarter Southwest Quarter, Northeast Quarter Southwest Quarter, Northeast Quarter Southeast Quarter Southwest Quarter, East Half Northwest Quarter Southeast Quarter Southwest Quarter, East Half Southeast Quarter Southeast Quarter Southwest Quarter, Northwest Quarter Southeast Quarter Southeast Quarter Southwest Quarter.

Parcel 4

Township 14 North, Range 21 East, Boise Meridian, Custer County, Idaho.

Section 2: Southwest Quarter Northwest Quarter, Southeast Quarter Northwest Quarter, Northeast Quarter Southwest Quarter, Northwest Quarter Southwest Quarter, Lots 2, 3, and 4.

Section 3: Lots 1, 2, and 3.

Parcel 5

Township 14 N., Range 21 E., Boise Meridian Lemhi County, Idaho:

Section 1: All that portion of the Southwest Quarter Northwest Quarter, and Southeast Quarter Northwest Quarter, Northeast Quarter Southwest Quarter, lying and being North and East of the Pahsimeroi River;

Section 12: Southeast Quarter Northeast Quarter, lying and being North and East of the Pahsimeroi River;

Township 14 N., Range 22 E., Boise Meridian, Lemhi County, Idaho.

Section 7: All that portion of Lot 2 and the Southeast Quarter Northwest Quarter lying and being North and East of the Pahsimeroi River;

Section 8: The North Half Southwest Quarter and the Southeast Quarter Northwest Quarter.

Township 14 N., Range 23 E., Boise Meridian, Lemhi County, Idaho:

Section 16: Lots 3 and 4 and the North Half of the Southwest Quarter;

Section 17: The East Half Southeast Quarter;

Section 20: The Northeast Quarter Northeast Quarter, the Southeast Quarter Northeast Quarter, the Northeast Quarter Southeast Quarter;

Section 21: The Northwest Quarter and the Northeast Quarter;

Township 14 N., Range 23 E., Boise Meridian, Lemhi County, Idaho:

Section 21: The North Half Southwest Quarter and the North Half Southeast Quarter.

Parcel 6

Township 14 N., Range 21 E., Boise Meridian Lemhi County, Idaho:

Section 1: All that portion of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter, lying and being North and East of the Pahsimeroi River;

Section 12: The Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter, lying and being North and East of the Pahsimeroi River;

Parcel 7

Township 14 North, Range 23 East, Boise Meridian, Lemhi County, Idaho:

Section 22: The Southwest Quarter of the Northwest Quarter of the Northwest Quarter.



Pioneer Title Co.
GOING BEYOND

491 N. Main Street, Suite 102
Ketchum, ID 83340

Instrument # 260328

CHALLIS, CUSTER, IDAHO

04-23-2021 03:55:48

No. of Pages: 8

Recorded for: PIONEER TITLE CANYON - CALDWELL

Lura H. Baker

Fee: \$15.00

Ex-Officio Recorder Deputy: KW

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
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PART OF THE ORIGINAL DOCUMENT

File No. 718618 /

ATEC # 477742

QUITCLAIM DEED

For Value Received Benjamin H. Yates, a married man as his sole and separated property, as to interest in Parcel 1 and Circle PI, LLC, an Idaho Limited Liability Company, as to interest in Parcel 2 and Parcel 5 and Circle PI Ranch, a California General Partnership, as to interest in Parcel 3, Parcel 6 and Parcel 7 and Circle PI L.L.C., an Idaho limited liability company, as to interest in Parcel 4

do hereby convey, release, remise and forever quit claim unto

Hull Farms, Inc., an Idaho corporation

whose address is 3880 N 2500 E, Filer, ID 83328

the following described premises, to-wit:

Water Right Nos. 73-6, 73-12, 73-105, 73-107, 73-108, 73-114, 73-115, 73-217, 73-2015, 73-2021, 73-2037, 73-2053, 73-7025, 73-10037, 73-10063, 73-10065, 73-12144, 73-12166, 73-12221, 73-12222, 73-12223, 73-12224, 73-12225, 73-12226, 73-12227, 73-12228, 73-12229, 73-12230, 73-12231, 73-12232, 73-12219, 73-12220 and 73-2098, appurtenant to Exhibit A attached hereto and made a part hereby.

together with their appurtenances.

Dated: April 22, 2021

Benjamin H. Yates, a married man as his sole and separated property, as to interest in Parcel 1

By: *BH Yates*
Benjamin H. Yates

Circle PI, LLC, an Idaho Limited Liability Company

By: *BH Yates*
Benjamin H. Yates, Member

By: *CS Yates*
Christopher S. Yates, Member

By: _____
Craig A. Yates, Member



Pioneer Title Co.
GOING BEYOND

491 N. Main Street, Suite 102
Ketchum, ID 83340

ELECTRONICALLY RECORDED-DO NOT
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File No. 718618 / *ATEC # 477742*

QUITCLAIM DEED

For Value Received Benjamin H. Yates, a married man as his sole and separated property, as to interest in Parcel 1 and Circle PI, LLC, an Idaho Limited Liability Company, as to interest in Parcel 2 and Parcel 5 and Circle PI Ranch, a California General Partnership, as to interest in Parcel 3, Parcel 6 and Parcel 7 and Circle PI L.L.C., an Idaho limited liability company, as to interest in Parcel 4

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Hull Farms, Inc., an Idaho corporation

whose address is 3880 N 2500 E, Filer, ID 83328

the following described premises, to-wit:

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together with their appurtenances.

Dated: April 22, 2021

Benjamin H. Yates, a married man as his sole and separated property, as to interest in Parcel 1

By: *BH Yates*
Benjamin H. Yates

Circle PI, LLC, an Idaho Limited Liability Company

By: *BH Yates*
Benjamin H. Yates, Member

By: *CS Yates*
Christopher S. Yates, Member

By: _____
Craig A. Yates, Member



Pioneer Title Co.
GOING BEYOND

491 N. Main Street, Suite 102
Ketchum, ID 83340

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 718618 /

QUITCLAIM DEED

For Value Received Benjamin H. Yates, a married man as his sole and separated property, as to interest in Parcel 1 and Circle PI, LLC, an Idaho Limited Liability Company, as to interest in Parcel 2 and Parcel 5 and Circle PI Ranch, a California General Partnership, as to interest in Parcel 3, Parcel 6 and Parcel 7 and Circle PI L.L.C., an Idaho limited liability company, as to interest in Parcel 4

do hereby convey, release, remise and forever quit claim unto

Hull Farms, Inc., an Idaho corporation

whose address is 3880 N 2500 E, Filer, ID 83328

the following described premises, to-wit:

Water Right Nos. 73-6, 73-12, 73-105, 73-107, 73-108, 73-114, 73-115, 73-217, 73-2015, 73-2021, 73-2037, 73-2053, 73-7025, 73-10037, 73-10063, 73-10065, 73-12144, 73-12166, 73-12221, 73-12222, 73-12223, 73-12224, 73-12225, 73-12226, 73-12227, 73-12228, 73-12229, 73-12230, 73-12231, 73-12232, 73-12219, 73-12220 and 73-2098, appurtenant to Exhibit A attached hereto and made a part hereby.

together with their appurtenances.

Dated: April 22, 2021

Benjamin H. Yates, a married man as his sole and separated property, as to interest in Parcel 1

By: _____
Benjamin H. Yates

Circle PI, LLC, an Idaho Limited Liability Company

By: _____
Benjamin H. Yates, Member

By: _____
Christopher S. Yates, Member

By: _____
Craig A. Yates, Member

Circle PI Ranch, a California General Partnership

By: BH Yates
Benjamin H. Yates, Partner

By: [Signature]
Christopher S. Yates, Partner

By: _____
Craig A. Yates, Partner

Circle PI L.L.C., an Idaho limited liability company

By: BH Yates
Benjamin H. Yates, Member

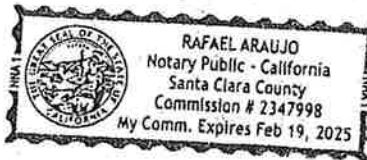
By: [Signature]
Christopher S. Yates, Member

By: _____
Craig A. Yates, Member

State of California, County of Santa Clara

This record was acknowledged before me on April 22, 2020 by Benjamin H. Yates.

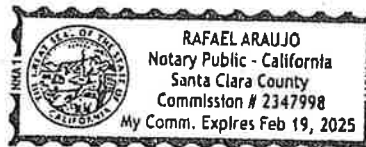
Rafael Araujo
Signature of notary public
Commission Expires: 02/19/2025



State of California, County of Santa Clara

This record was acknowledged before me on April 22, 2020 by Benjamin H. Yates and Christopher S. Yates, as Members of Circle PI, LLC, an Idaho Limited Liability Company.

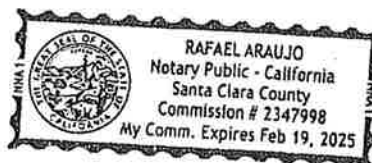
Rafael Araujo
Signature of notary public
Commission Expires: 02/19/2025



State of California, County of Santa Clara

This record was acknowledged before me on April 22, 2020 by Benjamin H. Yates and Christopher S. Yates, as Partners of Circle PI Ranch, a California General Partnership.

Rafael Araujo
Signature of notary public
Commission Expires: 02/19/2025



Circle PI Ranch, a California General Partnership

By: _____
Benjamin H. Yates, Partner

By: _____
Christopher S. Yates, Partner

By: _____
Craig A. Yates, Partner

Circle PI L.L.C., an Idaho limited liability company

By: _____
Benjamin H. Yates, Member

By: _____
Christopher S. Yates, Member

By: _____
Craig A. Yates, Member

State of California, County of _____

This record was acknowledged before me on April 22, 2020 by Benjamin H. Yates.

Signature of notary public
Commission Expires: _____

State of California, County of _____

This record was acknowledged before me on April 22, 2020 by Benjamin H. Yates and Christopher S. Yates, as Members of Circle PI, LLC, an Idaho Limited Liability Company.

Signature of notary public
Commission Expires: _____

State of California, County of _____

This record was acknowledged before me on April 22, 2020 by Benjamin H. Yates and Christopher S. Yates, as Partners of Circle PI Ranch, a California General Partnership.

Signature of notary public
Commission Expires: _____

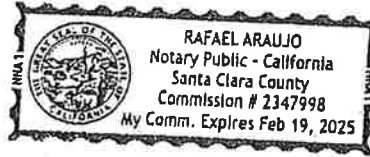
State of California, County of Santa Clara

This record was acknowledged before me on April 22, 2020 by Benjamin H. Yates and Christopher S. Yates, as Members of Circle PI L.L.C., an Idaho limited liability company.

Rafael Araujo

Signature of notary public

Commission Expires: 02/19/2025



State of California, County of _____

This record was acknowledged before me on April 22, 2020 by Craig A. Yates, as Member of Circle PI, LLC, an Idaho Limited Liability Company.

Signature of notary public

Commission Expires: _____

State of California, County of _____

This record was acknowledged before me on April 22, 2020 by Craig A. Yates, as Partner of Circle PI Ranch, a California General Partnership.

Signature of notary public

Commission Expires: _____

State of California, County of _____

This record was acknowledged before me on April 22, 2020 by Craig A. Yates, as Member of Circle PI L.L.C., an Idaho limited liability company.

Signature of notary public

Commission Expires: _____

State of California, County of _____

This record was acknowledged before me on April 22, 2020 by Benjamin H. Yates and Christopher S. Yates, as Members of Circle PI L.L.C., an Idaho limited liability company.

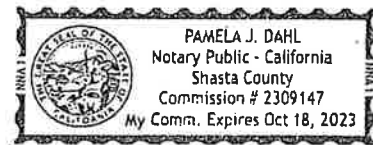
Signature of notary public

Commission Expires: _____

State of California, County of Shasta

This record was acknowledged before me on April 22, 2020 by Craig A. Yates, as Member of Circle PI, LLC, an Idaho Limited Liability Company.

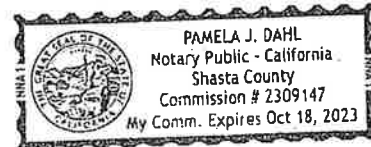
Pamela J. Dahl
Signature of notary public
Commission Expires: Oct. 18, 2023



State of California, County of Shasta

This record was acknowledged before me on April 22, 2020 by Craig A. Yates, as Partner of Circle PI Ranch, a California General Partnership.

Pamela J. Dahl
Signature of notary public
Commission Expires: Oct. 18, 2023



State of California, County of Shasta

This record was acknowledged before me on April 22, 2020 by Craig A. Yates, as Member of Circle PI L.L.C., an Idaho limited liability company.

Pamela J. Dahl
Signature of notary public
Commission Expires: Oct. 18, 2023

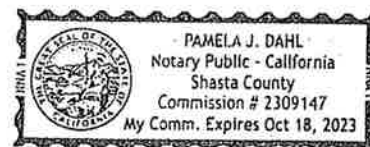


EXHIBIT A

Parcel 1

The Northwest Quarter of Section 14, Township 11 North, Range 23 East, Boise Meridian, Custer County, Idaho.

Parcel 2

Township 14 North, Range 21 East, Boise Meridian, Custer County, Idaho:

Section 1: All that portion of the South Half Northwest Quarter and the North Half Southwest Quarter lying and being South and West of the Pahsimeroi River;

Section 2: South Half Northeast Quarter, North Half Southeast Quarter,

Section 12: South Half Northeast Quarter

Township 14 North, Range 22 East, Boise Meridian, Custer County, Idaho:

Section 7: All that portion of Lot 2 and the Southeast Quarter Northwest Quarter lying and being South and West of the Pahsimeroi River.

Parcel 3

Township 14 North, Range 21 East, Boise Meridian, Custer County, Idaho:

Section 1: Southwest Quarter Southwest Quarter, and that portion of the Southeast Quarter Southwest Quarter and the Southwest Quarter Southeast Quarter in Custer County, Idaho, lying and being South and West of the Pahsimeroi River;

Section 12: North Half Northwest Quarter, Southeast Quarter Northwest Quarter, and that portion of the North Half Northeast Quarter in Custer County, Idaho lying and being South and West of the Pahsimeroi River;

And

Township 14 North, Range 21 East, Boise Meridian, Custer County, Idaho:

Section 2: Southeast Quarter Southeast Quarter, North Half Southwest Quarter Southeast Quarter, and Southeast Quarter Southwest Quarter Southeast Quarter.

Section 11: North Half Northeast Quarter Northeast Quarter, and Southeast Quarter Northeast Quarter Northeast Quarter.

And

Township 14 North, Range 21 East, Boise Meridian, Custer County, Idaho.

Section 12: North Half Southwest Quarter Northwest Quarter, Northeast Quarter Southwest Quarter Southwest Quarter Northwest Quarter, Southeast Quarter Southwest Quarter Northwest Quarter, East Half Northeast Quarter Northwest Quarter Southwest Quarter, Northwest Quarter Northeast Quarter Northwest Quarter Southwest Quarter, Northeast Quarter Southwest Quarter, Northeast Quarter Southeast Quarter Southwest Quarter, East Half Northwest Quarter Southeast Quarter Southwest Quarter, East Half Southeast Quarter Southeast Quarter Southwest Quarter, Northwest Quarter Southeast Quarter Southeast Quarter Southwest Quarter.

Parcel 4

Township 14 North, Range 21 East, Boise Meridian, Custer County, Idaho.

Section 2: Southwest Quarter Northwest Quarter, Southeast Quarter Northwest Quarter, Northeast Quarter Southwest Quarter, Northwest Quarter Southwest Quarter, Lots 2, 3, and 4.

Section 3: Lots 1, 2, and 3.

Parcel 5

Township 14 N., Range 21 E., Boise Meridian Lemhi County, Idaho:

Section 1: All that portion of the Southwest Quarter Northwest Quarter, and Southeast Quarter Northwest Quarter, Northeast Quarter Southwest Quarter, lying and being North and East of the Pahsimeroi River;

Section 12: Southeast Quarter Northeast Quarter, lying and being North and East of the Pahsimeroi River;

Township 14 N., Range 22 E., Boise Meridian, Lemhi County, Idaho.

Section 7: All that portion of Lot 2 and the Southeast Quarter Northwest Quarter lying and being North and East of the Pahsimeroi River;

Section 8: The North Half Southwest Quarter and the Southeast Quarter Northwest Quarter.

Township 14 N., Range 23 E., Boise Meridian, Lemhi County, Idaho:

Section 16: Lots 3 and 4 and the North Half of the Southwest Quarter;

Section 17: The East Half Southeast Quarter;

Section 20: The Northeast Quarter Northeast Quarter, the Southeast Quarter Northeast Quarter, the Northeast Quarter Southeast Quarter;

Section 21: The Northwest Quarter and the Northeast Quarter;

Township 14 N., Range 23 E., Boise Meridian, Lemhi County, Idaho:

Section 21: The North Half Southwest Quarter and the North Half Southeast Quarter.

Parcel 6

Township 14 N., Range 21 E., Boise Meridian Lemhi County, Idaho:

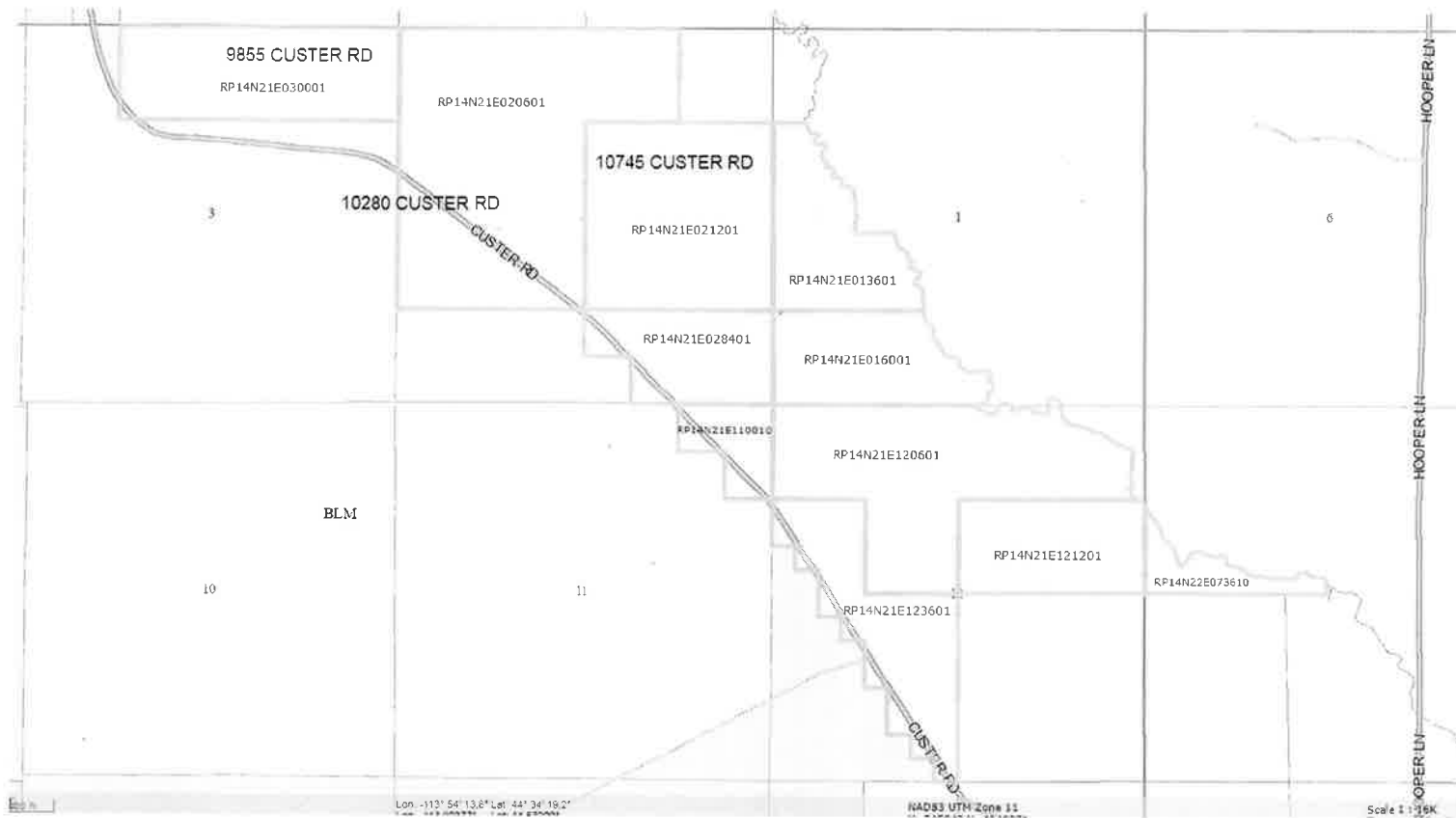
Section 1: All that portion of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter, lying and being North and East of the Pahsimeroi River;

Section 12: The Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter, lying and being North and East of the Pahsimeroi River;

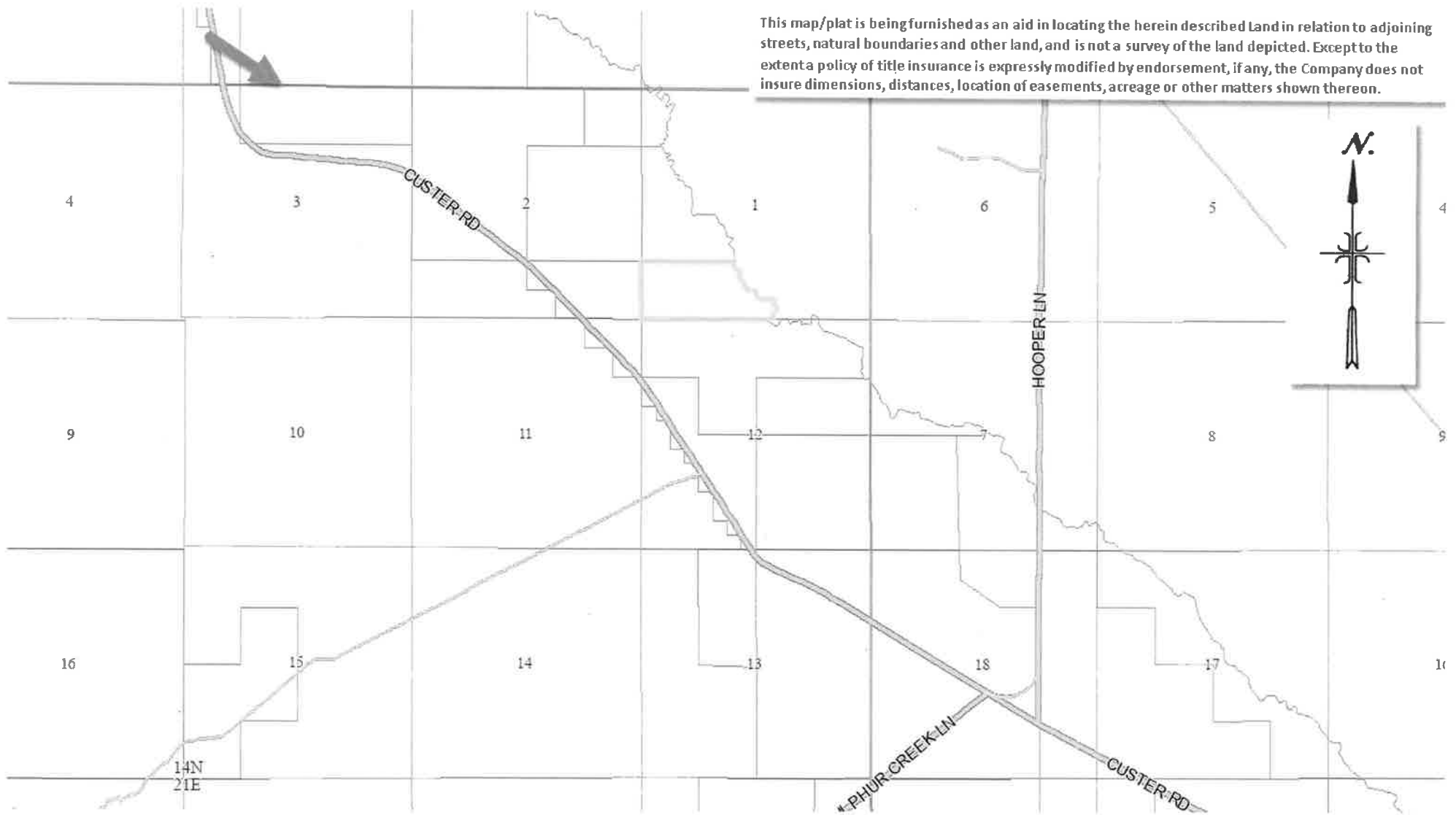
Parcel 7

Township 14 North, Range 23 East, Boise Meridian, Lemhi County, Idaho:

Section 22: The Southwest Quarter of the Northwest Quarter of the Northwest Quarter.



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.





State of Idaho

DEPARTMENT OF WATER RESOURCES

322 E FRONT ST STE 648 PO BOX 83720 • BOISE, ID 83720-0098

Phone: (208)287-4800 • Fax: (208)287-6700 • Website: www.idwr.idaho.gov

Brad Little
Governor

May 24, 2021

Gary Spackman
Director

HULL FARMS INC
#588 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER LLC
C/O HULL FARMS INC
3880 N 2500 E
FILER ID 83328-5536

Re: Change in Ownership for Water Right Nos: 73-6, 73-12, 73-105, 73-107, 73-108, 73-114, 73-115, 73-217, 73-2015, 73-2021, 73-2037, 73-2053, 73-7025, 73-10037, 73-10063, 73-10065, 73-12144, 73-12166, 73-12221, 73-12222, 73-12223, 73-12224, 73-12225, 73-12226, 73-12227, 73-12228, 73-12229, 73-12230, 73-12231, 73-12232, 73-12219, and 73-12220

Dear Water Right Holders:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water rights to you. The Department has modified its records and has enclosed a computer-generated report for you. Please note that water rights 73-12219 and 73-12220 were not updated because these water rights are still in the permit stage and an Assignment of Permit will be required to complete the ownership change. Enclosed is an assignment form for your use. Please note that there is a \$25 filing fee per permit required. A refund of \$50 payable to Pioneer Title Co of Blaine County has been requested and will arrive under separate cover from the State Controller's Office.

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) 287-4920 or debbi.judd@idwr.idaho.gov.

Sincerely,

Debbi Judd

Technical Records Specialist

Enclosures

c. Pioneer Title of Blaine County – *via email*
Water District 73

Judd, Debbi

From: Judd, Debbi
Sent: Thursday, May 20, 2021 3:19 PM
To: IdwrPayable
Subject: Refund request

TO: Fiscal
FROM: Debbi Judd
DATE: May 20, 2021
RE: Refund: Ownership change

Please refund \$50. Two Ownership changes were not processed.

NAME: PIONEER TITLE OF BLAINE COUNTY
ADDRESS: PO BOX 6756
KETCHUM ID 83340

RECEIPT #: E046905

Thank you.

Debbi

Debbi Judd
Technical Records Specialist
debbi.judd@idwr.idaho.gov

Idaho Department of Water Resources
322 E Front St
PO Box 83720
Boise, ID 83720-0098
208-287-4920
www.idwr.idaho.gov