

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED ✓

DEC 17 2020

DEPT OF WATER RESOURCES
SOUTHERN 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?
43-2356B	Yes ☐	Yes ☐	43-4130B	Yes ☐	Yes ☐
43-2441C	Yes ☐	Yes ☐		Yes ☐	Yes ☐
43-4022B	Yes ☐	Yes ☐		Yes ☐	Yes ☐
43-4023B	Yes ☐	Yes ☐		Yes ☐	Yes ☐
43-4024D	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: J7, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Branch Farms, LLC, an Idaho limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- P.O. Box 24 Malta ID 8332
Mailing address City State ZIP
(208) 260-1020
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: November 6, 2020
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 # 43-2356B

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

For IDWR Office Use Only:

Received by SG Date 12/17/20 Receipt No. 5038302 Receipt Amt. \$150.00

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 2-1-2021

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

CASSIA COUNTY
RECORDED FOR:
TITLEONE - TWIN FALLS
04:12:10 PM 11-09-2020
2020-005787
NO. PAGES: 3 FEE: \$15.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: EV
Electronically Recorded by Simplifile



Order Number: 20385979

Warranty Deed

For Value Received,

Heath T. Higley and Dawn M. Higley, Trustees of the Heath T. Higley and Dawn M. Higley Trust under agreement dated December 20, 2018, the Grantor, does hereby grant, bargain sell and convey unto, Branch Farms, LLC, an Idaho limited liability company, whose current address is PO Box 24, Malta, ID 83342, the Grantee, the following described premises, in Cassia County, Idaho, To Wit:

PARCEL NO. 1:
TOWNSHIP 13 SOUTH, RANGE 27 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 32: Part of the S $\frac{1}{2}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$, more particularly described as follows:

Beginning at the Northeast corner of the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 32, said corner marked by a 5/8 inch rebar which shall be the Point of Beginning;
Thence South 00°13'45" East along the East line of the S $\frac{1}{2}$ SE $\frac{1}{4}$ for a distance of 30.00 feet;
Thence North 89°41'10" West for a distance of 42.13 feet to a 1/2 inch rebar;
Thence North 89°41'10" West for a distance of 1886.45 feet to a 1/2 inch rebar;
Thence South 46°51'02" West for a distance of 956.17 feet to a 1/2 inch rebar on the West line of the S $\frac{1}{2}$ SE $\frac{1}{4}$;
Thence North 43°59'07" West for a distance of 919.01 feet to a 1/2 inch rebar;
Thence North 89°41'10" West for a distance of 1963.97 feet to a 1/2 inch rebar;
Thence North 89°41'10" West for a distance of 29.10 feet to the West line of the S $\frac{1}{2}$ SW $\frac{1}{4}$;
Thence North 00°12'50" West along said line for a distance of 30.00 feet to the Northwest corner of the S $\frac{1}{2}$ SW $\frac{1}{4}$ marked by a 5/8 inch rebar;
Thence South 89°41'10" East along the North line of the S $\frac{1}{2}$ SW $\frac{1}{4}$ for a distance of 2628.77 feet to the Northeast corner of the S $\frac{1}{2}$ SW $\frac{1}{4}$ marked by a 5/8 inch rebar;
Thence South 89°41'10" East along the North line of the S $\frac{1}{2}$ SE $\frac{1}{4}$ for a distance of 2628.70 feet to the Point of Beginning.

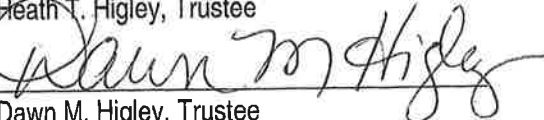
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its successors and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT 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.

Remainder of this page intentionally left blank.

Dated: 11/05/2020

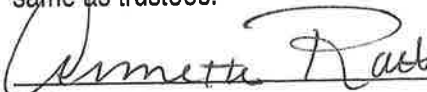
Heath T. Higley and Dawn M. Higley Trust under agreement dated December 20, 2018

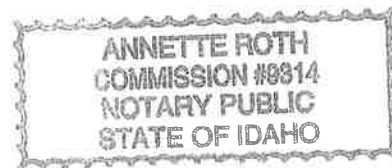
BY: 
Heath T. Higley, Trustee

BY: 
Dawn M. Higley, Trustee

State of Idaho, County of Cassia, ss.

On this 6th day of November in the year of 2020, before me, the undersigned, a notary public in and for said state personally appeared Heath T. Higley and Dawn M. Higley, known or identified to me to be the persons whose names are subscribed to the within instrument, as trustees of Heath T. Higley and Dawn M. Higley Trust under agreement dated December 20, 2018 and acknowledged to me that they executed the same as trustees.


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

February 1, 2021

BRANCH FARMS LLC
PO BOX 24
MALTA ID 83342-0024

Re: Change in Ownership for Water Right No(s): 43-2356B, 43-2441C, 43-4022B, 43-4023B, 43-4024D, & 43-4130B

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 293-9909.

Sincerely,

Jim Bitzenburg
Senior Water Resource Agent

Enclosure(s)

CC: WD-143; TitleOne, Burley- File #20385986



TitleOne
a title & escrow co.

Date: December 15, 2020

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

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

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DEC 17 2020

DEPT OF WATER RESOURCES
SOUTHERN REGION

Escrow No. 20385986

Greetings,

Enclosed please find the following:

- TitleOne Check No. 31922 in the amount of \$150.00 for Notice of Change of Ownership (Additional Higley Water)
- Original executed Notice of Change in Water Right Ownership
- Original executed IDWR Water Right Letter regarding additional water rights
- TitleOne Check No. 31923 in the amount of \$150.00 for Notice of Change of Ownership
- Original executed Notice of Change in Water Right Ownership
- Copy of original Warranty Deed recorded on 12/11/20 as Instrument No. 2020-006384, records of Cassia Co., ID

Please make the necessary changes in your records to reflect new owner. Please send a receipted copy to TitleOne, P.O. Box 177, Burley, ID 83318 Attn: Ashley Martinkus.

Please contact us at the number above if you have any questions.

Best regards,

TITLEONE

Ashley Martinkus
Ag Escrow Assistant

AR/am
Enc.