

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 04 2020

Department of Water Resources
Eastern Region

Notice of Change in Water Right Ownership

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
33-4001 <i>OK</i>	Yes ☒	Yes ☐	33-10986 <i>OK</i>	Yes ☒	Yes ☐
33-2069 <i>OK</i>	Yes ☒	Yes ☐	33-2041 (Split into 33-2041 and 33-15081)		☐
33-4000 <i>OK</i>	Yes ☒	Yes ☐	33-4000 (Split into 33-4000 and 33-15083)		☐
33-4002 <i>OK</i>	Yes ☒	Yes ☐	33-4002 (Split into 33-4002 and 33-15085)		☐
33-2041 <i>OK</i>	Yes ☒	Yes ☐	33-2069 (Split into 33-2069 and 33-15082)		☐
			33-4001 (Split into 33-4001 and 33-15084)		☐
			33-10986 (Split into 33-10986 and 33-15086)		☐

2. Previous Owner's Name: W.T. Williams, Inc.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Pancheri Brothers, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 4128 N. Little Lost River Highway Howe ID 83244
Mailing address City State ZIP
- 208-339-1293 _____
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: July 13, 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):
 - ☐ \$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: *Robert L. Pancheri* Attorney September 4, 2020
Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only:

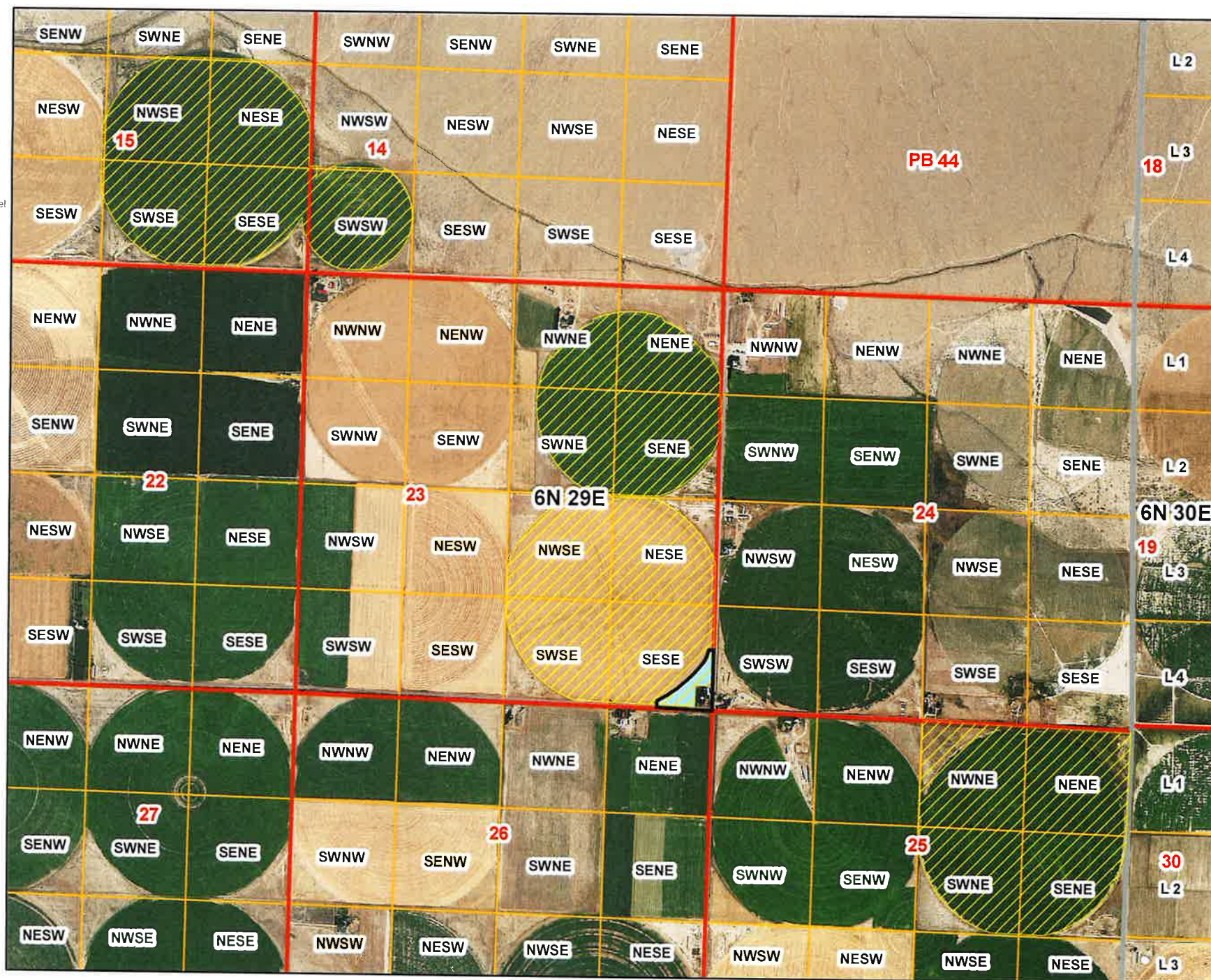
Received by JB Date 9/4/20 Receipt No. E046259 Receipt Amt. \$600.-
 Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
 Name on W-9 _____ Approved by *JB/C* Processed by *JC* Date 12/15/20

PANCHERI



Legend

-  Retained Williams Parcel
-  Combined_POU
-  Retained WR
-  TR Lines_2014
-  Section Lines_2014
-  Quarter Quarters_2014
-  ESPA

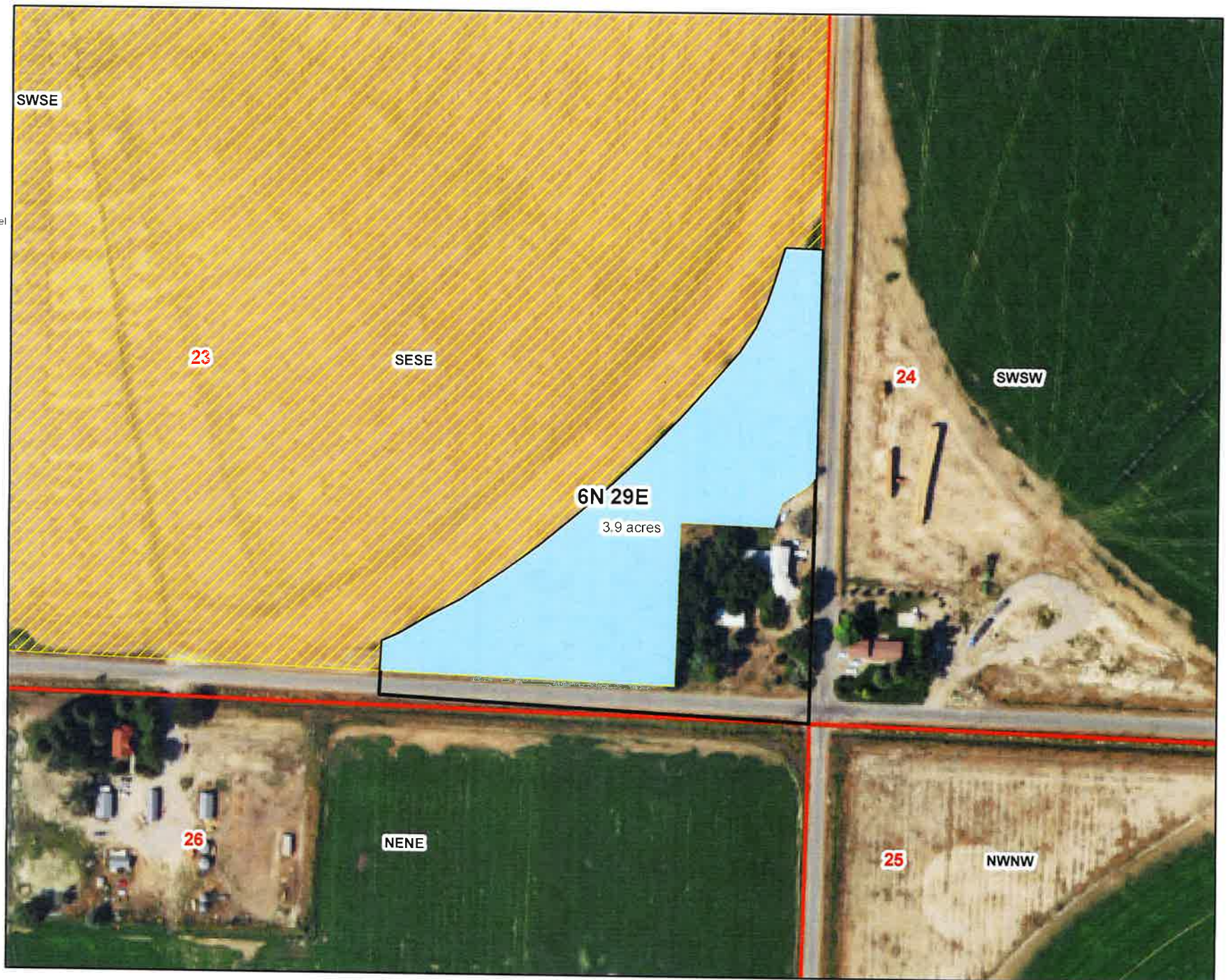


PANCHERI



Legend

- Retained WR
- Retained Williams Parcel
- Combined_POU
- TR Lines_2014
- Section Lines_2014
- Quarter Quarters_2014
- ESPA



W.T. Williams, Inc. and Pancheri Brothers, LLC Water Right Split

ORIGINAL WATER RIGHTS

Water Right No.	Priority Date	Source	Beneficial Use	Season of Use	Individual Diversion Rate Limitations (cfs)	Combined Diversion Rate Limitations (cfs)	Individual Volume Limitations	Combined Diversion Volume Limitations (afa)	Individual Acre Limitation	Combined Acres Limitation	Points of Diversion
33-4001	5/1/1954	Ground water	Irrigation	4/1 to 10/31	3.3	11.08	None	1939	243	554	SENE, Sec. 21, 06N, 29E SWSWSE, Sec. 8, 06N, 29E NWNWNW, Sec. 16, 06N, 29E SWSENE, Sec. 21, 6N, 29E SESENE, Sec. 21, 06N, 29E NWSENE, Sec. 23, 06N, 29E NWNWSE, Sec. 23, 06N, 29E NENENE, Sec. 25, 06N, 29E NWNWNE, Sec. 25, 06N, 29E
33-2069	2/13/1953	Ground water	Irrigation	4/1 to 10/31	4		None		200		
33-4000	5/1/1956	Ground water	Irrigation	4/1 to 11/01	3.64		None		None		
33-4002	7/1/1951	Ground water	Irrigation	4/1 to 11/01	3.06		None		None		
33-2041	5/7/1963	Ground water	Irrigation	4/1 to 11/01	3.89		None		317		
33-10986	7/13/1949	Ground water	Irrigation	4/1 to 11/01	1.96		None		156		
TOTAL					19.85	11.08		1939	916	554	

W.T. Williams Portion Retained

Water Right No.	Priority Date	Source	Beneficial Use	Season of Use	Individual Diversion Rate Limitations (cfs)	Combined Diversion Rate Limitations (cfs)	Individual Volume Limitations	Combined Diversion Volume Limitations (afa)	Individual Acre Limitation	Combined Acres Limitation	Points of Diversion
33-4001	5/1/1954	Ground water	Irrigation	4/1 to 10/31	0.02	0.08	None	13.65	1.71	3.9	SENE, Sec. 21, 06N, 29E SWSWSE, Sec. 8, 06N, 29E NWNWNW, Sec. 16, 06N, 29E SWSENE, Sec. 21, 6N, 29E SESENE, Sec. 21, 06N, 29E NWSENE, Sec. 23, 06N, 29E NWNWSE, Sec. 23, 06N, 29E NENENE, Sec. 25, 06N, 29E NWNWNE, Sec. 25, 06N, 29E
33-2069	2/13/1953	Ground water	Irrigation	4/1 to 10/31	0.03		None		1.41		
33-4000	5/1/1956	Ground water	Irrigation	4/1 to 11/01	0.03		None		None		
33-4002	7/1/1951	Ground water	Irrigation	4/1 to 11/01	0.02		None		None		
33-2041	5/7/1963	Ground water	Irrigation	4/1 to 11/01	0.03		None		2.23		
33-10986	7/13/1949	Ground water	Irrigation	4/1 to 11/01	0.01		None		1.10		
TOTAL					0.14	0.078		13.65	6.45	3.9	

Pancheri Brothers, LLC Portion

Water Right No.	Priority Date	Source	Beneficial Use	Season of Use	Individual Diversion Rate Limitations (cfs)	Combined Diversion Rate Limitations (cfs)	Individual Volume Limitations	Combined Diversion Volume Limitations (afa)	Individual Acre Limitation	Combined Acres Limitation	Points of Diversion
33-4001	5/1/1954	Ground water	Irrigation	4/1 to 10/31	3.28	11.00	None	1925.35	241.29	550.1	SENE, Sec. 21, 06N, 29E SWSWSE, Sec. 8, 06N, 29E NWNWNW, Sec. 16, 06N, 29E SWSENE, Sec. 21, 6N, 29E SESENE, Sec. 21, 06N, 29E NWSENE, Sec. 23, 06N, 29E NWNWSE, Sec. 23, 06N, 29E NENENE, Sec. 25, 06N, 29E NWNWNE, Sec. 25, 06N, 29E
33-2069	2/13/1953	Ground water	Irrigation	4/1 to 10/31	3.97		None		198.59		
33-4000	5/1/1956	Ground water	Irrigation	4/1 to 11/01	3.61		None		None		
33-4002	7/1/1951	Ground water	Irrigation	4/1 to 11/01	3.04		None		None		
33-2041	5/7/1963	Ground water	Irrigation	4/1 to 11/01	3.86		None		314.77		
33-10986	7/13/1949	Ground water	Irrigation	4/1 to 11/01	1.95		None		154.90		
TOTAL					19.71	11.00		1925.35	909.55	550.1	

BUTTE COUNTY
Recorded for:
First American Title - Blackfo
03:13:06 PM 01-03-2020
0000-057733
No. Pages: 8 Fee: \$15.00
SHELLY SHAFFER
County Clerk
Deputy: KG

WARRANTY DEED

THIS INDENTURE is made this 3rd day of January, 2020, by W.T. Williams, Inc., an Idaho corporation, the Grantor, and TFES 743, LLC, an Idaho limited liability company, the Grantee, whose mailing address is PO Box 339, Blackfoot, Idaho, 83221-0339.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and by these presents does grant, bargain, sell, convey, and confirm unto the Grantee, and to the Grantee's successors and assigns forever, all of the following described property in the County of Butte, State of Idaho, to-wit (the "Property"):

PARCEL 1:

TOWNSHIP 6 NORTH, RANGE 29 EAST OF THE BOISE MERIDIAN, BUTTE COUNTY, IDAHO.

SECTION 14: SW $\frac{1}{4}$ SW $\frac{1}{4}$

SECTION 15: SE $\frac{1}{4}$

PARCEL 2:

PART OF THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ AND ALL OF THE SW $\frac{1}{4}$ NE $\frac{1}{4}$ BEING IN SECTION 23, TOWNSHIP 6 NORTH, RANGE 29 EAST OF THE BOISE MERIDIAN, BUTTE COUNTY, IDAHO, DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23 WHICH IS MARKED BY A LARGE SPIKE REFERENCED BY CORNER PERPETUATION AND FILING RECORD INSTRUMENT NUMBER 46365;

THENCE N. 89°16'24" W., 1336.18 FEET ALONG THE SECTION LINE TO THE NORTHEAST CORNER OF THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SAID SECTION AND THE POINT OF BEGINNING WHICH IS MARKED BY A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED HLE PLS 12222, SAID POINT BEARS S. 89°16'24" E., 1336.19 FEET FROM THE NORTH $\frac{1}{4}$ CORNER OF SAID SECTION WHICH IS MARKED BY A 5/8" IRON ROD WITH 2" ALUMINUM CAP AS DESCRIBED ON CORNER PERPETUATION AND FILING RECORD INSTRUMENT NUMBER 46364;

THENCE S. 00°03'21" E., 2637.19 FEET ALONG THE EAST LINE OF THE NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SAID SECTION TO THE SOUTHEAST CORNER OF THE SW $\frac{1}{4}$ NE $\frac{1}{4}$, SAID POINT BEING MARKED BY A 5/8" IRON ROD WITH RED

PLASTIC CAP MARKED HLE PLS 12222; THENCE N. $89^{\circ}07'21''$ W., 1330.35 FEET TO THE SOUTHWEST CORNER OF SAID $SW\frac{1}{4}NE\frac{1}{4}$ (CENTER $\frac{1}{4}$ CORNER), SAID POINT BEING MARKED BY A $\frac{5}{8}$ " IRON ROD WITH RED PLASTIC CAP MARKED HLE PLS 12222;

THENCE N. $00^{\circ}11'02''$ W., 2421.66 FEET ALONG THE WEST LINE OF $NE\frac{1}{4}$ (CENTER OF SECTION LINE) OF SAID SECTION TO A $\frac{5}{8}$ " IRON ROD WITH RED PLASTIC CAP MARKED HLE PLS 12222;

THENCE S. $89^{\circ}16'24''$ E., 469.81 FEET TO A $\frac{5}{8}$ " IRON ROD WITH RED PLASTIC CAP MARKED HLE PLS 12222; THENCE S. $00^{\circ}11'02''$ E., 571.55 FEET TO A $\frac{5}{8}$ " IRON ROD WITH RED PLASTIC CAP MARKED HLE PLS 12222;

THENCE S. $89^{\circ}16'24''$ E., 155.91 FEET TO A $\frac{5}{8}$ " IRON ROD WITH RED PLASTIC CAP MARKED HLE PLS 12222 WHICH IS ON AN ARC OF AN IRRIGATION PIVOT WHOSE CENTER POINT BEARS S. $49^{\circ}21'11''$ E., 1142.66 FEET; THENCE NORTHEASTERLY 222.87 FEET ALONG SAID ARC WITH THE FOLLOWING CURVE DATA: CHORD BEARING AND DISTANCE = N. $46^{\circ}14'05''$ E., 222.52 FEET, DELTA = $11^{\circ}10'31''$, RADIUS = 1142.66 FEET TO A $\frac{5}{8}$ " IRON ROD WITH RED PLASTIC CAP MARKED HLE PLS 12222;

THENCE N. $00^{\circ}11'02''$ W., 627.71 FEET PARALLEL WITH THE WEST LINE OF THE $NE\frac{1}{4}$ (CENTER OF SECTION) TO A $\frac{5}{8}$ " IRON ROD WITH RED PLASTIC CAP MARKED HLE PLS 12222 WHICH IS ON THE NORTH LINE OF SAID SECTION 23; THENCE S. $89^{\circ}16'24''$ E., 549.26 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

PART OF THE $NW\frac{1}{4}NE\frac{1}{4}$ OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 29 EAST OF THE BOISE MERIDIAN, BUTTE COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTH $\frac{1}{4}$ CORNER OF SECTION 23 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION BEARS S $89^{\circ}16'24''$ E 2672.37 FEET, THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE S $00^{\circ}11'02''$ E 212.12 FEET ALONG THE WEST LINE OF THE $NE\frac{1}{4}$ TO A POINT BEING MARKED BY A $\frac{5}{8}$ " IRON ROD WITH PLASTIC CAP STAMPED PLS 12222, SAID POINT BEING THE POINT OF BEGINNING; THENCE S $89^{\circ}16'24''$ E 469.81 FEET TO A POINT BEING MARKED BY A $\frac{5}{8}$ " IRON ROD WITH PLASTIC CAP STAMPED PLS 12222; THENCE S $00^{\circ}11'02''$ E 571.55 FEET TO A POINT BEING MARKED BY A $\frac{5}{8}$ " IRON ROD WITH PLASTIC CAP STAMPED PLS 12222; THENCE S $89^{\circ}16'24''$ E 155.91 FEET TO A POINT BEING MARKED BY A $\frac{5}{8}$ " IRON ROD WITH PLASTIC CAP STAMPED PLS 12222, SAID POINT BEING A POINT ON A HORIZONTAL CURVE TO THE LEFT FROM WHICH THE CENTER POINT

BEARS S 49°21'11" E 1142.66 FEET; THENCE SOUTHWESTERLY 109.95 FEET ALONG SAID CURVE WITH THE FOLLOWING CURVE DATA: CENTRAL ANGLE = 5°30'47", RADIUS = 1142.66 FEET, CHORD BEARING = S 37°53'26" W, CHORD DISTANCE = 109.90 FEET, TO A POINT MARKED BY A ½" IRON ROD WITH PLASTIC CAP STAMPED PLS 12222; THENCE N 88°06'46" W 558.23 FEET TO A POINT ON SAID WEST LINE BEING MARKED BY A ½" IRON ROD WITH PLASTIC CAP STAMPED PLS 12222; THENCE N 00°11'02" W 647.84 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL 3:

TOWNSHIP 6 NORTH, RANGE 29 EAST, BOISE MERIDIAN, BUTTE COUNTY, IDAHO.

SECTION 23: E½NE¼, SE¼

EXCEPTING THEREFROM:

PART OF THE SE¼ OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 29 EAST OF THE BOISE MERIDIAN, BUTTE COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 23 FROM WHICH THE SOUTH ¼ CORNER OF SAID SECTION BEARS N 89°39'19" W 2648.96 FEET, THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE N 89°39'19" W 708.43 FEET ALONG THE SOUTH LINE OF SAID SECTION FROM THE SOUTHEAST CORNER TO A CALCULATED POSITION BEING S 00°20'41" W 25.00 FEET FROM A WITNESS CORNER BEING MARKED BY A 5/8" IRON ROD WITH PLASTIC CAP STAMPED PLS 12222; THENCE N 00°20'41" E 86.72 FEET FROM SAID CALCULATED POSITION TO A POINT ON A NON-TANGENT CURVE BEING MARKED BY A 5/8" IRON ROD WITH PLASTIC CAP STAMPED PLS 12222; THENCE 943.90 FEET ALONG SAID CURVE TO A POINT BEING MARKED BY A 5/8" IRON ROD WITH PLASTIC CAP STAMPED PLS 12222, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING THE FOLLOWING CURVE DATA: RADIUS = 1386.03 FEET, DELTA = 39°01'08", CHORD BEARING = N 43°23'31" E, CHORD DISTANCE = 925.76; THENCE N 89°25'21" E 64.21 FEET TO A CALCULATED POSITION ON THE EAST LINE OF SAID SECTION BEING WITNESSED BY A 5/8" IRON ROD WITH PLASTIC CAP STAMPED PLS 12222 WHICH BEARS S 89°25'21" W 25.00 FEET; THENCE S 00°34'39" E 764.39 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

SECTION 25: NE¼

TOWNSHIP 6 NORTH, RANGE 30 EAST, BOISE MERIDIAN, BUTTE COUNTY, IDAHO.

SECTION 19: SE¼

SECTION 20: W½SW¼, SE¼SW¼

SECTION 29: NW¼, NW¼SW¼
SECTION 30: NE¼

SUBJECT TO THE FOLLOWING :

1. Reservations in United States Patent, recorded in Book 2, of Patents, Page 581 (Affects SW¼SW¼ Sec. 14, SE¼ Sec. 15, N½NE¼ Sec. 25).
2. Reservations in United States Patent, recorded in Book 2, of Patents, Page 132 (Affects E½NE¼ Sec 23).
3. Reservations in United States Patent, recorded in Book 2, of Patents, Page 530 (Affects SE¼ Sec. 23 & S½NE¼ Sec. 25 & SE¼ Sec 19).
4. Reservations in United States Patent, recorded in Book 10, of Patents, Page 87 (Affects W½NE¼ Sec. 23).
5. Reservations in United States Patent, recorded in Book 2, of Patents, Page 595 (Affects S½SW¼, NW¼SW¼ Sec. 20 & NW¼, NW¼SW¼ Sec. 29).
6. Reservations in United States Patent, recorded in Book 2, of Patents, Page 587 (Affects NE¼ Sec. 30).
7. Right-of-way or easement of 1300 West, 3800 North and 3900 North.
8. Easement for Right of Way granted to William Stauffer, recorded August 31, 1959, in Book 4 of Miscellaneous, Page 160 (Affects SE¼ Sec. 23).
9. Easement granted to Utah Power & Light Company, recorded September 21, 1987, as Instrument No. 20099 (Affects NW¼SE¼ Sec. 15).
10. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by survey recorded November 10, 2014, as Instrument No. 52086.
11. Provisions in deed to Lois E. Wortley, recorded January 12, 2015, as Instrument No. 52262.
12. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: Matthew Joseph Lagomarsino and Ann Marie Lagomarsino, husband and wife and W.T. Williams, Inc., an Idaho Corporation
Recorded: February 1, 2019, Instrument No. 56886 and rerecorded to correct typographical error, December 31, 2019, Instrument No. 57728.

13. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: Thomas Hejzmanek, Jr. and W.T. Williams, Inc., an Idaho Corporation
Recorded: February 1, 2019, Instrument No. 56887
14. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: Allen Farms, Inc., and W.T. Williams, Inc., an Idaho Corporation
Recorded: February 1, 2019, Instrument No. 56888
15. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: Isham Farms, Incorporated, an Idaho corporation and W.T. Williams, Inc., an Idaho corporation
Recorded: February 1, 2019, Instrument No. 56889
16. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: W.T. Williams, Inc., an Idaho corporation and Keith L. Nickerson
Recorded: February 1, 2019, Instrument No. 56890
17. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: W.T. Williams, Inc., an Idaho corporation and Keith L. Nickerson
Recorded: February 1, 2019, Instrument No. 56891
18. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: Keith L. Nickerson and W.T. Williams, Inc., an Idaho corporation
Recorded: February 1, 2019, Instrument No. 56892
19. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: Little Lost River Land & Cattle, Limited Partnership and W.T. Williams, Inc., an Idaho corporation
Recorded: February 1, 2019, Instrument No. 56893
20. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: Little Lost River Land & Cattle, Limited Partnership and W.T. Williams, Inc., an Idaho corporation
Recorded: February 1, 2019, Instrument No. 56894

21. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:

Parties: Isham Farms Incorporated and W.T. Williams, Inc., an Idaho corporation

Recorded: December 19, 2019, Instrument No. 57709

TOGETHER with the following appurtenant Irrigation Water Pipeline Easements recorded in Butte County, Idaho and all rights, benefits and powers associated with such easements:

1. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56886, and rerecorded to correct typographical error, December 31, 2019, Instrument No. 57728.
2. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56887.
3. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56888.
4. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56889.
5. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56890.
6. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56891.
7. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56892.
8. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56893.
9. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56894.
10. Irrigation Water Pipeline Easement recorded December 19, 2019 as Instrument No. 57709.

ALSO, TOGETHER with all pivots, pumps and irrigation systems located upon the above described real property and used to irrigate such real property as well as an above ground fuel tank

located near the shop on such real property, and all pumps, wells and water systems not located on the above described real property which divert or produce water appurtenant to such real property.

ALSO, TOGETHER with all water rights appurtenant to the above described real property, including but not limited to the portion of the following water rights which are appurtenant to such real property: water right nos. 33-10075, 33-2041, 33-2069, 33-4000, 33-4001, 33-4002, 33-10986 and 33-7063. **Provided, however domestic water right no. 33-10076 is excluded and reserved unto Grantor.**

TOGETHER with all other tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, any remainders, rents, issues, and profits therefrom; and all estate, right, title, and interest in and to the Property, as well in law as in equity, of the Grantor.

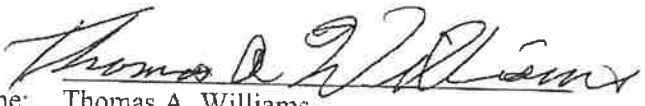
TO HAVE AND TO HOLD the Property and the appurtenances unto the Grantee, and to the Grantee's successors and assigns forever. The Grantor and the Grantor's successors and assigns shall warrant and defend the Property in the quiet and peaceable possession of the Grantee and the Grantee's successors and assigns, against the Grantor and the Grantor's successors and assigns, and against every person whomsoever who lawfully holds (or who later lawfully claims to have held) rights in the Property as of the date hereof.

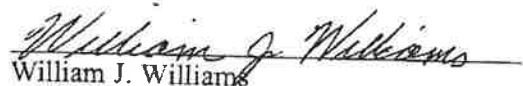
In construing this Warranty Deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

GRANTOR

W.T. WILLIAMS, INC.

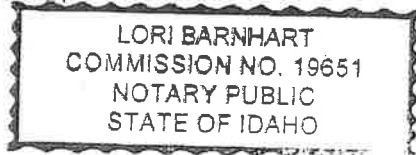
By: 
Name: Thomas A. Williams
Title: President

Attest:
By: 
Name: William J. Williams
Title: Secretary

STATE OF IDAHO)
County of Twin Falls)ss.

This record was acknowledged before me on the 3rd day of January, 2020, by Thomas A. Williams, as President of W.T. Williams, Inc.

(stamp)

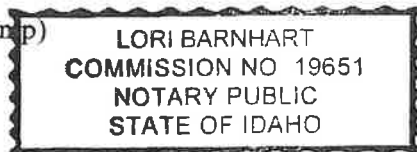


Lori Barnhart
Signature of Notary Public
My Commission Expires: 11.06.2024
Residing at Twin Falls Id

STATE OF IDAHO)
County of Twin Falls)ss.

This record was acknowledged before me on the 3rd day of January, 2020, by William J. Williams, as Secretary of W.T. Williams, Inc.

(stamp)



Lori Barnhart
Signature of Notary Public
My Commission Expires: 11.06.2024
Residing at Twin Falls Id

BUTTE COUNTY
Recorded for:
Title Financial Specialty Serv
01:17:00 PM 07-13-2020
0000-058403
No. Pages: 8 Fee: \$15.00
SHELLY SHAFFER
County Clerk
Deputy: KG

AFTER RECORDING MAIL TO:

Pancheri Brothers, LLC, an Idaho limited liability company
4128 N Little Lost River Hwy
Howe, ID 83244

SPECIAL WARRANTY DEED

File No.: **106342ID (SR)**

Date: **July 13, 2020**

For Value Received, **TFES 743, LLC**

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Pancheri Brothers, LLC, an Idaho limited liability company**

whose current address is **4128 N Little Lost River Hwy, Howe, ID 83244**

hereinafter called the Grantee, the following described premises, situated in **Butte County, Idaho**, to-wit:

PARCEL 1:

TOWNSHIP 6 NORTH, RANGE 29 EAST OF THE BOISE MERIDIAN, BUTTE COUNTY, IDAHO.

SECTION 14: SW $\frac{1}{4}$ SW $\frac{1}{4}$

SECTION 15: SE $\frac{1}{4}$

PARCEL 2:

PART OF THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ AND ALL OF THE SW $\frac{1}{4}$ NE $\frac{1}{4}$ BEING IN SECTION 23, TOWNSHIP 6 NORTH, RANGE 29 EAST OF THE BOISE MERIDIAN, BUTTE COUNTY, IDAHO, DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23 WHICH IS MARKED BY A LARGE SPIKE REFERENCED BY CORNER PERPETUATION AND FILING RECORD INSTRUMENT NUMBER 46365;

THENCE N. 89°16'24" W., 1336.18 FEET ALONG THE SECTION LINE TO THE NORTHEAST CORNER OF THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SAID SECTION AND THE POINT OF BEGINNING WHICH IS MARKED BY A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED HLE PLS 12222, SAID POINT BEARS S. 89°16'24" E., 1336.19 FEET FROM THE NORTH $\frac{1}{4}$ CORNER OF SAID SECTION WHICH IS MARKED BY A 5/8" IRON ROD WITH 2" ALUMINUM CAP AS DESCRIBED ON CORNER PERPETUATION AND FILING RECORD INSTRUMENT NUMBER 46364;

THENCE S. 00°03'21" E., 2637.19 FEET ALONG THE EAST LINE OF THE NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SAID SECTION TO THE SOUTHEAST CORNER OF THE SW $\frac{1}{4}$ NE $\frac{1}{4}$, SAID POINT BEING MARKED BY A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED HLE PLS 12222; THENCE N.

89°07'21" W., 1330.35 FEET TO THE SOUTHWEST CORNER OF SAID SW $\frac{1}{4}$ NE $\frac{1}{4}$ (CENTER $\frac{1}{4}$ CORNER), SAID POINT BEING MARKED BY A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED HLE PLS 12222;

THENCE N. 00°11'02" W., 2421.66 FEET ALONG THE WEST LINE OF NE $\frac{1}{4}$ (CENTER OF SECTION LINE) OF SAID SECTION TO A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED HLE PLS 12222;

THENCE S. 89°16'24" E., 469.81 FEET TO A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED HLE PLS 12222; THENCE S. 00°11'02" E., 571.55 FEET TO A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED HLE PLS 12222;

THENCE S. 89°16'24" E., 155.91 FEET TO A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED HLE PLS 12222 WHICH IS ON AN ARC OF AN IRRIGATION PIVOT WHOSE CENTER POINT BEARS S. 49°21'11" E., 1142.66 FEET; THENCE NORTHEASTERLY 222.87 FEET ALONG SAID ARC WITH THE FOLLOWING CURVE DATA: CHORD BEARING AND DISTANCE = N. 46°14'05" E., 222.52 FEET, DELTA = 11°10'31", RADIUS = 1142.66 FEET TO A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED HLE PLS 12222;

THENCE N. 00°11'02" W., 627.71 FEET PARALLEL WITH THE WEST LINE OF THE NE $\frac{1}{4}$ (CENTER OF SECTION) TO A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED HLE PLS 12222 WHICH IS ON THE NORTH LINE OF SAID SECTION 23; THENCE S. 89°16'24" E., 549.26 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

PART OF THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 29 EAST OF THE BOISE MERIDIAN, BUTTE COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH $\frac{1}{4}$ CORNER OF SECTION 23 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION BEARS S 89°16'24" E 2672.37 FEET, THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE S 00°11'02" E 212.12 FEET ALONG THE WEST LINE OF THE NE $\frac{1}{4}$ TO A POINT BEING MARKED BY A 5/8" IRON ROD WITH PLASTIC CAP STAMPED PLS 12222, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S 89°16'24" E 469.81 FEET TO A POINT BEING MARKED BY A 5/8" IRON ROD WITH PLASTIC CAP STAMPED PLS 12222; THENCE S 00°11'02" E 571.55 FEET TO A POINT BEING MARKED BY A 5/8" IRON ROD WITH PLASTIC CAP STAMPED PLS 12222; THENCE S 89°16'24" E 155.91 FEET TO A POINT BEING MARKED BY A 5/8" IRON ROD WITH PLASTIC CAP STAMPED PLS 12222, SAID POINT BEING A POINT ON A HORIZONTAL CURVE TO THE LEFT FROM WHICH THE CENTER POINT BEARS S 49°21'11" E 1142.66 FEET; THENCE SOUTHWESTERLY 109.95 FEET ALONG SAID CURVE WITH THE FOLLOWING CURVE DATA: CENTRAL ANGLE = 5°30'47", RADIUS = 1142.66 FEET, CHORD BEARING = S 37°53'26" W, CHORD DISTANCE = 109.90 FEET, TO A POINT MARKED BY A $\frac{1}{2}$ " IRON ROD WITH PLASTIC CAP STAMPED PLS 12222; THENCE N 88°06'46" W 558.23 FEET TO A POINT ON SAID WEST LINE BEING MARKED BY A $\frac{1}{2}$ " IRON ROD WITH PLASTIC CAP STAMPED PLS 12222; THENCE N 00°11'02" W 647.84 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL 3:

TOWNSHIP 6 NORTH, RANGE 29 EAST, BOISE MERIDIAN, BUTTE COUNTY, IDAHO.
SECTION 23: E $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$

EXCEPTING THEREFROM:

PART OF THE SE $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 29 EAST OF THE BOISE MERIDIAN, BUTTE COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 23 FROM WHICH THE SOUTH $\frac{1}{4}$ CORNER OF SAID SECTION BEARS N 89°39'19" W 2648.96 FEET, THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE N 89°39'19" W 708.43 FEET ALONG THE SOUTH LINE OF SAID SECTION FROM THE SOUTHEAST CORNER TO A CALCULATED POSTION BEING S 00°20'41" W 25.00 FEET FROM A WITNESS CORNER BEING MARKED BY A 5/8" IRON ROD WITH PLASTIC CAP STAMPED PLS 12222; THENCE N 00°20'41" E 86.72 FEET FROM SAID CALCULATED POSITION TO A POINT ON A NON-TANGENT CURVE BEING MARKED BY A 5/8" IRON ROD WITH PLASTIC CAP STAMPED PLS 12222; THENCE 943.90 FEET ALONG SAID CURVE TO A POINT BEING MARKED BY A 5/8" IRON ROD WITH PLASTIC CAP STAMPED PLS 12222, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING THE FOLLOWING CURVE DATA: RADIUS = 1386.03 FEET, DELTA = 39°01'08", CHORD BEARING = N 43°23'31" E, CHORD DISTANCE = 925.76; THENCE N 89°25'21" E 64.21 FEET TO A CALCULATED POSITION ON THE EAST LINE OF SAID SECTION BEING WITNESSED BY A 5/8" IRON ROD WITH PLASTIC CAP STAMPED PLS 12222 WHICH BEARS S 89°25'21" W 25.00 FEET; THENCE S 00°34'39" E 764.39 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

SECTION 25: NE $\frac{1}{4}$

TOWNSHIP 6 NORTH, RANGE 30 EAST, BOISE MERIDIAN, BUTTE COUNTY, IDAHO.

SECTION 19: SE $\frac{1}{4}$

SECTION 20: W $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$

SECTION 29: NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$

SECTION 30: NE $\frac{1}{4}$

Grantor does hereby covenant with Grantee(s), their heirs, successors and assigns, that Grantor will warrant and defend the said granted premises against the lawful claims and demands of all persons claiming by, through and under Grantor, but against no other claims and no other persons, including predecessors in title.

SUBJECT TO THE FOLLOWING :

1. Reservations in United States Patent, recorded in Book 2, of Patents, Page 581 (Affects SW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 14, SE $\frac{1}{4}$ Sec. 15, N $\frac{1}{2}$ NE $\frac{1}{4}$ Sec. 25).
2. Reservations in United States Patent, recorded in Book 2, of Patents, Page 132 (Affects E $\frac{1}{2}$ NE $\frac{1}{4}$ Sec 23).
3. Reservations in United States Patent, recorded in Book 2, of Patents, Page 530 (Affects SE $\frac{1}{4}$ Sec. 23 & S $\frac{1}{2}$ NE $\frac{1}{4}$ Sec. 25 & SE $\frac{1}{4}$ Sec 19).
4. Reservations in United States Patent, recorded in Book 10, of Patents, Page 87 (Affects W $\frac{1}{2}$ NE $\frac{1}{4}$ Sec. 23).
5. Reservations in United States Patent, recorded in Book 2, of Patents, Page 595 (Affects S $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 20 & NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 29).
6. Reservations in United States Patent, recorded in Book 2, of Patents, Page 587 (Affects NE $\frac{1}{4}$ Sec. 30).
7. Right-of-way or easement of 1300 West, 3800 North and 3900 North.
8. Easement for Right of Way granted to William Stauffer, recorded August 31, 1959, in Book 4 of Miscellaneous, Page 160 (Affects SE $\frac{1}{4}$ Sec. 23).
9. Easement granted to Utah Power & Light Company, recorded September 21, 1987, as Instrument No. 20099 (Affects NW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 15).
10. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by survey recorded November 10, 2014, as Instrument No. 52086.
11. Provisions in deed to Lois E. Wortley, recorded January 12, 2015, as Instrument No. 52262.
12. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: Matthew Joseph Lagomarsino and Ann Marie Lagomarsino, husband and wife and W.T. Williams, Inc., an Idaho Corporation
Recorded: February 1, 2019, Instrument No. 56886 and rerecorded to correct typographical error, December 31, 2019, Instrument No. 57728.

13. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: Thomas Hejtmanek, Jr. and W.T. Williams, Inc., an Idaho Corporation
Recorded: February 1, 2019, Instrument No. 56887
 14. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: Allen Farms, Inc., and W.T. Williams, Inc., an Idaho Corporation
Recorded: February 1, 2019, Instrument No. 56888
 15. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: Isham Farms, Incorporated, an Idaho corporation and W.T. Williams, Inc., an Idaho corporation
Recorded: February 1, 2019, Instrument No. 56889
 16. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: W.T. Williams, Inc., an Idaho corporation and Keith L. Nickerson
Recorded: February 1, 2019, Instrument No. 56890
 17. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: W.T. Williams, Inc., an Idaho corporation and Keith L. Nickerson
Recorded: February 1, 2019, Instrument No. 56891
 18. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: Keith L. Nickerson and W.T. Williams, Inc., an Idaho corporation
Recorded: February 1, 2019, Instrument No. 56892
 19. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: Little Lost River Land & Cattle, Limited Partnership and W.T. Williams, Inc., an Idaho corporation
Recorded: February 1, 2019, Instrument No. 56893
 20. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: Little Lost River Land & Cattle, Limited Partnership and W.T. Williams, Inc., an Idaho corporation
Recorded: February 1, 2019, Instrument No. 56894
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21. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:

Parties: Isham Farms Incorporated and W.T. Williams, Inc., an Idaho corporation

Recorded: December 19, 2019, Instrument No. 57709

TOGETHER with the following appurtenant Irrigation Water Pipeline Easements recorded in Butte County, Idaho and all rights, benefits and powers associated with such easements:

1. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56886, and rerecorded to correct typographical error, December 31, 2019, Instrument No. 57728.
2. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56887.
3. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56888.
4. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56889.
5. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56890.
6. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56891.
7. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56892.
8. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56893.
9. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56894.
10. Irrigation Water Pipeline Easement recorded December 19, 2019 as Instrument No. 57709.

ALSO, TOGETHER with all pivots, pumps and irrigation systems located upon the above described real property and used to irrigate such real property as well as an above ground fuel tank

located near the shop on such real property, and all pumps, wells and water systems not located on the above described real property which divert or produce water appurtenant to such real property.

ALSO, TOGETHER with all water rights appurtenant to the above described real property, including but not limited to the portion of the following water rights which are appurtenant to such real property: water right nos. 33-10075, 33-2041, 33-2069, 33-4000, 33-4001, 33-4002, 33-10986 and 33-7063. **Provided, however domestic water right no. 33-10076 is excluded and reserved unto Grantor.**

TOGETHER with all other tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, any remainders, rents, issues, and profits therefrom; and all estate, right, title, and interest in and to the Property, as well in law as in equity, of the Grantor.

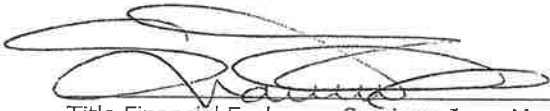
Date: 07/13/2020

Warranty Deed
- continued

File No.: 106342ID ()

Dated: July 13, 2020

TFES 743, LLC



Title Financial Exchange Services, Inc., Member
By: Shauna Romrell
It's: President

STATE OF IDAHO

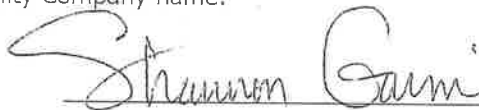
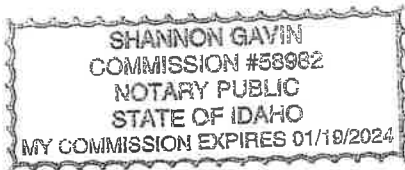
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COUNTY OF BINGHAM

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On this Thirteenth day of July, 2020, before me, a Notary Public in and for said State, personally appeared Shauna Romrell, known or identified to me to be the President of the corporation, a corporation that executed the instrument on behalf of said corporation which is a member of TFES 743, LLC, and on behalf of the member subscribed said Limited Liability Company name to the foregoing instrument, and acknowledged to me that such corporation executed the same in said Limited Liability Company name.



Notary Public for Idaho

Residing in Blackfoot, ID

Commission Expires:

01/19/2024

AFTER RECORDING MAIL TO:

Pancheri Brothers, LLC, an Idaho limited liability company
4128 N Little Lost River Hwy
Howe, ID 83244



SPECIAL WARRANTY DEED

File No.: **106342ID (SR)**

Date: **July 13, 2020**

For Value Received, **TFES 743, LLC**

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Pancheri Brothers, LLC, an Idaho limited liability company**

whose current address is **4128 N Little Lost River Hwy, Howe, ID 83244**

hereinafter called the Grantee, the following described premises, situated in **Butte County, Idaho**, to-wit:

PARCEL 1:

TOWNSHIP 6 NORTH, RANGE 29 EAST OF THE BOISE MERIDIAN, BUTTE COUNTY, IDAHO.

SECTION 14: SW $\frac{1}{4}$ SW $\frac{1}{4}$

SECTION 15: SE $\frac{1}{4}$

PARCEL 2:

PART OF THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ AND ALL OF THE SW $\frac{1}{4}$ NE $\frac{1}{4}$ BEING IN SECTION 23, TOWNSHIP 6 NORTH, RANGE 29 EAST OF THE BOISE MERIDIAN, BUTTE COUNTY, IDAHO, DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23 WHICH IS MARKED BY A LARGE SPIKE REFERENCED BY CORNER PERPETUATION AND FILING RECORD INSTRUMENT NUMBER 46365;

THENCE N. 89°16'24" W., 1336.18 FEET ALONG THE SECTION LINE TO THE NORTHEAST CORNER OF THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SAID SECTION AND THE POINT OF BEGINNING WHICH IS MARKED BY A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED HLE PLS 12222, SAID POINT BEARS S. 89°16'24" E., 1336.19 FEET FROM THE NORTH $\frac{1}{4}$ CORNER OF SAID SECTION WHICH IS MARKED BY A 5/8" IRON ROD WITH 2" ALUMINUM CAP AS DESCRIBED ON CORNER PERPETUATION AND FILING RECORD INSTRUMENT NUMBER 46364;

THENCE S. 00°03'21" E., 2637.19 FEET ALONG THE EAST LINE OF THE NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SAID SECTION TO THE SOUTHEAST CORNER OF THE SW $\frac{1}{4}$ NE $\frac{1}{4}$, SAID POINT BEING MARKED BY A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED HLE PLS 12222; THENCE N.

BUTTE COUNTY
Recorded for:
First American Title - Blackfo
03:13:06 PM 01-03-2020
0000-057733
No. Pages: 8 Fee: \$15.00
SHELLY SHAFFER
County Clerk
Deputy: KG

WARRANTY DEED

THIS INDENTURE is made this 3rd day of January, 2020, by W.T. Williams, Inc., an Idaho corporation, the Grantor, and TFES 743, LLC, an Idaho limited liability company, the Grantee, whose mailing address is PO Box 339, Blackfoot, Idaho, 83221-0339.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and by these presents does grant, bargain, sell, convey, and confirm unto the Grantee, and to the Grantee's successors and assigns forever, all of the following described property in the County of Butte, State of Idaho, to-wit (the "Property"):

PARCEL 1:

TOWNSHIP 6 NORTH, RANGE 29 EAST OF THE BOISE MERIDIAN, BUTTE
COUNTY, IDAHO.
SECTION 14: SW $\frac{1}{4}$ SW $\frac{1}{4}$
SECTION 15: SE $\frac{1}{4}$

PARCEL 2:

PART OF THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ AND ALL OF THE SW $\frac{1}{4}$ NE $\frac{1}{4}$ BEING IN SECTION
23, TOWNSHIP 6 NORTH, RANGE 29 EAST OF THE BOISE MERIDIAN,
BUTTE COUNTY, IDAHO, DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23 WHICH IS
MARKED BY A LARGE SPIKE REFERENCED BY CORNER
PERPETUATION AND FILING RECORD INSTRUMENT NUMBER 46365;

THENCE N. 89°16'24" W., 1336.18 FEET ALONG THE SECTION LINE TO
THE NORTHEAST CORNER OF THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SAID SECTION AND
THE POINT OF BEGINNING WHICH IS MARKED BY A 5/8" IRON ROD
WITH RED PLASTIC CAP MARKED HLE PLS 12222, SAID POINT BEARS
S. 89°16'24" E., 1336.19 FEET FROM THE NORTH $\frac{1}{4}$ CORNER OF SAID
SECTION WHICH IS MARKED BY A 5/8" IRON ROD WITH 2" ALUMINUM
CAP AS DESCRIBED ON CORNER PERPETUATION AND FILING RECORD
INSTRUMENT NUMBER 46364;

THENCE S. 00°03'21" E., 2637.19 FEET ALONG THE EAST LINE OF THE
NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SAID SECTION TO THE SOUTHEAST CORNER OF THE
SW $\frac{1}{4}$ NE $\frac{1}{4}$, SAID POINT BEING MARKED BY A 5/8" IRON ROD WITH RED

PLASTIC CAP MARKED HLE PLS 12222; THENCE N. $89^{\circ}07'21''$ W., 1330.35 FEET TO THE SOUTHWEST CORNER OF SAID $SW\frac{1}{4}NE\frac{1}{4}$ (CENTER $\frac{1}{4}$ CORNER), SAID POINT BEING MARKED BY A $\frac{5}{8}$ " IRON ROD WITH RED PLASTIC CAP MARKED HLE PLS 12222;

THENCE N. $00^{\circ}11'02''$ W., 2421.66 FEET ALONG THE WEST LINE OF $NE\frac{1}{4}$ (CENTER OF SECTION LINE) OF SAID SECTION TO A $\frac{5}{8}$ " IRON ROD WITH RED PLASTIC CAP MARKED HLE PLS 12222;

THENCE S. $89^{\circ}16'24''$ E., 469.81 FEET TO A $\frac{5}{8}$ " IRON ROD WITH RED PLASTIC CAP MARKED HLE PLS 12222; THENCE S. $00^{\circ}11'02''$ E., 571.55 FEET TO A $\frac{5}{8}$ " IRON ROD WITH RED PLASTIC CAP MARKED HLE PLS 12222;

THENCE S. $89^{\circ}16'24''$ E., 155.91 FEET TO A $\frac{5}{8}$ " IRON ROD WITH RED PLASTIC CAP MARKED HLE PLS 12222 WHICH IS ON AN ARC OF AN IRRIGATION PIVOT WHOSE CENTER POINT BEARS S. $49^{\circ}21'11''$ E., 1142.66 FEET; THENCE NORTHEASTERLY 222.87 FEET ALONG SAID ARC WITH THE FOLLOWING CURVE DATA: CHORD BEARING AND DISTANCE = N. $46^{\circ}14'05''$ E., 222.52 FEET, DELTA = $11^{\circ}10'31''$, RADIUS = 1142.66 FEET TO A $\frac{5}{8}$ " IRON ROD WITH RED PLASTIC CAP MARKED HLE PLS 12222;

THENCE N. $00^{\circ}11'02''$ W., 627.71 FEET PARALLEL WITH THE WEST LINE OF THE $NE\frac{1}{4}$ (CENTER OF SECTION) TO A $\frac{5}{8}$ " IRON ROD WITH RED PLASTIC CAP MARKED HLE PLS 12222 WHICH IS ON THE NORTH LINE OF SAID SECTION 23; THENCE S. $89^{\circ}16'24''$ E., 549.26 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

PART OF THE $NW\frac{1}{4}NE\frac{1}{4}$ OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 29 EAST OF THE BOISE MERIDIAN, BUTTE COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTH $\frac{1}{4}$ CORNER OF SECTION 23 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION BEARS S $89^{\circ}16'24''$ E 2672.37 FEET, THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE S $00^{\circ}11'02''$ E 212.12 FEET ALONG THE WEST LINE OF THE $NE\frac{1}{4}$ TO A POINT BEING MARKED BY A $\frac{5}{8}$ " IRON ROD WITH PLASTIC CAP STAMPED PLS 12222, SAID POINT BEING THE POINT OF BEGINNING; THENCE S $89^{\circ}16'24''$ E 469.81 FEET TO A POINT BEING MARKED BY A $\frac{5}{8}$ " IRON ROD WITH PLASTIC CAP STAMPED PLS 12222; THENCE S $00^{\circ}11'02''$ E 571.55 FEET TO A POINT BEING MARKED BY A $\frac{5}{8}$ " IRON ROD WITH PLASTIC CAP STAMPED PLS 12222; THENCE S $89^{\circ}16'24''$ E 155.91 FEET TO A POINT BEING MARKED BY A $\frac{5}{8}$ " IRON ROD WITH PLASTIC CAP STAMPED PLS 12222, SAID POINT BEING A POINT ON A HORIZONTAL CURVE TO THE LEFT FROM WHICH THE CENTER POINT

BEARS S 49°21'11" E 1142.66 FEET; THENCE SOUTHWESTERLY 109.95 FEET ALONG SAID CURVE WITH THE FOLLOWING CURVE DATA: CENTRAL ANGLE = 5°30'47", RADIUS = 1142.66 FEET, CHORD BEARING = S 37°53'26" W, CHORD DISTANCE = 109.90 FEET, TO A POINT MARKED BY A ½" IRON ROD WITH PLASTIC CAP STAMPED PLS 12222; THENCE N 88°06'46" W 558.23 FEET TO A POINT ON SAID WEST LINE BEING MARKED BY A ½" IRON ROD WITH PLASTIC CAP STAMPED PLS 12222; THENCE N 00°11'02" W 647.84 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL 3:

TOWNSHIP 6 NORTH, RANGE 29 EAST, BOISE MERIDIAN, BUTTE COUNTY, IDAHO.

SECTION 23: E½NE¼, SE¼

EXCEPTING THEREFROM:

PART OF THE SE¼ OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 29 EAST OF THE BOISE MERIDIAN, BUTTE COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 23 FROM WHICH THE SOUTH ¼ CORNER OF SAID SECTION BEARS N 89°39'19" W 2648.96 FEET, THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE N 89°39'19" W 708.43 FEET ALONG THE SOUTH LINE OF SAID SECTION FROM THE SOUTHEAST CORNER TO A CALCULATED POSITION BEING S 00°20'41" W 25.00 FEET FROM A WITNESS CORNER BEING MARKED BY A 5/8" IRON ROD WITH PLASTIC CAP STAMPED PLS 12222; THENCE N 00°20'41" E 86.72 FEET FROM SAID CALCULATED POSITION TO A POINT ON A NON-TANGENT CURVE BEING MARKED BY A 5/8" IRON ROD WITH PLASTIC CAP STAMPED PLS 12222; THENCE 943.90 FEET ALONG SAID CURVE TO A POINT BEING MARKED BY A 5/8" IRON ROD WITH PLASTIC CAP STAMPED PLS 12222, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING THE FOLLOWING CURVE DATA: RADIUS = 1386.03 FEET, DELTA = 39°01'08", CHORD BEARING = N 43°23'31" E, CHORD DISTANCE = 925.76; THENCE N 89°25'21" E 64.21 FEET TO A CALCULATED POSITION ON THE EAST LINE OF SAID SECTION BEING WITNESSED BY A 5/8" IRON ROD WITH PLASTIC CAP STAMPED PLS 12222 WHICH BEARS S 89°25'21" W 25.00 FEET; THENCE S 00°34'39" E 764.39 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

SECTION 25: NE¼

TOWNSHIP 6 NORTH, RANGE 30 EAST, BOISE MERIDIAN, BUTTE COUNTY, IDAHO.

SECTION 19: SE¼

SECTION 20: W½SW¼, SE¼SW¼

SECTION 29: NW¼, NW¼SW¼
SECTION 30: NE¼

SUBJECT TO THE FOLLOWING :

1. Reservations in United States Patent, recorded in Book 2, of Patents, Page 581 (Affects SW¼SW¼ Sec. 14, SE¼ Sec. 15, N½NE¼ Sec. 25).
2. Reservations in United States Patent, recorded in Book 2, of Patents, Page 132 (Affects E½NE¼ Sec. 23).
3. Reservations in United States Patent, recorded in Book 2, of Patents, Page 530 (Affects SE¼ Sec. 23 & S½NE¼ Sec. 25 & SE¼ Sec. 19).
4. Reservations in United States Patent, recorded in Book 10, of Patents, Page 87 (Affects W½NE¼ Sec. 23).
5. Reservations in United States Patent, recorded in Book 2, of Patents, Page 595 (Affects S½SW¼, NW¼SW¼ Sec. 20 & NW¼, NW¼SW¼ Sec. 29).
6. Reservations in United States Patent, recorded in Book 2, of Patents, Page 587 (Affects NE¼ Sec. 30).
7. Right-of-way or easement of 1300 West, 3800 North and 3900 North.
8. Easement for Right of Way granted to William Stauffer, recorded August 31, 1959, in Book 4 of Miscellaneous, Page 160 (Affects SE¼ Sec. 23).
9. Easement granted to Utah Power & Light Company, recorded September 21, 1987, as Instrument No. 20099 (Affects NW¼SE¼ Sec. 15).
10. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by survey recorded November 10, 2014, as Instrument No. 52086.
11. Provisions in deed to Lois E. Wortley, recorded January 12, 2015, as Instrument No. 52262.
12. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: Matthew Joseph Lagomarsino and Ann Marie Lagomarsino, husband and wife and W.T. Williams, Inc., an Idaho Corporation
Recorded: February 1, 2019, Instrument No. 56886 and rerecorded to correct typographical error, December 31, 2019, Instrument No. 57728.

13. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: Thomas Hejzmanek, Jr. and W.T. Williams, Inc., an Idaho Corporation
Recorded: February 1, 2019, Instrument No. 56887
14. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: Allen Farms, Inc., and W.T. Williams, Inc., an Idaho Corporation
Recorded: February 1, 2019, Instrument No. 56888
15. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: Isham Farms, Incorporated, an Idaho corporation and W.T. Williams, Inc., an Idaho corporation
Recorded: February 1, 2019, Instrument No. 56889
16. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: W.T. Williams, Inc., an Idaho corporation and Keith L. Nickerson
Recorded: February 1, 2019, Instrument No. 56890
17. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: W.T. Williams, Inc., an Idaho corporation and Keith L. Nickerson
Recorded: February 1, 2019, Instrument No. 56891
18. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: Keith L. Nickerson and W.T. Williams, Inc., an Idaho corporation
Recorded: February 1, 2019, Instrument No. 56892
19. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: Little Lost River Land & Cattle, Limited Partnership and W.T. Williams, Inc., an Idaho corporation
Recorded: February 1, 2019, Instrument No. 56893
20. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:
Parties: Little Lost River Land & Cattle, Limited Partnership and W.T. Williams, Inc., an Idaho corporation
Recorded: February 1, 2019, Instrument No. 56894

21. Irrigation Water Pipeline Easement upon the terms, conditions and provisions contained therein:

Parties: Isham Farms Incorporated and W.T. Williams, Inc., an Idaho corporation

Recorded: December 19, 2019, Instrument No. 57709

TOGETHER with the following appurtenant Irrigation Water Pipeline Easements recorded in Butte County, Idaho and all rights, benefits and powers associated with such easements:

1. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56886, and rerecorded to correct typographical error, December 31, 2019, Instrument No. 57728.
2. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56887.
3. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56888.
4. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56889.
5. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56890.
6. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56891.
7. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56892.
8. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56893.
9. Irrigation Water Pipeline Easement recorded February 1, 2019 as Instrument No. 56894.
10. Irrigation Water Pipeline Easement recorded December 19, 2019 as Instrument No. 57709.

ALSO, TOGETHER with all pivots, pumps and irrigation systems located upon the above described real property and used to irrigate such real property as well as an above ground fuel tank

located near the shop on such real property, and all pumps, wells and water systems not located on the above described real property which divert or produce water appurtenant to such real property.

ALSO, TOGETHER with all water rights appurtenant to the above described real property, including but not limited to the portion of the following water rights which are appurtenant to such real property: water right nos. 33-10075, 33-2041, 33-2069, 33-4000, 33-4001, 33-4002, 33-10986 and 33-7063. **Provided, however domestic water right no. 33-10076 is excluded and reserved unto Grantor.**

TOGETHER with all other tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, any remainders, rents, issues, and profits therefrom; and all estate, right, title, and interest in and to the Property, as well in law as in equity, of the Grantor.

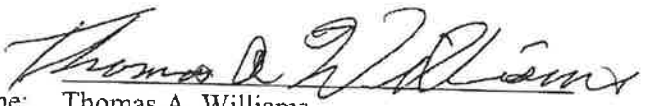
TO HAVE AND TO HOLD the Property and the appurtenances unto the Grantee, and to the Grantee's successors and assigns forever. The Grantor and the Grantor's successors and assigns shall warrant and defend the Property in the quiet and peaceable possession of the Grantee and the Grantee's successors and assigns, against the Grantor and the Grantor's successors and assigns, and against every person whomsoever who lawfully holds (or who later lawfully claims to have held) rights in the Property as of the date hereof.

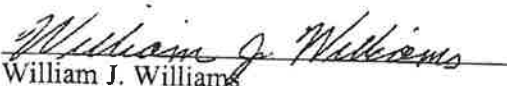
In construing this Warranty Deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

GRANTOR

W.T. WILLIAMS, INC.

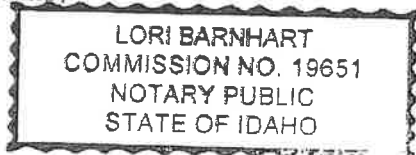
By: 
Name: Thomas A. Williams
Title: President

Attest:
By: 
Name: William J. Williams
Title: Secretary

STATE OF IDAHO)
County of Twin Falls)ss.

This record was acknowledged before me on the 3rd day of January, 2020, by Thomas A. Williams, as President of W.T. Williams, Inc.

(stamp)

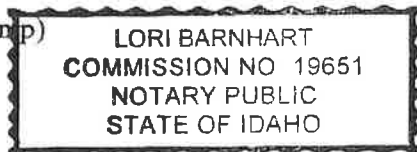


Lori Barnhart
Signature of Notary Public
My Commission Expires: 11.06.2024
Resident of Twin Falls Id

STATE OF IDAHO)
County of Twin Falls)ss.

This record was acknowledged before me on the 3rd day of January, 2020, by William J. Williams, as Secretary of W.T. Williams, Inc.

(stamp)



Lori Barnhart
Signature of Notary Public
My Commission Expires: 11.06.2024
Resident of Twin Falls Id

Water Rights Before Split

Water Right	Rate	Acre Limit	Comb Ac 1	Comb Ac 2	Comb Rate	Comb Vol
33-2041	3.89	317.0	364.0	554.0	11.08	1939.0
33-4000	3.64	364.0				
33-4002	3.06	364.0				
33-2069	4.00	200.0	243.0			
33-4001	3.30	243.0				
33-10986	1.96	156.0				

Williams Rights

Water Right	Rate	Acre Limit	Comb Ac 1	Comb Ac 2	Comb Rate	Comb Vol
33-2041	0.03	2.5	2.9	4.4	0.09	15.4
33-4000	0.03	2.9				
33-4002	0.02	2.9				
33-2069	0.03	1.6	1.9			
33-4001	0.03	1.9				
33-10986	0.02	1.2				

Pancheri Rights

Water Right	Rate	Acre Limit	Comb Ac 1	Comb Ac 2	Comb Rate	Comb Vol
33-15081	3.86	314.5	361.1	549.6	10.99	1923.6
33-15083	3.61	361.1				
33-15085	3.04	361.1				
33-15082	3.97	198.4	241.1			
33-15084	3.27	241.1				
33-15086	1.94	154.8				



State of Idaho

DEPARTMENT OF WATER RESOURCES

Eastern Region • 900 N SKYLINE DR STE A • IDAHO FALLS, ID 83402-1718

Phone: (208)525-7161 • Fax: (208)525-7177 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

December 15, 2020

PANCHERI BROTHERS LLC
4128 N LITTLE LOST RIVER HWY
HOWE ID 83244-8733

Re: Change in Water Right Ownership: 33-2041 (Split into 33-2041 and 33-15081), 33-4000 (Split into 33-4000 and 33-15083), 33-4002 (Split into 33-4002 and 33-15085), 33-2069 (Split into 33-2069 and 33-15082), 33-4001 (Split into 33-4001 and 33-15084) and 33-10986 (Split into 33-10986 and 33-15086)

Dear Water Right Holder(s):

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

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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

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

If you have any questions concerning the enclosed information, please contact me at (208) 497-3787.

Sincerely,

Jonie Barg
Technical Records Specialist 1

Enclosure(s)

cc: HOLDEN KIDWELL HAHN & CRAPO
W T WILLIAMS INC
WATER DISTRICT 33



Holden Kidwell
Hahn & Crapo P.L.L.C.
LAW OFFICES

1000 Riverwalk Drive, Suite 200
PO Box 50130
Idaho Falls, Idaho 83405

RECEIVED
SEP 04 2020
Department of Water Resources
Eastern Region

Tel: (208) 523-0620
Fax: (208) 523-9518
www.holdenlegal.com

Email: rharris@holdenlegal.com

September 4, 2020

Jonie Barg
Idaho Department of Water Resources
900 N. Skyline Dr., Ste. A
Idaho Falls, ID 83402-1718

**Re: Notice of Change in Water Right Ownership and Split of WR 33-4001,
WR 33-2069, WR 33-4000, WR 33-4002, WR 33-2041, WR 33-10986.**

Dear Jonie:

Enclosed for processing is a *Notice of Change in Water Right Ownership* for the above-referenced water rights. I have included a copy of the *Warranty Deed* conveying title to the property upon which these water rights are appurtenant from W.T. Williams, Inc. to TFES 743, LLC. That deed was recorded on January 3, 2020. Subsequently, on July 13, 2020, TFES 743, LLC conveyed the same property to Pancheri Brothers, LLC. On page 7 of the deed, it explains that the water rights associated with this property are to be conveyed to Pancheri Brothers, LLC, except for domestic WR 33-10076 and the portion of the above-referenced six (6) water rights appurtenant to a small parcel retained by W.T. Williams, Inc. In the enclosed maps, I have plotted the approximate property description of this retained parcel but fully anticipate that you will do your own plot and calculation of how the rights should be split. Based upon my shape file and calculation, there are 3.9 acres of the combined water rights being retained of the total 554 acres. Accordingly, I have included a spreadsheet that allocates what I believe the split should be based on a retention of 3.9 acres of water right. Again, this is a preliminary calculation for my own benefit, and I understand you will perform your own analysis accordingly.

Because the water rights are being split, we have included a filing fee in the amount of \$600.00 to process this ownership change. If you have any questions or concerns, please let me know.

Best regards,

Robert L. Harris
HOLDEN, KIDWELL, HAHN & CRAPO, P.L.L.C.

Enclosures

g:\wpdata\cah\10788-008\documents\water\2020.09.04 barg.docx

Established in 1896