

Instrument # 2204717

JEROME COUNTY, JEROME, IDAHO
09-25-2020 02:27:24 PM No. of Pages: 4
Recorded for: TITLEONE - TWIN FALLS
MICHELLE EMERSON Fee: \$15.00
Ex-Officio Recorder Deputy: jw
Electronically Recorded by Simplifile

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



File # 19352103

Quitclaim Deed

For value received, **Jayne Davis, as Trustee of the ZV Trust dated January 9, 2020,**

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

True West Beef LLC,

whose current address is 3101 West Main, Ste 300, Boise, ID 83707,


the following described premises:

See Attached Parcel B (Consisting of 1 page) and see attached Parcel C (Consisting of 1 page)

Subject to Jerome County Planning and Zoning Restriction as set forth in Quitclaim Deed recorded as Instrument No. 2204348 and 2204349.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date: 09/24/2020


Jayne Davis as Trustee of the ZV Trust dated January 9, 2020

State of Idaho, County of Ada, ss.

On this 24th day of September in the year of 2020, before me, the undersigned, a notary public in and for said state personally appeared Jayne Davis, known or identified to me to be the person whose name is subscribed to the within instrument, as Trustee of of ZV Trust dated January 9, 2020 and acknowledged to me that he/she executed the same as Trustee.

Carolene Berg
Carolene Berg, Notary Public

Residing at: Ada, ID
My Commission Expires 02/23/2022
(seal)



Parcel B as shown on Record of Survey Instrument Number 2204154 recorded 08/27/2020

Lying within the East Half of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 12, Township 8 South, Range 17 East, Boise Meridian, Jerome County, Idaho:

Commencing at the Northeast Corner to said Section 12, which is monumented with a 5/8-Inch Rebar surmounted with an illegible yellow plastic cap, from which the Southeast Corner of said Section 12 bears South 00 degrees 13 minutes 12 seconds West a distance of 5279.21 feet, which is monument with a bare 5/8-Inch Rebar; *Thence* from said Northeast Corner along the East Line of said Section 12 South 00 Degrees 13 Minutes 12 Seconds West a distance of 779.01 feet to a point of intersection with the Southeasterly Right-of-Way of North 600 East Road, which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762" and is the Point of Beginning;

Thence continuing along said East Line South 00 Degrees 13 Minutes 12 Seconds West a distance of 240.55 feet to a point of intersection with the Northeasterly Right-of-Way of Red Bridge Road, which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762";

Thence along said Northeasterly Right-of-Way North 43 Degrees 40 Minutes 43 Seconds West a distance of 103.30 feet to a point of curve, which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762";

Thence 26.96 feet along a said curve turning to the right, having a radius of 20.00 feet, a central angle of 77 Degrees 13 Minutes 15 Seconds, subtended by a chord bearing North 05 Degrees 04 Minutes 06 Seconds West a distance of 24.96 feet to a point of tangency lying on said Southeasterly Right-of-Way of said North 600 East Road, which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762";

Thence following said Southeasterly Right-of-Way the following courses:

North 33 Degrees 32 Minutes 32 Seconds East a distance of 40.34 to a point of curve, which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762";

119.71 feet along a said curve turning to the left, having a radius of 450.00 feet, a central angle of 15 Degrees 14 Minutes 31 Seconds, subtended by a chord bearing North 25 Degrees 55 Minutes 16 Seconds East a distance of 119.36 feet to the Point of Beginning.

[Handwritten Signature]



08/27/2020

PARCEL C

PARCEL NO.1:

TOWNSHIP 8 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN
JEROME COUNTY, IDAHO

Section 12: Part of the E $\frac{1}{4}$, described as follows:

Commencing at the Northeast corner of Section 12; Thence South 00°03'24" East, 2117.28 feet along the East line of Section 12 to the Point of Beginning; said POINT OF BEGINNING being on a curve of an existing irrigation center pivot whose center bears South 46°54'54" East, 1445.76 feet;

Thence Southwesterly along said curve 1862.80 feet, through a central angle of 73°49'23" and a long chord which bears South 06°10'24" West, 1736.59 feet to a point in the centerline of an existing farm road;

Thence North 52°35'07" East, 237.10 feet along said road to a point on the East line of Section 12;

Thence North 00°03'24" West, 1582.47 feet along the East line of Section 12 to the POINT OF BEGINNING.

PARCEL NO. 2:

TOWNSHIP 8 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN
JEROME COUNTY, IDAHO

Section 7: Lots 3 and 4; E $\frac{1}{2}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$

PARCEL NO. 3:

TOWNSHIP 8 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN
JEROME COUNTY, IDAHO

Section 6: SW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 7: E $\frac{1}{2}$ NW $\frac{1}{4}$; W $\frac{1}{2}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$ NE $\frac{1}{4}$; Lots 1 and 2



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

November 05, 2020

TRUE WEST BEEF LLC
1555 W SHORELINE DR STE 320
BOISE ID 83702-9109

Re: Change in Ownership for Water Right Nos: 36-2608, 36-2386 & 36-16951

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.

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.

Please note that there is a Security Interest held by US Bank NA listed on all three water rights. This can be removed by the Department upon notice from the holder of the security interest.

If you have any questions concerning the enclosed information, please contact me at (208) 736-3033.

Sincerely,

Bill Mills

Water Resource Agent, Senior

Enclosure(s)

c: US BANK NA; WATER DISTRICT 130



State of Idaho

DEPARTMENT OF WATER RESOURCES

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Brad Little
Governor

Gary Spackman
Director

October 27, 2020

TRUE WEST BEEF LLC
1555 W SHORELINE DR STE 320
BOISE ID 83702-9109

RE: Water Right Nos: 36-2608, 36-2386 & 36-16951
Change in Ownership

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- ☒ Filing Fee of \$25 per water right
- ☐ Filing Fee of \$100 per water right for changes resulting from division of a water right
- ☐ Signature
- ☐ Notarized Signature for Assignment of Permit
- ☐ Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question
- ☐ Evidence of Security Interest: copy of Deed of Trust, Mortgage, Contract of Sale or other legal document indicating your interest in the property and water rights in question
- ☐ Security Interest Expiration Date
- ☐ Legal Description of Property
- ☐ Plat of Property or Survey Map usually on file with the county
- ☐ USDA Farm Service Agency (formerly ASCS) Aerial Photo with irrigated acres outlined and point(s) of diversion clearly marked
- ☐ Description of Portion of Water Right resulting from division of water right

Effective July 1, 2000, the legislature enacted House Bill No. 545 requiring a filing fee for a change in water right ownership. The fee is \$25 per water right, except for ownership changes resulting in the division of a water right, which is \$100 per water right. All ownership change notices received after June 30, 2000 must include the appropriate filing fees in order to be processed. We have determined that the filing fee for your notice will be \$75.00. Only \$25.00 was paid (Receipt #S038176), an additional \$50.00 is required to process the Notice of Change in Water Right Ownership submitted for the three water rights (36-2608, 36-2386 & 36-16951).

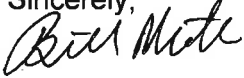
Because the Department cannot process the Notice without proper fees, we will hold any action on

your notice pending receipt of the necessary fees. If we do not receive the necessary fees within 30 days we will return your notice and all attachments and your notice will not be processed.

Also, please note that permit holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Failure to report these changes could result in a \$100 late filing fee. Forms to assign ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at (208) 736-3033.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bill Mills".

Bill Mills

Water Resource Agent, Senior

Enclosures

c: US BANK NA
ZV TRUST
JAYNE DAVIS