

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
SEP 01 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?
02-2260	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	02-7102B	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
02-7019B	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	02-10422	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
02-7 019D	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	02-10510	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
02-7022B	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	51-10323	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
02-7023B	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	02-10053	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>

2. Previous Owner's Name: Midnight Sun Inc VIII
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Frank Tiegs, L.L.C.
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 6610 W Court Street Ste B Pasco WA 99301
Mailing address City State ZIP
- 509-545-4545 frank@ftiegs.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: 8/25/2020
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 # 02-2260

8. Signature: Frank Tiegs Managing Member 8/27/20
Signature of new owner/claimant Title, if applicable Date

Signature: _____ Title, if applicable Date 8/25/20
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only: 56 Date 9/1/20 Receipt No. 5038186 Receipt Amt. \$225.00

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 Am Date 10-9-2020

Instrument # 304608
MURPHY, OWYHEE, IDAHO
2020-08-31 01:41:26 No. of Pages: 5
Recorded for: TITLEONE - TWIN FALLS
ANGELA BARKELL Fee: \$15.00
Ex-Officio Recorder Deputy: map
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

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



Order No. 20364880

Special Warranty Deed

This Special Warranty Deed is between **Midnight Sun Inc. VIII, a Delaware limited liability company** ("Grantor"), whose address is 10 STATE HOUSE SQUARE, 5TH FLOOR, HARTFORD, CT, and **Frank Tieg LLC ("Grantee")**, whose address is 6610 W. Court St, Pasco, WA 99301, witnesseth: 04103-3604
a Washington limited liability company

That Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does, by these presents, convey unto Grantee and its heirs, successors and assigns forever, all the following described real estate situated in the County of Owyhee County, State of Idaho:

See Exhibit A, attached hereto and incorporated herein.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the rents, issues and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity, except as expressly provided otherwise herein ("Premises").

To have and to hold, all and singular the Premises together with the appurtenances unto Grantee and its heirs, successors and assigns forever.

Grantor makes no covenants or warranties with respect to title, express or implied, other than that previous to the date of this instrument, Grantor has not conveyed the same estate to any person other than Grantee and that such estate is at the time of the execution of this instrument free from encumbrances done, made or suffered by the Grantor, or any person claiming under Grantor, subject to any and all easements, restrictions, agreements and encumbrances of record or appearing on the land as of the date of this instrument.

Remainder of this page intentionally left blank.

Special Warranty Deed - Page 1 of 3


304608

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the _____ day of , .

Midnight Sun Inc. VIII, a Delaware limited liability company

Signed in Counterpart

Charles Bryan, Vice President



Daniel Murray, Vice President

State of _____, County of _____, ss.

On this _____ day of July in the year of 2020 before me, the undersigned, a Notary Public in and for said State, personally appeared Charles Bryan known or identified to me to be the Vice President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Notary Public

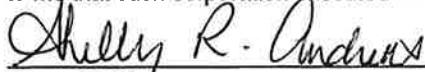
Residing In: _____

My Commission Expires: _____

(seal)

State of Connecticut, County of Hartford, ss.

On this 28th day of ^{July}~~July~~ in the year of 2020 before me, the undersigned, a Notary Public in and for said State, personally appeared Daniel Murray known or identified to me to be the Vice President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



Notary Public

Residing In: Manchester

My Commission Expires: _____

SHELLY R. ANDREWS
NOTARY PUBLIC
MY COMMISSION EXPIRES: FEB. 28, 2022

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the _____ day of , .

Midnight Sun Inc. VIII, a Delaware limited liability company

Charles Bryan
Charles Bryan, Vice President

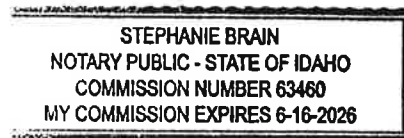
Signed in Counterpart

Daniel Murray, Vice President

State of Idaho, County of Canyon, ss.

On this 27th day of July in the year of 2020 before me, the undersigned, a Notary Public in and for said State, personally appeared Charles Bryan known or identified to me to be the Vice President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Stephanie Brain
Notary Public
Residing In: Ada County
My Commission Expires: 6/16/2026
(seal)



State of _____, County of _____, ss.

On this _____ day of July in the year of 2020 before me, the undersigned, a Notary Public in and for said State, personally appeared Daniel Murray known or identified to me to be the Vice President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Notary Public
Residing In: _____
My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

EXHIBIT A

Tract I:

In Township 6 South, Range 8 East, Boise Meridian, Owyhee County, Idaho

Section 4: West Half of the Southwest Quarter, Southeast Quarter of the Southwest Quarter, Southwest Quarter of the Southeast Quarter

Section 5: Government Lot 4, South Half of the Northwest Quarter, South Half

Section 6: Government Lot 1, Southeast Quarter of the Northeast Quarter

Section 7: South Half of the Northeast Quarter, Southeast Quarter, East Half of the Southwest Quarter

Section 8: All

Section 9: South Half, Northwest Quarter, South Half of the Northeast Quarter, Northwest Quarter of the Northeast Quarter, West Half of the Northeast Quarter of the Northeast Quarter, Northeast Quarter of the Northeast Quarter of the Northeast Quarter

Section 10: Southwest Quarter of the Northwest Quarter, Southwest Quarter, West Half of the Southeast Quarter

Section 15: West Half

Section 16: All

Section 17: East Half, Southwest Quarter of the Northwest Quarter less the westerly 330 feet, Northeast Quarter of the Northwest Quarter, Northwest Quarter of the Northwest Quarter less the westerly 330 feet, Southeast Quarter of the Northwest Quarter, East Half of the Southwest Quarter and the West Half of the Southwest Quarter less the westerly 330 feet.

Tract II:

In Township 6 South, Range 8 East, Boise Meridian, Owyhee County, Idaho

Section 9: Southeast Quarter of the Northeast Quarter of the Northeast Quarter

Tract III:

A parcel of land in the North Half of the Northwest Quarter of Section 10, Township 6 South, Range 8 East, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

Commencing at the quarter corner common to Sections 9 and 10, Township 6 South, Range 8 East, Boise Meridian; thence

North 0° 03' West a distance of 1320 feet to the REAL POINT OF BEGINNING; thence

North 0° 03' West a distance of 731.8 feet to a point; thence

South 77° 55' 30" East a distance of 731.7 feet to a point; thence

South 61° 48' 30" East a distance of 681.9 feet to a point; thence

South 81° 42' East a distance of 331.9 feet to a point; thence

South 48° 51' East a distance of 67.5 feet to a point; thence

South 0° 21' East a distance of 162.2 feet to a point; thence

South 89° 54' West a distance of 1694.9 feet to the REAL POINT OF BEGINNING.



0003755206



STATE OF IDAHO
Office of the secretary of state, Lawrence Denney
ANNUAL REPORT
Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

For Office Use Only

-FILED-

File #: 0003755206

Date Filed: 1/27/2020 4:24:27 PM

Entity Name and Mailing Address:

FRANK TIEGS, L.L.C.

The file number of this entity on the records of the Idaho Secretary of State is: 0000374360

Address PO BOX 3110
PASCO, WA 99302-3110

Entity Details:

Entity Status Active-Existing

This entity is organized under the laws of: WASHINGTON

If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: W122003

The registered agent on record is:

Registered Agent STEVEN SCHOSSBERGER
Registered Agent
Physical Address
1205 IRON EAGLE DR STE B
EAGLE, ID 83616
Mailing Address

Limited Liability Company Managers and Members

Name	Title	Business Address
FRANK TIEGS	Manager	PO BOX 3110 PASCO, WA 99302

The annual report must be signed by an authorized signer of the entity.

Jim McClelland

Sign Here

01/27/2020

Date

Job Title: Authorized Agent

B0472-2421 01/27/2020 4:24 PM Received by ID Secretary of State Lawrence Denney



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

October 15, 2020

FRANK TIEGS LLC
6610 W COURT ST STE B
PASCO, WA 99301-2010

Re: Change in Ownership for Water Right No(s): 2-2260, 2-7019B, 2-7019D, 2-7022B, 2-7023B,
2-7102B, 2-10053, 2-10422, 2-10510 & 51-10323

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.

You will notice that Holland & Hart LLP is copied on this letter, as they are listed as attorney of record on some of the water rights listed above. Holland & Hart LLP can be removed as attorney of record if necessary, with written authorization from either you or the law firm.

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) 293-9908.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: Holland & Hart LLP
TitleOne, Twin Falls (File #20364880)
Water District 02

Maline, Denise

From: Debbie.Diehl@raboag.com
Sent: Wednesday, September 30, 2020 2:37 PM
To: Maline, Denise
Subject: RE: Frank Tiegs LLC Water Rights

Please disregard the security interest section of this.

Debbie Diehl

Customer Relationship Specialist

Rabo AgriFinance

400 Columbia Point Drive, Suite 301, Richland, WA 99352

Toll Free (855) 420-7190

Direct Line (509) 371-2606 Cell 425-503-4928

Fax: (855) 631-0271

Email: debbie.diehl@raboag.com

 Please consider the environment before printing this e-mail.

From: Maline, Denise <Denise.Maline@idwr.idaho.gov>

Sent: Tuesday, September 29, 2020 2:53 PM

To: Diehl, D (Debbie) <Debbie.Diehl@raboag.com>

Subject: Frank Tiegs LLC Water Rights

NOTE: This mail originated from outside the organisation

Hi Debbie,

I am working on a water right ownership change and security interest, recently received at our office. It was filed by TitleOne here in Twin Falls and I reached out to Susie Moore; however she directed me to you. I have attached my message & questions to her, for your reference.

Is there a way you can help me please? I would greatly appreciate it.

Thank you in advance,

Denise Maline, Idaho Dept of Water Resources

Denise Maline

Administrative Assistant I

Idaho Dept of Water Resources, Southern Region

650 Addison Ave W, Ste 500

Twin Falls, ID 83301

(208) 293-9908

denise.maline@idwr.idaho.gov

From: Maline, Denise <Denise.Maline@idwr.idaho.gov>

Sent: Tuesday, September 29, 2020 11:23 AM

To: Susie Moore <smoore@TitleOneCorp.com>

Subject: [External] Frank Tiegs LLC Water Rights

Hi Susie,

We received a Change in Ownership and Notice of Security Interest a few weeks ago, for Frank Tiegs LLC. I have a couple of questions on the paperwork we received and I am hoping you can help me. I have attached the forms for your reference.

- We need an additional \$25.00 for the ownership change. 10 water rights @ \$25.00 each = \$250.00 and we only received \$225.00. Everything else looks good with the ownership change.
- There were no fees (\$250.00), or mortgage documents received with the security interest. In addition, I am slightly confused on the security interest holder. Is Frank Tiegs LLC the security interest for himself?

Any help you can provide is greatly appreciated! Thank you for looking into this.

I hope all is well in your world,

Denise Maline, IDWR Twin Falls

Denise Maline

Administrative Assistant I

Idaho Dept of Water Resources, Southern Region

650 Addison Ave W, Ste 500

Twin Falls, ID 83301

(208) 293-9908

denise.maline@idwr.idaho.gov

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Maline, Denise

From: Susie Moore <smoore@TitleOneCorp.com>
Sent: Tuesday, September 29, 2020 1:55 PM
To: Maline, Denise
Subject: RE: [External] Frank Tiegs LLC Water Rights

You can ask them to see or we can get it from the buyer.

Thanks

Susie

Susie Moore

Escrow Officer

TitleOne

1411 Falls Ave. E., Suite 1131

Twin Falls, Idaho 83303

TitleOneCorp.com

P: 208-933-2650

F: 866-902-7040

From: Maline, Denise <Denise.Maline@idwr.idaho.gov>

Sent: Tuesday, September 29, 2020 1:53 PM

To: Susie Moore <smoore@TitleOneCorp.com>

Subject: RE: [External] Frank Tiegs LLC Water Rights

Hello again,

Regarding the additional \$25.00 for the ownership change; should I ask Rabo about that as well? I was assuming your office was handling all of the paperwork, since it came from your office when it was all submitted. Just checking. 😊

Thank you,

Denise

From: Susie Moore [<mailto:smoore@TitleOneCorp.com>]

Sent: Tuesday, September 29, 2020 12:38 PM

To: Maline, Denise <Denise.Maline@idwr.idaho.gov>

Subject: RE: [External] Frank Tiegs LLC Water Rights

Hello Denise, I didn't fill out the forms. Rabo should be the security interest holder and not them. You can contact Debbie Diehl at Rabo and see what she really wanted. Her email is debbie.diehl@raboag.com and her direct line is 509-371-2606.

If you need anything further please let me know.

Thanks

Susie

Susie Moore

Escrow Officer

TitleOne

1411 Falls Ave. E., Suite 1131

Twin Falls, Idaho 83303

P: 208-933-2650

F: 866-902-7040

From: Maline, Denise <Denise.Maline@idwr.idaho.gov>

Sent: Tuesday, September 29, 2020 11:23 AM

To: Susie Moore <smoore@TitleOneCorp.com>

Subject: [External] Frank Tiegs LLC Water Rights

Hi Susie,

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Any help you can provide is greatly appreciated! Thank you for looking into this.

I hope all is well in your world,

Denise Maline, IDWR Twin Falls

Denise Maline

Administrative Assistant I

Idaho Dept of Water Resources, Southern Region

650 Addison Ave W, Ste 500

Twin Falls, ID 83301

(208) 293-9908

denise.maline@idwr.idaho.gov

This email originated from outside the organization. Do not click links or open any attachments unless you recognize the source of the email.

BEWARE OF CYBER-FRAUD! Before wiring any funds, call the intended recipient at a number you know is valid to confirm the instructions and be wary of any request to change wire instructions you already received.

This email may be confidential. If you are not the intended recipient, please notify us immediately and delete this copy from your system.

In our ongoing focus on your security, we have changed our encryption provider to Proofpoint encryption. This may require you to create a new account.

BEWARE OF CYBER-FRAUD! Before wiring any funds, call the intended recipient at a number you know is valid to confirm the instructions and be wary of any request to change wire instructions you