

RECEIVED

DEV

SEP 11 2020

DEPARTMENT OF
WATER RESOURCESSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

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

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
2-10034	Yes ☒	Yes ☐	2-10034 Split into 2-10034, 2-10587, 2-10588 & 2-10589		Yes ☐
2-10035	Yes ☒	Yes ☐			Yes ☐
	Yes ☐	Yes ☐	2-10035 Split into 2-10035, 2-10590, 2-10591 & 2-10592		Yes ☐
	Yes ☐	Yes ☐			Yes ☐
	Yes ☐	Yes ☐			Yes ☐

2. Previous Owner's Name: ATN Holdings LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Farm Development Corporation
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- PO Box 1201 Boise ID 83701
Mailing address City State ZIP
208-342-6524 damont@farmdevcorp.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: August 14, 2019
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 # 2-10034

8. Signature: [Signature] Vice President August 6, 2020
Signature of new owner/claimant Title, if applicable Date
- Signature: _____ Title, if applicable Date

For IDWR Office Use Only:

Received by Ku Date 9-11-2020 Receipt No. C109247 Receipt Amt. \$ 500 -

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 [Signature] Date 9-23-2020

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

Instrument # 0000476103
ELMORE COUNTY, ID
02:17:34 PM
For FIRST AMERICAN TITLE AND ESC
No. of Pages: 2
SHELLEY ESSL, Recorder
DE, Deputy
Oct 04, 2019
Fee: \$15.00
Electronically Recorded by Simplifile

When Recorded Return To:

John M. Marshall
575 W Bannock St, Ste B
Boise, ID 83702

WARRANTY DEED

FOR VALUE RECEIVED, ATN Holdings LLC, an Idaho limited liability company, the GRANTOR, does hereby GRANT, BARGAIN, SELL and CONVEY unto Farm Development Corporation, an Idaho corporation, whose current address is PO Box 1201, Boise, ID 83701, the GRANTEE, that certain real property in Elmore County, State of Idaho, more particularly described on Exhibit A, attached hereto (the "Premises").

This conveyance hereby made is subject to all liens, claims and encumbrances of record.

TO HAVE AND TO HOLD the Premises with all appurtenances, including, without limitation, all appurtenant water shares, water rights and water claims to the real property, unto the said Grantee, and Grantee's heirs and assigns forever. Grantor covenants to and with Grantee that Grantor is the owner in fee simple of the Premises, that said Premises are free from all encumbrances except current years taxes, levies, and assessments; U.S. Patent reservations; liens, claims and encumbrances of record; and that Grantor will defend the same from all claims whatsoever.

Dated effective the 4th day of October, 2019.

GRANTOR

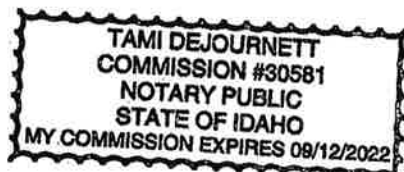
ATN Holdings LLC

By:

Allen Noble
Allen Noble
Authorized member

State of Idaho)
County of Ada) ss.

On this 4th day of October, in the year of 2019, before me, a Notary Public in and for said State, personally appeared Allen Noble, known or identified to me to be the authorized member of ATN Holdings LLC, and acknowledged to me that by said person's signature on the foregoing instrument, the foregoing named company executed the same.



[Signature]
Notary Public for Idaho
Residing at Meridian, ID
My Commission expires 9-12-2022

EXHIBIT A

PROPERTY DESCRIPTION

TOWNSHIP 6 South, Range 9 East, Boise Meridian, Elmore County, Idaho

Section 3: US Government Lots 2, 3, and 4, the South 1/2 North 1/2.

Section 11: Northwest 1/4.

and

Being a portion of the SW 1/4 of Section 2, Township 6 South, Range 9 East, Boise Meridian, Elmore County, Idaho, more particularly described as follows:

Beginning at the Southwest corner of said Section 2 and being the REAL POINT OF BEGINNING;
Thence, along the West Boundary of said SW 1/4 of Section 2, North 00°06'41" East 2638.64 feet to the West Quarter corner of said Section 2;
Thence, along the North Boundary of said SW 1/4 of Section 2, North 89°59'31" East 1313.42 feet to the Northeast corner of the NW 1/4 SW 1/4 of said Section 2;
Thence, along the East Boundary of said NW 1/4 SW 1/4 of Section 2, South 00°02'14" West 1316.40 feet to the Southeast corner thereof;
Thence, along North Boundary of the SE 1/4 SE 1/4 of said Section 2, North 89°51'19" East 539.79 feet to a point on the centerline of Sailor Creek Road (County Road);
Thence, along said centerline, along the arc of a non-tangent 818.62 foot radius curve to the right, through a central angle of 12°45'35", an arc distance of 182.31 feet and a chord distance of 181.93 feet that bears South 21°38'35" East;
Thence, continuing along said centerline, South 15°15'47" East 65.42 feet;
Thence, continuing along said centerline, along the arc of a tangent 1152.75 foot radius curve to the right, through a central angle of 11°53'10", an arc distance of 239.14 feet and a chord distance of 238.71 feet that bears South 09°19'12" East;
Thence, continuing along said centerline, South 03°22'38" East 49.34 feet;
Thence, continuing along said centerline, along the arc of a tangent 3891.50 foot radius curve to the right, through a central angle of 02°21'17", an arc distance of 159.93 feet and a chord distance of 159.92 feet that bears South 02°11'59" East;
Thence, continuing along said centerline, South 01°01'21" East 375.63 feet;
Thence, continuing along said centerline, South 00°10'30" West 262.29 feet to a point on the South Boundary of said SW 1/4 of Section 2;
Thence, along said South Boundary, South 89°44'21" West 1995.43 feet to said REAL POINT OF BEGINNING.

Containing approximately 99.35 acres.

End of Description





State of Idaho

DEPARTMENT OF WATER RESOURCES

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

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

Brad Little
Governor

Gary Spackman
Director

September 23, 2020

FARM DEVELOPMENT CORP
PO BOX 1201
BOISE ID 83701-1201

Re: Change in Water Right Ownership: 2-10035 (Split into **2-10035** (Farm Development Corp), 2-10590 (MAN Farms), 2-10591 (DEJ Farms) and 2-10592 (PJC Farms), 2-10034 (Split into **2-10034** (Farm Development Corp), 2-10587 (MAN Farms), 2-10588 (DEJ Farms) and 2-10589 (PJC Farms)

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.

A portion of water right(s) 2-10034 and a portion of water right(s) 2-10035 was leased to the Water Supply Bank (bank) in 2020. In accordance with the bank lease acceptance, the lessor/current right holder (right holder) may not use the portions of the right(s) while they are in the bank, even if the right(s) is not rented from the bank. The portions will remain in the bank until December 31, 2020 unless the right(s) are released earlier by the Idaho Water Resource Board or upon request by the right holder. To reduce the term of the lease, the right holder must submit a written request to the department. The department will verify if the right is rented or available for release, and notify the right holder of the release date.

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.

Also note, the filing fee for a Notice of Change in Water Right Ownership that splits a water right is \$100 per water right, per owner. However, since the Notice of Change in Water Right Ownership forms for Farm Development Corp, MAN Farms, LLC, LEJ Farms, LLC, PJC Farms, LLC and DEJ Farms, LLC were all filed together, the filing fee is consolidated to \$100 per water right. The Department received a payment of \$500 for the changes in ownership but only \$400 was required. The Department has requested a refund of \$100 to be sent to you from the Idaho State Controller's Office. You will receive this refund within 10 days under separate cover.

If you have any questions concerning the enclosed information, please contact me at (208) 287-4942.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jean Hersley".

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: John Marshall Law PLLC

MEMORANDUM

TO: Sascha Marston
FROM: Jean Hersley
DATE: September 24, 2020
RE: **Refund: Overpayment for 5 ownership changes**

Please refund \$100.

NAME: FARM DEVELOPMENT CORP
PO BOX 1201
BOISE ID 83701-1201

RECEIPT #: C109247

Thank you.

Jean

Hersley, Jean

From: Hersley, Jean
Sent: Thursday, September 24, 2020 1:28 PM
To: IdwrPayable
Subject: Refund
Attachments: Farm Development OC.doc

Please process the attached refund ASAP. Thank you.

Jean



0003993610

**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 #: 0003993610

Date Filed: 9/3/2020 10:03:13 AM

Entity Name and Mailing Address:

Entity Name: FARM DEVELOPMENT CORPORATION
The file number of this entity on the records of the Idaho Secretary of State is: 0000109400
Address: PO BOX 1201
BOISE, ID 83701-1201

Entity Details:

Entity Status: Active-Good Standing
This entity is organized under the laws of: IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: C32181

The registered agent on record is:

Registered Agent: ALLEN NOBLE
Registered Agent
Physical Address
575 WEST BANNOCK
BOISE, ID 83702
Mailing Address

Corporate Officers and Directors:

Name	Title	Business Address
☒ Allen Noble	President	P.O. BOX 1582 BOISE, ID 83701
☒ Damon Thompson	Secretary	P.O. BOX 1201 BOISE, ID 83701
☒ Allen Noble	Director	P.O. BOX 1582 BOISE, ID 83701
☒ Mark Noble	Director	P.O. BOX 1201 BOISE, ID 83701
☒ John Berg	Director	1140 S ALLANTE BOISE, ID 83709

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

Allen Noble

Sign Here

09/03/2020

Date

Job Title: President

0003993610 09/03/2020 10:03 AM RECEIVED BY ID SECRETARY OF STATE LAWRENCE DENNEY