

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 10 2020

Notice of Change in Water Right Ownership

DEPT OF WATER RESOURCES
SOUTHERN REGION

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?
36-2283	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
36-14617	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>

2. Previous Owner's Name: Jayne Davis, as Trustee of the ZV Trust dated January 9, 2020
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): True West Beef LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 1555 Shoreline Drive, Suite 320 Boise ID 83702
Mailing address City State ZIP
208-338-2500
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: Aug 3, 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 # 36-2283

8. Signature: [Signature] Kim Stuart, Authorized Agent Aug 4, 2020
Signature of new owner/claimant Title, if applicable Date
- Signature: _____ Title, if applicable Date

For IDWR Office Use Only:

Received by SG Date 8/10/20 Receipt No. 5038072 Receipt Amt. \$50.00

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 DM Date 8/21/2020

20358661

AFTER RECORDING, RETURN TO:

True West Beef LLC
3101 West Main, Ste 300
Boise, Idaho 83702

SEND TAX STATEMENTS TO:

True West Beef LLC
P.O. Box 6640
Boise, Idaho 83707

Instrument # 2203665

JEROME COUNTY, JEROME, IDAHO
08-03-2020 11:49:07 AM No. of Pages: 4
Recorded for: TITLEONE - JEROME
MICHELLE EMERSON Fee: \$15.00
Ex-Officio Recorder Deputy: jw
Electronically Recorded by Simplifile

QUITCLAIM DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, Jayne Davis, as Trustee of the ZV Trust dated January 9, 2020, whose current mailing address is P.O. Box 6640, Boise, Idaho ("Grantor"), does hereby grant, bargain, sell and convey unto True West Beef LLC, whose current mailing address is 3101 West Main, Ste 300 Boise, Idaho 83707, ("Grantee") its interest in the following described real property, located in Jerome County, Idaho, to wit (the "Premises"):

See Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER WITH all water and water rights and other entitlements to water appurtenant to or beneficially used upon the Premises including, but not limited to, those described on Exhibit B, and all others represented by any decree, license, permit, claim, permit application or storage entitlement, and all other ditch and canal company, water association, irrigation district, or other water delivery entity shares and entitlements to receive water from any such company, association, district or other entity, and all ditch rights, easements, and rights of way associated with any irrigation or other water well, pump, delivery ditch, canal, lateral, pipeline, or facilities used to divert, convey or deliver any water, water rights, or entitlements appurtenant to or beneficially used upon the Premises, and all minerals and mineral rights appurtenant thereto, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all estate, right, title and interest in and to the Premises, as well in law as in equity.

TO HAVE AND TO HOLD the said Premises, unto the said Grantee, heirs and assigns forever.

DATED effective as of the 22nd day of July, 2020

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

A handwritten signature in black ink, appearing to read 'Jayne Davis', with a large, sweeping flourish extending to the right.

STATE OF IDAHO

County of Ada

)
) ss.
)

On this 22 day of July, 2020, before me, the undersigned Notary Public in and for said state, personally appeared **Jayne Davis, Trustee** whom executed the instrument on behalf of the **ZV Trust**, dated **January 9, 2020**.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Carolyn Berg
NOTARY PUBLIC FOR IDAHO
Residing at Ada County
My Commission Expires 02/23/2022

EXHIBIT A TO QUITCLAIM DEED

PROPERTY DESCRIPTION

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

Section 11: SE $\frac{1}{4}$;

Section 11: That part of the E $\frac{1}{2}$ SW $\frac{1}{4}$, described as follows:

Beginning at the South quarter corner of said Section 11, which point shall be known as THE TRUE POINT OF BEGINNING;

Thence North 0°00'15" East along the East boundary of the E $\frac{1}{2}$ SW $\frac{1}{4}$, 2639.36 feet to the Northeast corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$;

Thence West along the North boundary of the E $\frac{1}{2}$ SW $\frac{1}{4}$ to the Easterly right of way boundary of State Highway No. 93;

Thence South 13°52'19" West along the Easterly right of way boundary of State Highway No. 93 to the point of intersection with the South boundary of the E $\frac{1}{2}$ SW $\frac{1}{4}$;

Thence South 89°49'15" East along the South boundary of the E $\frac{1}{2}$ SW $\frac{1}{4}$, 1125.86 feet to THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 11 deeded to the State of Idaho, by and through the Idaho Transportation Board for the Division of Highways, by Warranty Deed dated December 1, 1983, recorded December 16, 1983 as Instrument Number 278089, Jerome County records.

Section 12: SW $\frac{1}{4}$, EXCEPTING THEREFROM the following described tract:

A parcel of land located in the Southwest corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, described as follows:

Beginning at the Southwest section corner of above described Section 12, which is THE REAL POINT OF BEGINNING;

Thence North 0°01' West a distance of 225.0 feet along the West boundary of said Section 12 to a point;

Thence South 89°52.0' East a distance of 125 feet to a point;

Thence South 0°01' East a distance of 225.0 feet to a point on the South boundary of said Section 12;

Thence North 89°52' West a distance of 125.0 feet to THE POINT OF BEGINNING.

EXHIBIT B TO QUITCLAIM DEED

WATER RIGHTS

All water and water rights, and other entitlements to water (including any and all Surface Water Shares), appurtenant to or beneficially used upon the Land, including but not limited to the following decreed water rights identified in the records of the Idaho Department of Water Resources:

36-2283 & 36-14617.



0003900153

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY**

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$100.00 - Make Checks Payable to Secretary of State

*For Office Use Only***-FILED-**

File #: 0003900153

Date Filed: 6/4/2020 1:04:49 PM

Certificate of Organization Limited Liability Company					
Select one: Standard, Expedited or Same Day Service (see descriptions below)	Expedited (+\$40; filing fee \$140)				
1. Limited Liability Company Name					
Type of Limited Liability Company	Limited Liability Company				
Entity name	True West Beef LLC				
2. The complete street address of the principal office is:					
Principal Office Address	GREGORY BYRON 3101 W MAIN ST 200 BOISE, ID 83702				
3. The mailing address of the principal office is:					
Mailing Address	GREGORY BYRON 3101 W MAIN ST STE 200 BOISE, ID 83702-2099				
4. Registered Agent Name and Address					
Registered Agent	GREGORY A. BYRON Registered Agent Physical Address 3101 W MAIN STE 200 BOISE, ID 83702 Mailing Address				
<input checked="" type="checkbox"/> I affirm that the registered agent appointed has consented to serve as registered agent for this entity.					
5. Governors					
<table border="1"><thead><tr><th>Name</th><th>Address</th></tr></thead><tbody><tr><td>Gregory A. Byron</td><td>GREGORY A BYRON 3101 W MAIN ST 200 BOISE, ID 83702</td></tr></tbody></table>		Name	Address	Gregory A. Byron	GREGORY A BYRON 3101 W MAIN ST 200 BOISE, ID 83702
Name	Address				
Gregory A. Byron	GREGORY A BYRON 3101 W MAIN ST 200 BOISE, ID 83702				
Signature of Organizer:					
<u>Gregory A Byron</u>	<u>06/04/2020</u>				
Sign Here	Date				

B0515-6886 06/04/2020 1:07 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

August 21, 2020

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

Re: Change in Ownership for Water Right No(s): 36-2283 & 36-14617

Dear Water Right Holder(s):

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

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

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

If you have any questions concerning the enclosed information, please contact me at (208) 293-9908.

Sincerely,

Denise Maline

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: True West Beef LLC, 3101 W Main St, Ste 200, Boise ID 83702-2099
Water District 130