

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED ✓

JUN 11 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?
47-8236	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
47-13308	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
47-13306	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
47-2666	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
472667	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>

2. Previous Owner's Name: Rosalie D. Young and Sherman Young, Jr.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Idaho Agri Investments, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
127 Conley Drive Chestertown MD 21620-1005
Mailing address City State ZIP
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: MAY 29, 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.

8. Signature: Wayne Cummings Title, if applicable _____ Date _____
Signature of new owner/claimant
- Signature: _____ Title, if applicable _____ Date _____
Signature of new owner/claimant

For IDWR Office Use Only:

Received by SG Date 6/11/20 Receipt No. 5037978 Receipt Amt. \$125.00
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 SUPPLY DATA Processed by SW Date 7/6/20

IN FILE # 47-2666

TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - TWIN FALLS
04:24:26 PM 05-29-2020
2020009778
NO. PAGES 4 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: CA
Electronically Recorded by Simplifile



TitleOne
a title & escrow co.

Order Number: 20367501

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

Warranty Deed

For Value Received,

Sherman Young Jr. and Rosalie D. Young husband and wife, the Grantor, does hereby grant, bargain sell and convey unto, **Idaho Agri Investments LLC, an Idaho limited liability company**, whose current address is **127 Conley Dr., Chestertown, MD 21620**, the Grantee, together with 142.5 shares of Twin Twin Falls Canal Company Stock currently represented by Certificate #43944 and 43945 AND Water Right Numbers 47-8236, 47-13308, 47-13306, 47-2666, and 47-2667, the following described premises, in **Twin Falls County, Idaho**, To Wit:

PARCEL NO. 1:

THE PORTION OF THE FOLLOWING PARCEL WEST OF LATERAL16:

**TOWNSHIP 10 SOUTH, RANGE 18 EAST, BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO**

Section 27: A parcel of land located in the W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ and being more particularly described as follows:

COMMENCING at the quarterly section corner common to Sections 27 and 34, Township 10 South, Range 18 E., B.M., from which point the Southeast corner of said Section 27 bears East 2,645.53 feet; THENCE East 562.93 feet along the section line common to said Sections 27 and 34 to the Real Point of Beginning; THENCE along the centerline of a coulee the following courses and distances:

**North 17°23' West 30.68 feet;
North 40°06' West 169.22 feet;
North 21°05' West 90.42 feet;
North 18°55' East 73.04 feet;
North 37°51' East 97.15 feet;
North 11°43'54" West 145.39 feet;**

Order Number: 20367501

Warranty Deed (4-09) - Page 1 of 4

North 22°50'04" West 146.43 feet;
North 1°00'24" West 122.41 feet;
North 31°58'24" West 160.69 feet;
North 69°21'02" West 357.41 feet to a point on the West boundary of the SW¼SE¼ of Section 27;
THENCE North 0°41'02" West 270.67 feet to the Northwest corner of said SW¼SE¼;
THENCE North 89°59'50" East 661.45 feet along the North boundary of said SW¼SE¼;
THENCE South 0°40'50" East 1,321.70 feet along the East boundary of the West half of said SW¼SE¼;
THENCE West 98.45 feet along the section line common to said Sections 27 and 34 to the Real Point of Beginning.

PARCEL NO. 2:
TOWNSHIP 10 SOUTH, RANGE 18 EAST, BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 27: That portion of the W½SW¼SE¼ lying South and West of a Coulee, more particularly described as follows:

THE REAL POINT OF BEGINNING

COMMENCING at the Quarter Section Corner common to Sections 27 and 34, Township 10 South, Range 18 E., B.M., from which point the Southeast corner of said Section 27 bears East 2,645.53 feet;
THENCE East 562.93 feet along the section line common to said Sections 27 and 34;
THENCE along the centerline of a coulee the following courses and distances:

North 17°23' West 30.68 feet;
North 40°06' West 169.22 feet;
North 21°05' West 90.42 feet;
North 18°55' East 73.04 feet;
North 37°51' East 97.15 feet;
North 11°43'54" West 145.39 feet;
North 22°50'04" West 146.43 feet;
North 1°00'24" West 122.41 feet;
North 31°58'24" West 160.69 feet;
North 69°21'02" West 357.41 feet to a point on the West boundary of the SW¼SE¼ Section 27;
THENCE South along the West boundary of the W½SW¼SE¼ to the REAL POINT OF BEGINNING.

SAVE AND EXCEPT the following described:

A portion of the W½SW¼SE¼ of Section 27, more particularly described as:

BEGINNING at a point on the section line that is East 246.87 feet from the quarter section corner common to Sections 27 and 34, Township 10 South, Range 18 E., B.M.;
THENCE North 2°02' West along a fence line 183.70 feet;
THENCE North 86°43' East along a fence line 84.66 feet;
THENCE North 5°49' East along a fence line 43.11 feet;
THENCE North 81°56' East along a fence line 84.03 feet to the center of a coulee;
THENCE South 21°05' East along the center of the coulee, 90.42 feet;
THENCE South 40°06' East along the center of the coulee, 169.22 feet;
THENCE South 17°23' East along the center of the coulee 30.68 feet to the section line common to said Sections 27 and 34;
THENCE West along said section line 316.26 feet (316.06 feet, rec.) to the POINT OF BEGINNING.

PARCEL NO. 3
TOWNSHIP 10 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 34: NW $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ NE $\frac{1}{4}$

PARCEL NO. 4
TOWNSHIP 10 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 35: N $\frac{1}{2}$ NW $\frac{1}{4}$

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its successors and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of this page intentionally left blank.

Dated: 05/29/2020

Sherman Young Jr.
Sherman Young Jr.

Rosalie D. Young
Rosalie D. Young

State of Idaho, County of Twin Falls, ss.

On this 29 day of May in the year of 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Sherman Young Jr. and Rosalie D. Young, known or identified to me to be the persons) whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Annette Roth
Notary Public
Residing In: Rupert, ID
My Commission Expires: 8-4-2023
(seal)





0003577399

**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 #: 0003577399

Date Filed: 7/24/2019 9:16:34 AM

Entity Name and Mailing Address: IDAHO AGRI INVESTMENTS LLC The file number of this entity on the records of the Idaho Secretary of State is: 0000393718 Address 127 CONLEY DR CHESTERTOWN, MD 21620-1005											
Entity Details: Entity Status Active-Existing 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: W128676											
The registered agent on record is: Registered Agent SHELLEY M DAVIS Registered Agent Physical Address 1010 W JEFFERSON ST STE 102 BOISE, ID 83702 Mailing Address											
Limited Liability Company Managers and Members											
<table border="1"><thead><tr><th>Name</th><th>Title</th><th>Address</th></tr></thead><tbody><tr><td>AGRICULTURAL INVESTMENT- FUND II LLC</td><td>Member</td><td>127 CONLEY DRIVE CHESTERTOWN, MD 21620</td></tr><tr><td>WAYNE E. CUMMINGS</td><td>Manager</td><td>PO BOX 418 CHESTERTOWN, MD 21620</td></tr></tbody></table>			Name	Title	Address	AGRICULTURAL INVESTMENT- FUND II LLC	Member	127 CONLEY DRIVE CHESTERTOWN, MD 21620	WAYNE E. CUMMINGS	Manager	PO BOX 418 CHESTERTOWN, MD 21620
Name	Title	Address									
AGRICULTURAL INVESTMENT- FUND II LLC	Member	127 CONLEY DRIVE CHESTERTOWN, MD 21620									
WAYNE E. CUMMINGS	Manager	PO BOX 418 CHESTERTOWN, MD 21620									
The annual report must be signed by an authorized signer of the entity. <u>Wayne E. Cummings</u> 07/24/2019 Sign Here Date Signer's Title: Manager											

B0308-3353 07/24/2019 9:16 AM 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

July 06, 2020

IDAHO AGRI INVESTMENTS LLC
127 CONLEY DR
CHESTERTOWN MD 21620-1005

Re: Change in Ownership for Water Right No(s): 47-2666, 47-2667, 47-8236, 47-13306, and 47-13308

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 J R Simplot Co (DBA Simplot Grower Solution) is copied on the letter, because they hold a security interest on water rights 47-2666, 47-2667, and 47-8236. The Department can remove the security interest from these water right records upon written authorization from J R Simplot Co (DBA Simplot Grower Solution).

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) 736-3033.

Sincerely,

Benny Walker
Water Resource Agent, Senior

Enclosure(s)

Cc: J R SIMPLOT CO
TITLEONE, BURLEY (FILE #20367501)



211 West 13th Street
Burley, ID 83318
Ph. (208) 881-0087
Fx. (866) 582-7546
www.titleonecorp.com

ID Dept. of Water Resources
650 Addison Ave. West, Suite 500
Twin Falls, ID 83301

RECEIVED

JUN 11 2020

DEPT OF WATER RESOURCES
SOUTHERN REGION

Date: 06/05/2020

Escrow No. 20367501
Idaho Agri Investments LLC/Sherman Young Jr. and Rosalie D. Young

Dear Clerk:

Enclosed with this letter please find the following documents:

1. The original executed Notice of Change in Water Right Ownership to Idaho Agri Investments, LLC.
2. A copy of the original recorded Warranty Deed.
3. TitleOne check no. 27670 made payable to Idaho Department of Water Resources in the amount of \$125.00 for the transfer fees.

Should you have any questions, please do not hesitate to contact Annette Roth at 208-881-0087.

Very truly yours,
TITLEONE

Nancy Garrett
Administrative Assistant

AR/nrg
Enc.