

JUN 10 2020

Department of Water Resources
Eastern RegionSTATE 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?
22-14020	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-14020 22-14386	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: John McKellar - Terrence Bagley
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Morning Dew Mushrooms, LLC
New owner(s) as listed on the conveyance document
- 5223 Rancheros Loop
Mailing address
208 216 9898
Telephone
- Tetonia
City
morningdewmushrooms@gmail.com
Email
- Name connector ☐ and ☐ or ☐ and/or
ID 83452
State ZIP

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: 05/18/2020

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):
 - ☐ \$25 per undivided water right.
 - ☐ \$100 per split water right.
 - ☐ 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: [Signature]
Signature of new owner/claimant
- Signature: [Signature]
Signature of new owner/claimant
- owner
Title, if applicable
- OWNER
Title, if applicable
- 6/4/20
Date
- 6/4/20
Date

For IDWR Office Use Only:

Received by M. Pettis Date 6-10-20 Receipt No. E046081
E045995

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing

Name on W-9 _____ Approved by [Signature] Processed by [Signature]

Receipt Amt. \$75. -
25.00

W-9 received? Yes ☐ No ☐

Date 7/29/20

SUPPORT DATA

IN FILE # 22-14020

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

6/16/2020

Water Right 22-14020

Owner Type **Name and Address**
Current Owner JOHN MC KELLAR
750 W 100 N
DRIGGS, ID 83422

Current Owner TERRENCE BAGLEY
423 YALE AVE
REXBURG, ID 83440
(208) 356-7926

Priority Date: 5/1/1898

Basis: Decreed

Status: Active

Source
BADGER CREEK

Tributary
TETON RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/15	10/31	0.380 CFS	
	<u>Total Diversion</u>		0.380 CFS	

Source and Point(s) of Diversion

BADGER CREEK	NENENW	Sec. 7, Twp 06N, Rge 45E, TETON County
BADGER CREEK	NWNWNE	Sec. 7, Twp 06N, Rge 45E, TETON County

Place Of Use

IRRIGATION within TETON County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
06N	45E	7		6.0			13.0												19.0

POU Total Acres: 19.0

Conditions of Approval:

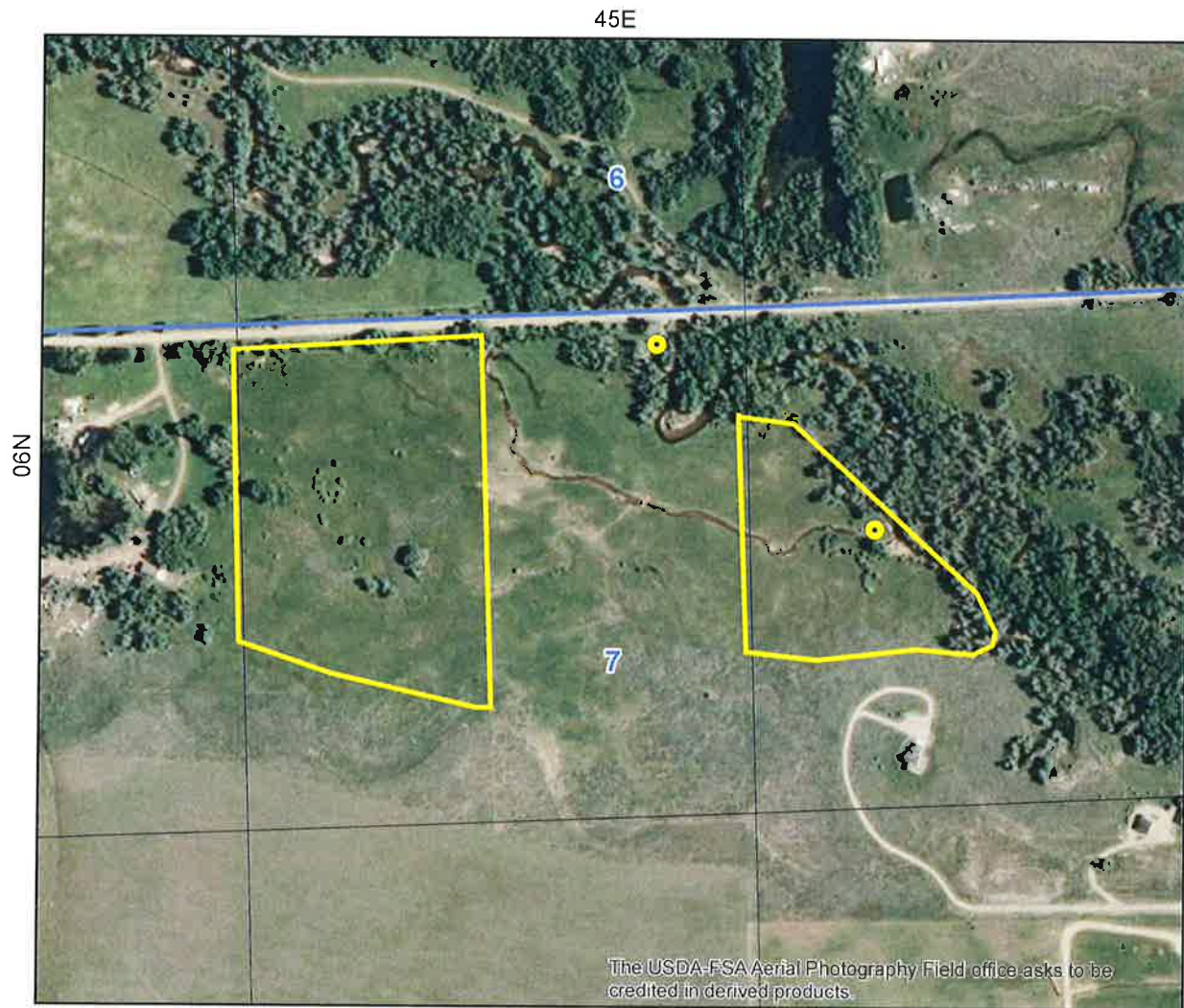
1. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
2. F01 Water is delivered through Ward Ditch.

State of Idaho
Department of Water Resources

Water Right
22-14020

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.05 0.1 0.2 Miles



RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **720946-T (JP)**

Date: **May 13, 2020**

For Value Received, **Liza Wilson and Julie McKellar, trustees for The Vivian Bagley Grandchildren Trust, Agreement dated December 5, 1999, Amended May 29, 2007**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Morning Dew Mushrooms, LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **5223 Rancheros Loop, Tetonla, ID 83452**, the following described premises, situated in **Teton County, Idaho**, to-wit:

THE WESTERN 20 ACRES OF THE NORTHEAST ¼ NORTHWEST ¼ SECTION 7, TOWNSHIP 6 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST ¼ NORTHWEST ¼; THENCE NORTH 89°28'17" EAST, 660.27 FEET ALONG THE NORTH SECTION LINE TO A POINT; THENCE SOUTH 00°29'41" WEST, 1319.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ¼ NORTHWEST ¼; THENCE SOUTH 89°28'43" WEST, 660.27 FEET TO A POINT, THE SOUTHWEST CORNER NORTHEAST ¼ NORTHWEST ¼; THENCE NORTH 00°29'41" EAST, 1319.63 FEET TO THE POINT OF BEGINNING.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Instrument # 259980

TETON COUNTY, IDAHO
05-18-2020 15:08:00 No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: \$16.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 720946-T (JP)

Date: May 13, 2020

For Value Received, Liza Wilson and Julie McKellar, trustees for The Vivian Bagley Grandchildren Trust, Agreement dated December 5, 1999, Amended May 29, 2007, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto Morning Dew Mushrooms, LLC, an Idaho limited liability company, hereinafter called the Grantee, whose current address is 5223 Rancheros Loop, Tetonla, ID 83452, the following described premises, situated in Teton County, Idaho, to-wit:

THE WESTERN 20 ACRES OF THE NORTHEAST ¼ NORTHWEST ¼ SECTION 7, TOWNSHIP 6 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST ¼ NORTHWEST ¼; THENCE NORTH 89°28'17" EAST, 660.27 FEET ALONG THE NORTH SECTION LINE TO A POINT; THENCE SOUTH 00°29'41" WEST, 1319.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ¼ NORTHWEST ¼; THENCE SOUTH 89°28'43" WEST, 660.27 FEET TO A POINT, THE SOUTHWEST CORNER NORTHEAST ¼ NORTHWEST ¼; THENCE NORTH 00°29'41" EAST, 1319.63 FEET TO THE POINT OF BEGINNING.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 05/13/2020

Warranty Deed
- continued

File No.: 720946-T (JP)

Liza Wilson and Julie McKellar, trustees for The
Vivian Bagley Grandchildren Trust, Agreement
dated December 5, 1999, Amended May 29,
2007

Liza Wilson

Liza Wilson, Trustee

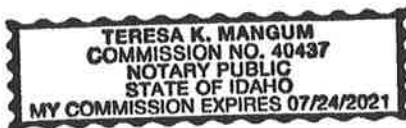
Julie McKellar

Julie McKellar, Trustee

STATE OF Idaho)
) ss.
COUNTY OF Teton)

On this 18 day of May, 2020, before me, a Notary Public in and for said State, personally
appeared **Liza Wilson and Julie McKellar**, known or identified to me to be the person(s) whose
name(s) are subscribed to the within instrument as Trustees of the **Vivian Bagley
Grandchildren** Trust, and acknowledged to me that they executed the same as such Trustees.

Teresa K. Mangum
Notary Public of Idaho
Residing at: Orlows ID
Commission Expires: 07-24-21



137114

WARRANTY DEED

RECEIVED

MAR 23 2000

TETON CO. ID
CLERK RECORDER

For Value Received Terrence F. Bagley, as Trustee of the **TERRENCE F. BAGLEY CHILDRENS' TRUST**, under Trust agreement dated December 29, 1976 with First Addendum thereto dated December 2, 1977, (an undivided 15.642% interest); Gerald C. Bagley, as Trustee of the **GERALD C. BAGLEY CHILDRENS' TRUST**, under Trust Agreement dated December 29, 1976, with First Addendum thereto dated December 29, 1978, and with Second Addendum dated December 31, 1980, (an undivided 15.642% interest); Julie Rose McKellar, As Trustee of the **JULIE ROSE MCKELLAR CHILDRENS' TRUST**, under Trust Agreement dated December 29, 1976, with First Addendum to Trust Agreement dated December 26, 1978, (an undivided 15.643% interest); Liza Jane Wilson, As Trustee of the **LIZA JANE WILSON CHILDRENS' TRUST**, under Trust Agreement dated December 29, 1976, with First Addendum to Trust Agreement dated December 29, 1978, with Second Addendum to Trust Agreement dated November 24, 1979, and with Third Addendum to Trust Agreement dated December 28, 1981 (an undivided 10.458% interest); Karen Williams, As Trustee of the **JOHN K. BAGLEY CHILDRENS' TRUST**, under Trust Agreement dated December 29, 1976, with First Addendum to Trust Agreement dated December 31, 1979, and with Second Addendum to Trust Agreement dated December 28, 1981, (an undivided 11.329% interest)

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

THE VIVIAN BAGLEY GRANDCHILDREN TRUST, GERALD BAGLEY and LIZA WILSON, Trustees
whose address is: 4115 EAST 465 NORTH, RIGBY, IDAHO 83442

Hereinafter called the Grantee, the following described premises situated in Teton County, Idaho, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to reservations in United States and State Patents; existing and recorded Right-of-ways, Easements, Zoning, Building and Subdivision ordinances; Taxes and Assessments as prorated between the parties hereto.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated:

Terrence F. Bagley
Terrence F. Bagley, Trustee of the **TERRENCE F. BAGLEY CHILDRENS' TRUST**

Terrence F. Bagley
TERRENCE F. BAGLEY, TRUSTEE

STATE OF IDAHO, COUNTY OF *Madison* :ss

On this *20th* day of *March*, in the year 2000, before me, a Notary Public in and for said State, personally appeared **TERRENCE F. BAGLEY**, known or identified to me to be the trustee in the trust of **THE TERRENCE F. BAGLEY CHILDRENS' TRUST**, and the trustee who subscribed said trust name to the foregoing instrument, and acknowledged to me that he executed the same in said trust name.

Karen Williams
Notary Public of Idaho
Residing at *Rigby, ID*
Commission Expires:



MY COMMISSION EXPIRES
8-20-06

137114
FILED

AT THE REQUEST OF

First American
AT *00* MINUTES PAST *9 a.m.*
DATE *Mar. 23, 2000*
Nolan G. Boyle
CLERK OF RECORD
BY *Nora Rigby*
DEPUTY

Gerald C. Bagley, Trustee of the GERALD C. BAGLEY CHILDRENS' TRUST

GERALD C. BAGLEY, TRUSTEE

STATE OF IDAHO, COUNTY OF Madison :ss

On this 31st day of March, in the year 2000, before me, a Notary Public in and for said State, personally appeared GERALD C. BAGLEY, known or identified to me to be the trustee in the trust of the GERALD C. BAGLEY CHILDRENS' TRUST, and the trustee who subscribed said trust name to the foregoing instrument, and acknowledged to me that he executed the same in said trust name.



Karen Williams
Notary Public of Idaho
Residing at Bigby, ID
Commission Expires:

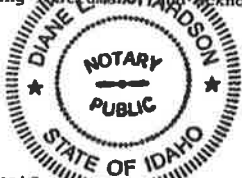
MY COMMISSION EXPIRES
8-20-05

Julie Rose McKellar, Trustee of the JULIE ROSE MCKELLAR CHILDRENS' TRUST

Julie Rose McKellar
JULIE ROSE MCKELLAR, TRUSTEE

STATE OF IDAHO, COUNTY OF Teton :ss

On this 15th day of March, in the year 2000, before me, a Notary Public in and for said State, personally appeared JULIE ROSE MCKELLAR, known or identified to me to be the trustee in the trust of the JULIE ROSE MCKELLAR CHILDRENS' TRUST, and the trustee who subscribed said trust name to the foregoing instrument, and acknowledged to me that she executed the same in said trust name.



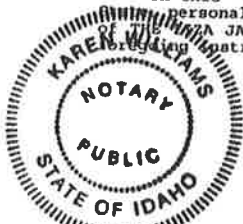
Diane L. Richardson
Notary Public of Idaho
Residing at Driggs, Idaho
Commission Expires: Sept. 14, 2004

Liza Jane Wilson, Trustee of the LIZA JANE WILSON CHILDRENS' TRUST

Liza Jane Wilson
LIZA JANE WILSON, TRUSTEE

STATE OF IDAHO, COUNTY OF Madison :ss

On this 15th day of March, in the year 2000, before me, a Notary Public in and for said State, personally appeared LIZA JANE WILSON, known or identified to me to be the trustee in the trust of the LIZA JANE WILSON CHILDRENS' TRUST, and the trustee who subscribed said trust name to the foregoing instrument, and acknowledged to me that she executed the same in said trust name.



Karen Williams
Notary Public of Idaho
Residing at Bigby, ID
Commission Expires:

MY COMMISSION EXPIRES
8-20-05

Karen Williams, Trustee of the JOHN K. BAGLEY CHILDRENS' TRUST

Karen Williams
KAREN WILLIAMS, TRUSTEE

STATE OF IDAHO, COUNTY OF :ss

On this 20 day of MARCH, in the year 2000, before me, a Notary Public in and for said State, personally appeared KAREN WILLIAMS, known or identified to me to be the trustee in the trust of the JOHN K. BAGLEY CHILDRENS' TRUST, and the trustee who subscribed said trust name to the foregoing instrument, and acknowledged to me that she executed the same in said trust name.



J'Lean Wadsworth
Notary Public of Idaho
Residing at St. Anthony, ID
Commission Expires: 2/15/2001

EXHIBIT "A"

PARCEL 1

A portion of the Northeast 1/4 Northeast 1/4 Section 7, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, being described as:

From the Northeast corner of said Section 7, South 390.00 feet along the section line, thence South 89°28'17" W, 23.56 feet to Western State Highway 32 right-of-way line, the true point of beginning; thence South 01°11'31" W, 809.96 feet along said right-of-way to a point; thence West, 545.67 feet to a point; thence North 17°55'41" East, 848.19 feet to the Ward property corner; thence North 89°28'17" East, 301.49 feet to the point of beginning.

PARCEL 2

A portion of the Northeast 1/4 Northeast 1/4 Section 7, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as:

From the North 1/4 corner of said Section 7, North 89°28'17" East, 1469.58 feet along the North section line to the true point of beginning; thence North 89°28'17" East, 824.77 feet along the North section line to a point on the Ward property corner; thence South, 390.00 feet along Ward property line to a point; thence South 17°55'41" West, 848.19 feet to a point; thence West, 413.92 feet more or less along Badger Creek to a point; thence North 56°07'41" West, 180.33 feet to a point; thence North, 1088.89 feet to the point of beginning.

SUBJECT to a county road and utility easement along the Northern property line.

PARCEL 3

A portion of the North 1/2 Section 7, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, being described as:

Beginning at the North 1/4 corner of said Section 7; thence North 89°28'17" East, 1469.58 feet along the North section line to a point; thence South, 1088.89 feet to a point; thence North 56°07'41" West, 1927.24 feet to a point on the North section line; thence North 89°28'17" East, 130.65 feet to the point of beginning.

SUBJECT to a county road and utility easement along the Northern property line.

PARCEL 4

A portion of the North 1/2 Section 7, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho being described as:

From the North 1/4 of said Section 7, South 89°28'17" West, 130.65 feet along the North section line to the true point of beginning; thence South 56°07'41" East, 193.35 feet to a point more or less on Badger Creek; thence South 01°52'10" West, 1211.40 feet to a point, the Southeast corner Northeast 1/4 Northwest 1/4; thence South 89°28'43" West, 651.18 feet along the South line of the Northeast 1/4 Northwest 1/4 to a point; thence North 00°29'41" East, 1319.71 feet to a point on the North section line; thence North 89°28'17" East, 518.75 feet to the point of beginning.

SUBJECT to a county road and utility easement along the Northern property line.

EXHIBIT "A" (continued)

PARCEL 5

The Western 20 acres of the Northeast 1/4 Northwest 1/4 Section 7, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as:

Beginning at the Northwest corner of said Northeast 1/4 Northwest 1/4; thence North 89°28'17" East, 660.27 feet along the North section line to a point; thence South 00°29'41" West, 1319.71 feet to a point on the South line of the Northeast 1/4 Northwest 1/4; thence South 89°28'43" West, 660.27 feet to a point, the Southwest corner Northeast 1/4 Northwest 1/4; thence North 00°29'41" East, 1319.63 feet to the point of beginning.

SUBJECT to a county road and utility easement along the Northern property line.

PARCEL 8

A portion of the Northeast 1/4 Northeast 1/4 Section 7, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as:

From the Northeast corner of said Section 7, South 1200.00 feet and West 40.40 feet to the point of beginning; thence South 01°11'31" West, 474.12 feet along State Highway 32 right-of-way line to a point; thence North 88°29'07" West, 571.27 feet along existing fence line to a point; thence North 04°23'38" East, 460.27 feet to a point; thence East 545.67 feet to the point of beginning.

SUBJECT to a 60 foot road and utility easement along the Southern property line.

AFTER RECORDING MAIL TO:

The Vivian Bagley Grandchildren Trust
423 Yale Avenue
Rexburg, Idaho 83440

Instrument # 259978
TETON COUNTY, IDAHO
05-18-2020 15:08:00 No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: \$16.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, QUIT-CLAIM

QUITCLAIM DEED

For Value Received, **Errol C. Bagley**, as Trustee of the **Errol C. Bagley Childrens' Trust**, under **Trust Agreement dated December 29, 1976, with First Addendum to Trust Agreement dated December 2, 1977, with Second Addendum to Trust Agreement dated November 24, 1979, and with Third Addendum dated December 20, 1982, an undivided 15.643% interest**, do(es) hereby convey, release, remise, and forever quit claim unto **The Vivian Bagley Grandchildren Trust, Julie McKellar and Liza Wilson, Trustees**, whose address is **423 Yale Avenue, Rexburg, Idaho 83440**, herein after called the Grantee, the following described premises situated in Teton County, Idaho, to-wit:

The land referred to herein is described in the Legal Description attached hereto as Exhibit A.

together with its appurtenances.

Dated: May 13, 2020

Errol C. Bagley, as Trustee of the Errol C. Bagley Childrens' Trust, under Trust Agreement dated December 29, 1976, with First Addendum to Trust Agreement dated December 2, 1977, with Second Addendum to Trust Agreement dated November 24, 1979, and with Third Addendum dated December 20, 1982, an undivided 15.643% interest

By: Errol C. Bagley, Trustee

STATE OF Arizona)
COUNTY OF Maricopa)

On this 13th day of **May, 2020**, before me, a Notary Public in and for said State, personally appeared **Errol C. Bagley**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Trustee of the **Errol C. Bagley Childrens' Trust**, and acknowledged to me that she executed the same as such Trustee.



Diana Stephanie Aliaga
Notary Public of

Residing at:
Commission Expires:

11-01-2022

WELLS FARGO BANK, N.A.
Downtown Mesa
305 E Main Street Suite 100
Mesa, AZ 85201

EXHIBIT "A"

PARCEL 1

A portion of the Northeast 1/4 Northeast 1/4 Section 7, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, being described as:

From the Northeast corner of said Section 7, South 390.00 feet along the section line, thence South 89°28'17" W, 23.56 feet to Western State Highway 32 right-of-way line, the true point of beginning; thence South 01°11'31" W, 809.96 feet along said right-of-way to a point; thence West, 545.67 feet to a point; thence North 17°55'41" East, 848.19 feet to the Ward property corner; thence North 89°28'17" East, 301.49 feet to the point of beginning.

PARCEL 2

A portion of the Northeast 1/4 Northeast 1/4 Section 7, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as:

From the North 1/4 corner of said Section 7, North 89°28'17" East, 1469.58 feet along the North section line to the true point of beginning; thence North 89°28'17" East, 824.77 feet along the North section line to a point on the Ward property corner; thence South, 390.00 feet along Ward property line to a point; thence South 17°55'41" West, 848.19 feet to a point; thence West, 413.92 feet more or less along Badger Creek to a point; thence North 56°07'41" West, 180.33 feet to a point; thence North, 1088.89 feet to the point of beginning.

SUBJECT to a county road and utility easement along the Northern property line.

PARCEL 3

A portion of the North 1/2 Section 7, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, being described as:

Beginning at the North 1/4 corner of said Section 7; thence North 89°28'17" East, 1469.58 feet along the North section line to a point; thence South, 1088.89 feet to a point; thence North 56°07'41" West, 1927.24 feet to a point on the North section line; thence North 89°28'17" East, 130.65 feet to the point of beginning.

SUBJECT to a county road and utility easement along the Northern property line.

PARCEL 4

A portion of the North 1/2 Section 7, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho being described as:

From the North 1/4 of said Section 7, South 89°28'17" West, 130.65 feet along the North section line to the true point of beginning; thence South 56°07'41" East, 193.35 feet to a point more or less on Badger Creek; thence South 01°52'10" West, 1211.40 feet to a point, the Southeast corner Northeast 1/4 Northwest 1/4; thence South 89°28'43" West, 651.18 feet along the South line of the Northeast 1/4 Northwest 1/4 to a point; thence North 00°29'41" East, 1319.71 feet to a point on the North section line; thence North 89°28'17" East, 518.75 feet to the point of beginning.

SUBJECT to a county road and utility easement along the Northern property line.

137114

137114

EXHIBIT "A" (continued)

PARCEL 5

The Western 20 acres of the Northeast 1/4 Northwest 1/4 Section 7, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as:

Beginning at the Northwest corner of said Northeast 1/4 Northwest 1/4; thence North 89°28'17" East, 660.27 feet along the North section line to a point; thence South 00°29'41" West, 1319.71 feet to a point on the South line of the Northeast 1/4 Northwest 1/4; thence South 89°28'43" West, 660.27 feet to a point, the Southwest corner Northeast 1/4 Northwest 1/4; thence North 00°29'41" East, 1319.63 feet to the point of beginning.

SUBJECT to a county road and utility easement along the Northern property line.

PARCEL 6

A portion of the Northeast 1/4 Northeast 1/4 Section 7, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as:

From the Northeast corner of said Section 7, South 1200.00 feet and West 40.40 feet to the point of beginning; thence South 01°11'31" West, 474.12 feet along State Highway 32 right-of-way line to a point; thence North 88°29'07" West, 571.27 feet along existing fence line to a point; thence North 04°23'38" East, 460.27 feet to a point; thence East 545.67 feet to the point of beginning.

SUBJECT to a 60 foot road and utility easement along the Southern property line.

137114

AFTER RECORDING MAIL TO:

The Vivian Bagley Grandchildren Trust
423 Yale Avenue
Rexburg, Idaho 83440

Instrument # 259979
TETON COUNTY, IDAHO
06-18-2020 15:08:00 No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: \$15.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, QUIT-CLAIM

QUITCLAIM DEED

For Value Received, Christy B. Dyer, as Trustee of the Christy B. Dyer Childrens' Trust, under Trust Agreement dated December 29, 1976, with First Addendum to Trust Agreement dated December 2, 1977 and with Second Addendum to Trust Agreement dated November 24, 1979, an undivided 15.643% interest, do(es) hereby convey, release, remise, and forever quit claim unto The Vivian Bagley Grandchildren Trust, Julie McKellar and Liza Wilson, Trustees, whose address is 423 Yale Avenue, Rexburg, Idaho 83440, herein after called the Grantee, the following described premises situated in Teton County, Idaho, to-wit:

The land referred to herein is described in the Legal Description attached hereto as Exhibit A.

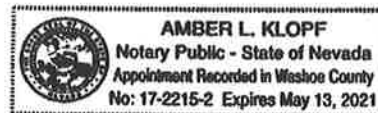
together with its appurtenances.

Dated: May 14, 2020

Christy B. Dyer, as Trustee of the Christy B. Dyer Childrens' Trust, under Trust Agreement dated December 29, 1976, with First Addendum to Trust Agreement dated December 2, 1977 and with Second Addendum to Trust Agreement dated November 24, 1979, an undivided 15.643% interest

By: Christy B. Dyer
Christy B. Dyer, Trustee

STATE OF Nevada)
COUNTY OF Washoe)



On this 14th day of May, 2020, before me, a Notary Public in and for said State, personally appeared Christy B. Dyer, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Trustee of the Christy B. Dyer Childrens' Trust, and acknowledged to me that she executed the same as such Trustee.

Amber L. Klopff
Notary Public of
Residing at: 9166 Double Diamond Pkwy Reno, NV 895
Commission Expires: May 13, 2021

EXHIBIT "A"

PARCEL 1

A portion of the Northeast 1/4 Northeast 1/4 Section 7, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, being described as:

From the Northeast corner of said Section 7, South 390.00 feet along the section line, thence South 89°28'17" W, 23.56 feet to Western State Highway 32 right-of-way line, the true point of beginning; thence South 01°11'31" W, 809.96 feet along said right-of-way to a point; thence West, 545.67 feet to a point; thence North 17°55'41" East, 848.19 feet to the Ward property corner; thence North 89°28'17" East, 301.49 feet to the point of beginning.

PARCEL 2

A portion of the Northeast 1/4 Northeast 1/4 Section 7, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as:

From the North 1/4 corner of said Section 7, North 89°28'17" East, 1469.58 feet along the North section line to the true point of beginning; thence North 89°28'17" East, 824.77 feet along the North section line to a point on the Ward property corner; thence South, 390.00 feet along Ward property line to a point; thence South 17°55'41" West, 848.19 feet to a point; thence West, 413.92 feet more or less along Badger Creek to a point; thence North 56°07'41" West, 180.33 feet to a point; thence North, 1088.89 feet to the point of beginning.

SUBJECT to a county road and utility easement along the Northern property line.

PARCEL 3

A portion of the North 1/2 Section 7, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, being described as:

Beginning at the North 1/4 corner of said Section 7; thence North 89°28'17" East, 1469.58 feet along the North section line to a point; thence South, 1088.89 feet to a point; thence North 56°07'41" West, 1927.24 feet to a point on the North section line; thence North 89°28'17" East, 130.65 feet to the point of beginning.

SUBJECT to a county road and utility easement along the Northern property line.

PARCEL 4

A portion of the North 1/2 Section 7, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho being described as:

From the North 1/4 of said Section 7, South 89°28'17" West, 130.65 feet along the North section line to the true point of beginning; thence South 56°07'41" East, 193.35 feet to a point more or less on Badger Creek; thence South 01°52'10" West, 1211.40 feet to a point, the Southeast corner Northeast 1/4 Northwest 1/4; thence South 89°28'43" West, 651.18 feet along the South line of the Northeast 1/4 Northwest 1/4 to a point; thence North 00°29'41" East, 1319.71 feet to a point on the North section line; thence North 89°28'17" East, 518.75 feet to the point of beginning.

SUBJECT to a county road and utility easement along the Northern property line.

137114

137114

EXHIBIT "A" (continued)

PARCEL 5

The Western 20 acres of the Northeast 1/4 Northwest 1/4 Section 7, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as:

Beginning at the Northwest corner of said Northeast 1/4 Northwest 1/4; thence North 89°28'17" East, 660.27 feet along the North section line to a point; thence South 00°29'41" West, 1319.71 feet to a point on the South line of the Northeast 1/4 Northwest 1/4; thence South 89°28'43" West, 660.27 feet to a point, the Southwest corner Northeast 1/4 Northwest 1/4; thence North 00°29'41" East, 1319.63 feet to the point of beginning.

SUBJECT to a county road and utility easement along the Northern property line.

PARCEL 8

A portion of the Northeast 1/4 Northeast 1/4 Section 7, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as:

From the Northeast corner of said Section 7, South 1200.00 feet and West 40.40 feet to the point of beginning; thence South 01°11'31" West, 474.12 feet along State Highway 32 right-of-way line to a point; thence North 88°29'07" West, 571.27 feet along existing fence line to a point; thence North 04°23'38" East, 460.27 feet to a point; thence East 545.67 feet to the point of beginning.

SUBJECT to a 60 foot road and utility easement along the Southern property line.

137114

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Instrument # 259980
TETON COUNTY, IDAHO
05-18-2020 15:08:00 No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: \$16.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **720946-T (JP)**

Date: **May 13, 2020**

For Value Received, **Liza Wilson and Julie McKellar, trustees for The Vivian Bagley Grandchildren Trust, Agreement dated December 5, 1999, Amended May 29, 2007**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Morning Dew Mushrooms, LLC**, an Idaho limited liability company, hereinafter called the Grantee, whose current address is **5223 Rancheros Loop, Tetonla, ID 83452**, the following described premises, situated in Teton County, Idaho, to-wit:

THE WESTERN 20 ACRES OF THE NORTHEAST ¼ NORTHWEST ¼ SECTION 7, TOWNSHIP 6 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST ¼ NORTHWEST ¼; THENCE NORTH 89°28'17" EAST, 660.27 FEET ALONG THE NORTH SECTION LINE TO A POINT; THENCE SOUTH 00°29'41" WEST, 1319.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ¼ NORTHWEST ¼; THENCE SOUTH 89°28'43" WEST, 660.27 FEET TO A POINT, THE SOUTHWEST CORNER NORTHEAST ¼ NORTHWEST ¼; THENCE NORTH 00°29'41" EAST, 1319.63 FEET TO THE POINT OF BEGINNING.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.



State of Idaho

DEPARTMENT OF WATER RESOURCES

Eastern Region • 900 N SKYLINE DR STE A • IDAHO FALLS, ID 83402-1718

Phone: (208)525-7161 • Fax: (208)525-7177 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

July 29, 2020

MORNING DEW MUSHROOMS LLC
5223 RANCHEROS LOOP
TETONIA ID 83452-5035

Re: Change in Water Right Ownership: 22-14020 (Split into 22-14020 and 22-14386),

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.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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) 497-3787.

Sincerely,

Jonie Barg
Technical Records Specialist 1

Enclosure(s)

cc: John McKellar
Terrence Bagley
Water District 01