

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 18 2020

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?
63-32034	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
63-32498	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: CARDON FAMILY LLC; FIRST UTAH BANK; HWHL LLC; OLD CORRALS & SAGEBRUSH
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Beus Capital, LLC and Silver Butte Holsteins, Inc.
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

1580 West Kuna Cave Road Kuna ID 83634
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: Conveyance Date

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 # 63-32034

8. Signature:  President, Silver Butte Holsteins 4/9/2020
Signature of new owner/claimant Title, if applicable Date
Signature:  Manager, Beus Capital 4/9/2020
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by RD Date 5-18-2020 Receipt No. C608779 Receipt Amt. 50

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  Date 6-9-2020



PioneerTitleCo.
GOING BEYOND

8151 W. Rifleman Street
Boise, ID 83704

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

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=10 VICTORIA BAILEY
PIONEER TITLE COMPANY OF ADA COUNTY

2020-042764
04/13/2020 02:45 PM
\$15.00

File No. 715890 SRM/JAS

WARRANTY DEED

For Value Received

PARCEL 1:

HWHL LLC, an Administratively Dissolved Idaho limited liability company, as to a 40% Interest;
Cardon Family, LLC, an Arizona limited liability company, as to a 27.95 Interest; Old Corrals &
Sagebrush, LLLP, an Arizona limited liability limited partnership, as to a 2.05% Interest.

PARCEL 2:

HWHLII LLC, an Administratively Dissolved Idaho limited liability company, as to a 30% Interest;
Boa Sorte Limited Partnership, an Arizona limited partnership, as to a 27.95% Interest; Old Corrals &
Sagebrush, LLLP, an Arizona limited liability limited partnership, as to a 0.24% Interest; Cardon Family,
LLC, an Arizona limited liability company, as to a 1.81% Interest; HWHL LL Administratively
Dissolved C, an Idaho limited liability company as to a 10% Interest.

PARCEL 3:

HWHLII LLC, an Administratively Dissolved Idaho limited liability company, as to a 30% Interest;
HWHL LLC, an Administratively Dissolved Idaho limited liability company, as to a 10% Interest; Boa
Sorte Limited Partnership, an Arizona limited partnership, as to a 27.95 % Interest; Old Corrals &
Sagebrush, LLLP, an Arizona limited liability limited partnership, as to a 2.05% Interest.

PARCEL 4:

HWHL LLC, an Administratively Dissolved Idaho limited liability company, as to a 40% Interest;
Cardon Family, LLC, an Arizona limited liability company, as to a 27.95% Interest; Old Corrals &
Sagebrush, LLLP, an Arizona limited liability limited partnership, as to a 2.05% Interest.

PARCEL 5:

HWHL LLC, an Administratively Dissolved Idaho limited liability company, as to a 40% Interest;
Boa Sorte Limited Partnership, an Arizona limited partnership, as to a 27.95% Interest; Old Corrals &
Sagebrush, LLLP, an Arizona limited liability limited partnership, as to a 2.05% Interest.

PARCEL 6:

HWHL LLC, an Administratively Dissolved Idaho limited liability company, as to a 40% Interest;
Boa Sorte Limited Partnership, an Arizona limited partnership, as to a 27.95% Interest; Old Corrals &
Sagebrush, LLLP, an Arizona limited liability limited partnership, as to a 2.05% Interest

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Silver Butte Holsteins, Inc., an Idaho corporation and Beus Capital LLC, an Idaho limited liability
company.

hereinafter referred to as Grantee, whose current address is 1580 W Kuna Cave Rd, Kuna, ID 83634

The following described premises, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTIONS

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s). and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are
free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those
made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: April 9, 2020

SEE ATTACHED SIGNATURE AND NOTARY PAGES

Old Corrals & Sagebrush, LLLP, an Arizona limited liability limited partnership

By: FOGO, LLC Its Sole General Partner

By: Binghampton, LLC Its Manager



Patrick R. Cardon, Manager

STATE OF Arizona

County of Maricopa

This record was acknowledged before me on the 9th day of April, 2020

By Patrick R. Cardon as Manager of Binghampton, LLC which is the Manager of FOGO LLC, which LLC is the Sole General Partner of Old Corrals & Sagebrush Limited Partnership



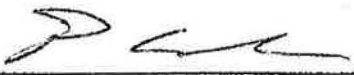
Notary Public

My commission expires: 8-5-2023

Residing at: _____



Boa Sorte Limited Partnership, an Arizona limited partnership
by Boa Sorte, LLC Its General Partner



Patrick R. Cardon, Manager

STATE OF Arizona

County of Maricopa

This record was acknowledged before me on the 9th day of April, 2020

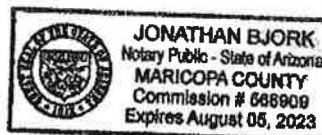
By Patrick R. Cardon as Manager of Boa Sorte LLC, which LLC is the General Partner of Boa Sorte Limited Partnership



Notary Public

My commission expires: 8-5-2023

Residing at: _____



Cardon Family, L.L.C.

By Boa Sorte Limited Partnership Its Sole Member

By Boa.Sorte, LLC, Its General Partner


Patrick R. Cardon, Manager

STATE OF Arizona

County of Maricopa

This record was acknowledged before me on the 9th day of April, 2020

By Patrick R. Cardon as Manager of Boa Sorte LLC, which LLC is the General Partner of Boa Sorte Limited Partnership, which limited partnership if the Sole Member of Cardon Family L.L.C.

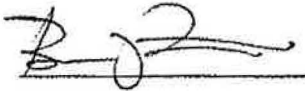

Notary Public

My commission expires: 8-5-2023

Residing at: _____



HWHL, LLC and HWHL II, LLC
both Administratively Dissolved Idaho limited liability companies



Ben Peterson

Sole Member/Manager of HWHL, LLC and HWHL II, LLC

STATE OF Utah

County of Utah

This record was acknowledged before me on the 8th day of April, 2020

By Ben Peterson as the Sole Member/Manager of HWHL, LLC and HWHL II, LLC both
Administratively Dissolved Idaho limited liability companies



Notary Public

My commission expires: 12/12/2021

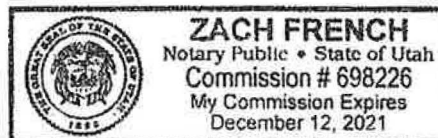


EXHIBIT A

PARCEL 1

A parcel located in the South Half of the Northeast Quarter of Section 8, Township 1 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at a brass cap monument marking the Southeasterly corner of said South Half of the Northeast Quarter from which a 5/8-inch diameter iron marking the Southwesterly corner of said South Half of the Northeast Quarter bears
North 89°23'30" West a distance of 2640.21 feet; thence
North 89°23'30" West along the Southerly boundary of said South Half of the Northeast Quarter a distance of 2640.21 feet to a 5/8-inch diameter iron marking the Southwesterly corner of said South Half of the Northeast Quarter; thence
North 0°26'12" East along the Westerly boundary of said South Half of the Northeast Quarter a distance of 1323.28 feet to a 5/8-inch diameter iron pin marking the Northwesterly corner of said South Half of the Northeast Quarter; thence
South 89°25'51" East along the Northerly boundary of said South Half of the Northeast Quarter a distance of 2640.82 feet to a 5/8-inch diameter iron pin marking the Northeasterly corner of said South Half of the Northeast Quarter; thence
South 0°27'47" West along the Easterly boundary of said South half of the Northeast Quarter a distance of 1325.08 feet to the REAL POINT OF BEGINNING;

PARCEL 2:

A parcel located in the South Half of Section 8, Township 1 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at a 5/8-inch diameter iron pin marking the Southeasterly corner of said South Half of Section 8 from which a 5/8-inch diameter iron pin marking the Southwesterly corner of said South Half of Section 8 bears
North 89°30'47" West a distance of 2638.97 feet; thence
North 89°30'47" West along the Southerly boundary of said South Half of Section 8 a distance of 3545.36 feet to a point on the centerline of the Waldvogel Canal; thence along said canal centerline the following described courses; thence leaving said Southerly boundary
North 4°37'15" East a distance of 2026.52 feet to a point; thence a distance of 201.47 feet along the arc of a 289.00 foot radius curve right, said curve having a central angle of 39°56'32" and a long chord bearing
North 24°35'31" East a distance of 197.41 feet to a point; thence
North 44°33'47" East a distance of 607.53 feet to a point on the Northerly boundary of said South Half of Section 8; thence leaving said canal centerline
South 89°23'30" East along said Northerly boundary a distance of 2894.98 feet to a brass cap monument marking the Northeasterly corner of said South Half of Section 8; thence
South 0°22'00" West along the Easterly boundary of said South Half of Section 8

South 0°22'00" West a distance of 74.68 feet to a brass cap monument; thence continuing along said Easterly boundary

South 0°27'59" West a distance of 2557.10 feet to the REAL POINT OF BEGINNING.

TOGETHER WITH an Easement for Ingress and Egress recorded August 11, 2005 as Instrument No. 105112763.

ALSO TOGETHER WITH an Easement for Ingress and Egress recorded March 15, 2006 as Instrument No. 106039692.

PARCEL 3:

A parcel located in the West Half of the Northwest Quarter of Section 17, Township 1 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at a 5/8-inch diameter iron pin marking the Southwesterly corner of said West Half of the Northwest Quarter from which a half inch diameter iron pin marking the Northwesterly corner of said West half of the Northwest Quarter bears

North 0°30'55" East a distance of 2668.61 feet; thence

North 0°30'55" East along the Westerly boundary of said West Half of the Northwest Quarter a distance of 1334.31 feet to a point on the centerline of the Waldvogel Canal, said point also being the Northwesterly corner of the Southwest Quarter of the Northwest Quarter of said Section 17; thence leaving said Westerly boundary

North 80°42'04" East along said centerline a distance of 1129.96 feet to a point; thence continuing along said centerline a distance of 217.30 feet along the arc of a 740.00 foot radius curve left, said curve having a central angle of 16°49'29" and a long chord bearing

North 72°17'20" East a distance of 216.52 feet to a point on the Easterly boundary of said West Half of the Northwest Quarter; thence leaving said centerline

South 0°31'59" West along said Easterly boundary a distance of 997.79 feet to a half inch diameter iron pin; thence leaving said Easterly boundary

North 89°34'17" West a distance of 513.69 feet to a half inch diameter iron pin; thence

South 0°30'55" West a distance of 211.84 feet to a half inch diameter iron pin; thence

North 89°34'17" West a distance of 400.00 feet to a half inch diameter iron pin; thence

South 0°30'55" West a distance of 193.00 feet to a half inch diameter iron pin; thence

North 89°34'17" West a distance of 106.00 feet to a half inch diameter iron pin; thence

South 0°30'55" West a distance of 190.00 feet to a half inch diameter iron pin on the Southerly boundary of said West Half of the Northwest Quarter; thence

North 89°34'17" West along said Southerly boundary a distance of 299.08 feet to the REAL POINT OF BEGINNING.

PARCEL 4:

A parcel located in the South Half of the Southwest Quarter of Section 8, Township 1 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at a half inch diameter pin marking the Southwesterly corner of said Southwest Quarter from which a 5/8-inch diameter iron pin marking the Northwesterly corner of said Southwest Quarter bears

North 0°24'32" East a distance of 2642.96 feet; thence

North 0°24'32" East along the Westerly boundary of said South Half of the Southwest Quarter a distance of 776.48 feet to a 5/8-inch diameter iron pin; thence leaving said Westerly boundary

South 89°27'09" East a distance of 450.00 feet to a 5/8-inch diameter pin; thence

North 0°24'32" East a distance of 545.00 feet to a 5/8-inch diameter pin on the Northerly boundary of said South Half of the Southwest Quarter; thence along said Northerly boundary

South 89°27'09" East a distance of 1379.74 feet to a point on the centerline of the Waldvogel Canal; thence leaving said Northerly boundary

South 4°37'15" West along said centerline a distance of 1322.98 feet to a point on the Southerly boundary of said South Half of the Southwest Quarter; thence leaving said centerline

North 89°30'47" West along said Southerly boundary a distance of 1732.58 feet to the REAL POINT OF BEGINNING.

PARCEL 5:

A parcel located in the Northwest Quarter of the Northeast Quarter of Section 8, Township 1 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at a 5/8-inch diameter iron pin marking the Northeasterly corner of said Northwest Quarter of the Northeast Quarter from which a 5/8-inch diameter iron pin marking the Northwesterly corner of said Northwest Quarter of the Northeast Quarter bears

North 89°28'12" West a distance of 1320.71 feet; thence

North 89°28'12" West along the Northerly boundary of said Northwest Quarter of the Northeast Quarter a distance of 90.57 feet to a point on the centerline of the Waldvogel Canal; thence along said canal centerline the following described courses; thence leaving said Northerly boundary:

South 26°02'58" West a distance of 31.45 feet to a point; thence a distance of 218.69 feet along the arc of a 345.00 foot radius curve right, said curve having a central angle of 36°19'09" and a long chord bearing South 44°12'33" West a distance of 215.05 feet to a point; thence a distance of 202.04 feet along the arc of a 257.00 foot radius curve left, said curve having a central angle of 45°02'32" and a long chord bearing South 39°50'51" West a distance of 196.87 feet to a point; thence a distance of 153.01 feet along the arc of a 285.00 foot radius curve right, said curve having a central angle of 30°45'37" and a long chord bearing

South 32°42'24" West a distance of 151.18 feet to a point; thence a distance of 591.32 feet along the arc of a 1240.00 foot radius curve right, said curve having a central angle of 27°19'21" and a long chord bearing

South 61°44'53" West a distance of 585.73 feet to a point; thence

South 75°24'33" West a distance of 308.22 feet to a point; thence a distance of 55.84 feet along the arc of a 168.00 foot radius curve left, said curve having a central angle of 19°02'43" and a long chord bearing

South 65°53'12" West a distance of 55.59 feet to a point on the Westerly boundary of said Northwest Quarter of the Northeast Quarter; thence leaving said canal centerline

South 0°26'12" West along said Westerly boundary a distance of 473.51 feet to a 5/8-inch diameter iron pin marking the Southwesterly corner of said Northwest Quarter of the Northeast Quarter; thence South 89°25'51" East along the Southerly boundary of said Northwest Quarter of the Northeast Quarter a distance of 1320.41 feet to a 5/8-inch diameter iron pin marking the Southeasterly corner of said Northwest Quarter of the Northeast Quarter; thence North 0°27'00" East along the Easterly boundary of said Northwest Quarter of the Northeast Quarter a distance of 1324.18 feet to the POINT OF BEGINNING.

PARCEL 6:

A parcel located in the Northwest Quarter of Section 8, Township 1 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at a 5/8-inch diameter iron pin marking the Southeasterly corner of said Northwest Quarter (center one-quarter corner) from which a 5/8-inch diameter iron pin marking the Northeasterly corner of said Northwest Quarter (one-quarter corner) bears North 0°26'12" East a distance of 2646.55 feet; thence North 0°26'12" East along the Easterly boundary of said Northwest Quarter a distance of 1796.78 feet to a point on the centerline of the Waldvogel Canal; thence along said centerline the following described courses; thence leaving said Easterly boundary a distance of 108.35 feet along the arc of a 168.00 foot radius non-tangent curve left, said curve having a central angle of 36°57'08" and a long chord bearing South 37°53'16" West a distance of 106.48 feet to a point; thence South 19°24'42" West a distance of 43.73 feet to a point; thence a distance of 364.44 feet along the arc of a 1039.00 foot radius curve left, said curve having a central angle of 20°05'49" and a long chord bearing South 9°21'48" West a distance of 362.57 feet to a point; thence South 0°41'07" East a distance of 1047.47 feet to a point; thence a distance of 223.49 feet along the arc of a 283.00 foot radius curve right, said curve having a central angle of 45°14'54" and a long chord bearing South 21°56'20" West a distance of 217.73 feet to a point; thence South 44°33'47" West a distance of 86.52 feet to a point on the Southerly boundary of said Northwest Quarter; thence leaving said centerline South 89°23'30" East along the Southerly boundary a distance of 254.76 feet to the POINT OF BEGINNING.

TOGETHER WITH an Easement for ingress and egress, recorded August 11, 2005 as Instrument No. 105112763.

ALSO

TOGETHER WITH an easement for ingress and egress recorded March 15, 2006 as Instrument No. 106039692.



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

June 09, 2020

BEUS CAPITAL LLC
SILVER BUTTE HOLSTEINS INC
1580 W KUNA CAVE RD
KUNA ID 83634-1702

Re: Change in Ownership for Water Right No(s): 63-32034 & 63-32498

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) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: Rabo AgriFinance LLC



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

May 27, 2020

BEUS CAPITAL LLC
SILVER BUTTE HOLSTEINS INC
1580 W KUNA CAVE RD
KUNA ID 83634-1702

RE: Change in Ownership Water Right No(s): 63-32034 & 63-32498

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

☒ Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question. You can provide this information by emailing to: jean.hersley@idwr.idaho.gov, mail to the address above or fax to (208) 287-6700.

Because the Department cannot process the Notice without proper documentation, we will hold any action on your notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days we will return your notice and all attachments and your notice will not be processed.

Also, please note that permit holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Failure to report these changes could result in a \$100 late filing fee. Forms to assign ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at (208) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: Rabo Agrifinance, LLC