

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

FEB 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?
47-13314	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-13315	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-13313	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-2292	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Terry L Pearson
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Canyon Ridge Properties LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 19474 US Hwy 30 Buhl ID 83316
Mailing address City State ZIP
- 208-308-0621 cvd@filertel.com
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: 12/02/2019
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
 o \$25 per *undivided* water right.
 o \$100 per *split* water right.
 o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

SUPPORT DATA

IN FILE # 47-2292

8. Signature:  Member 02/05/2020
Signature of new owner/claimant Title, if applicable Date
- Signature: _____ _____ _____
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by SG Date 2/11/20 Receipt No. 5037759 Receipt Amt. 18150⁰⁰

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

Name on W-9 _____ Approved by _____ Processed by DM W-9 received? Yes ☐ No ☐

Date 5-11-2020

This document is recorded by
Title One as an accommodation
and has not been examined
as to its execution and effect.

TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - BURLEY
10:14:59 AM 12-02-2019
2019020590
NO. PAGES 3 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: CT
Electronically Recorded by Simplifile



Title One
a title & escrow co.

File # 19331726

Quitclaim Deed

For value received, **Canyon View Dairy, LLC, an Idaho limited liability company,**

Does hereby convey, release, remise, and forever quit claim unto

Canyon Ridge Properties LLC, an Idaho limited liability company,

whose current address is 1974 Hwy 30, Buhl, ID 83316,

the following described premises:

PARCEL NO. 1:
TOWNSHIP 9 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 17: NW $\frac{1}{4}$ SW $\frac{1}{4}$

PARCEL NO. 2:
TOWNSHIP 9 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 17: NE $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SW $\frac{1}{4}$

PARCEL NO. 3:
TOWNSHIP 9 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 20: NE $\frac{1}{4}$ and All that part of the E $\frac{1}{2}$ NW $\frac{1}{4}$ lying East of the centerline of Deep Creek

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date: November 25, 2019

Canyon View Dairy, LLC, an Idaho limited liability company

BY: Eric Pearson
Eric Pearson, Member

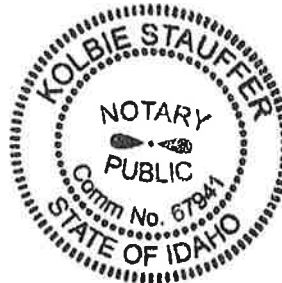
BY: Terry L. Pearson
Terry L. Pearson, Member

BY: Shirley E. Pearson
Shirley E. Pearson, Member

State of Idaho, County of Twin Falls, ss.

On this 27 day of November in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Eric Pearson known or identified to me to be one of the member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

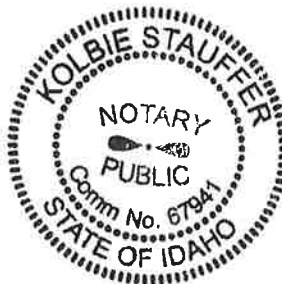
Kolbie Stauffer
Notary Public
Residing at: Twin Falls
My Commission Expires: 12/22/2022
(seal)



State of Idaho, County of Twin Falls, ss.

On this 27 day of November in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Terry L. Pearson known or identified to me to be one of the member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

Kolbie Stauffer
Notary Public
Residing at: Twin Falls
My Commission Expires: 12/22/2022
(seal)



State of Idaho, County of Twin Falls, ss.

On this 27 day of November in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Shirley E. Pearson known or identified to me to be one of the member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

Kolbie Stauffer

Notary Public

Residing at: Twin Falls

My Commission Expires: 10/22/2022
(seal)





TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - BURLEY
04:03:55 PM 08-30-2018
2018013736
NO. PAGES 2 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: CA
Electronically Recorded by Simplifile

File # 18314859

Quitclaim Deed

For value received, Terry L. Pearson, same person as Terry Pearson and Shirley E. Pearson, same person as Shirley Pearson, husband and wife

Does hereby convey, release, remise, and forever quit claim unto

Canyon View Dairy, LLC, an Idaho limited liability company

whose current address is 19474 Hwy 30, Buhl, ID 83316,

the following described premises:

PARCEL NO. 1:
TOWNSHIP 9 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 17: NW $\frac{1}{4}$ SW $\frac{1}{4}$

PARCEL NO. 2:
TOWNSHIP 9 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 17: NE $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SW $\frac{1}{4}$

PARCEL NO. 3:
TOWNSHIP 9 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 20: NE $\frac{1}{4}$ and All that part of the E $\frac{1}{2}$ NW $\frac{1}{4}$ lying East of the centerline of Deep Creek

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

Date: 08/27/2018

Terry L. Pearson
Terry L. Pearson aka Terry Pearson

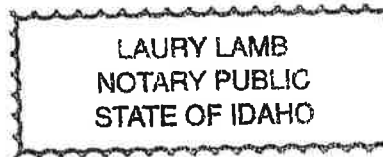
Shirley E. Pearson
Shirley E. Pearson aka Shirley Pearson

State of Idaho, County of Jerome, ss.

On this 30 day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Terry L. Pearson aka Terry Person and Shirley E. Pearson aka Shirley Pearson known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Laury Lamb

Notary Public
Residing at: Jerome, ID
My Commission Expires: 4/2/2022
(seal)



Order No. T010624

QUIT CLAIM DEED

FOR VALUE RECEIVED

TERRY L. PEARSON, A MARRIED MAN

GRANTOR(S)

Do(es) Hereby Convey, Release, Remise and Forever Quitclaim Unto

TERRY L. PEARSON AND SHIRLEY PEARSON, HUSBAND AND WIFE

GRANTEE(S)

Whose address is: 19474 HWY 30, BUHL, ID. 83316.

The following described premises, to-wit:

SEE ATTACHED EXHIBIT "A"

Together with their appurtenances.

Dated: 9-25-01

Terry L. Pearson
TERRY L. PEARSON

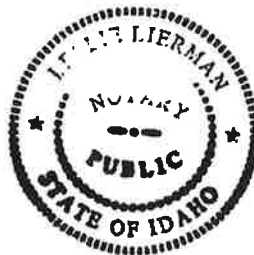
State of IDAHO }
 } ss.
County of TWIN FALLS }

On this 25th day of September, in the year 2001, before me, the undersigned, personally appeared Terry L. Pearson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Bethie Rivman
Notary Public

Residing At: Kimberly
Commission Expires: 7-11-06



Twin Falls County, Idaho
Recorded for:
TWIN FALLS TITLE
03:05pm 89p.28,2001
2001-017475
No. of Pages: 2 Fee: \$6.00
ROBERT S. FORT
Ex-Officio Recorder
Deputy: CN

EXHIBIT A

Township 9 South, Range 14 East of the Boise Meridian, Twin Falls County, Idaho.

Section 20: The Northeast Quarter.

The Southeast Quarter of the Northwest Quarter,
except that portion lying West of the centerline of Deep Creek;

The Northeast Quarter of the Northwest Quarter,
EXCEPT that portion lying West of the centerline of Deep Creek.

EXCEPT the Highway Right of Way

SP
JAP

WARRANTY DEED

For Value Received THOMAS J. KORTE, a single man
grantor, does hereby grant, bargain, sell and convey unto
TERRY L. PEARSON, same person as TERRY PEARSON, and SHIRLEY E.
PEARSON, same person as SHIRLEY PEARSON, husband and wife

the grantees, whose current address is:

Route 3 Box 367A, Buhl, ID 83316

the following described premises, in Twin Falls County, Idaho, to wit:

TOWNSHIP 9 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN, TWIN FALLS
COUNTY, IDAHO,

SECTION 17: NW1/4SW1/4

SUBJECT TO Reservations in United States and State Patents, existing and
recorded rights-of-way and easements, zoning and building ordinances and
taxes and assessments as prorated between the parties hereto.

taxes and assessments for 1991.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the
said Grantees, their heirs and assigns forever. And the Grantors do hereby
covenant to and with the said Grantees that they are the owners in fee
simple of said premises; that they are free from all encumbrances except
levies and assessments and except reservations, restrictions and easements
of record, and easements visible upon the premises and that they will
warrant and defend the same from all lawful claims whatsoever.

Dated: June 1, 1991

THOMAS J. KORTE

STATE OF Idaho)

COUNTY OF Twin Falls) ss

On this 1st day of June, 1991,
before me a Notary Public in and for said
State, personally appeared

- Thomas J. Korte
known or proved to me to be the person
whose name is subscribed to the within
instrument, and acknowledged to me that
he executed the same.

Notary Public

Residing at Twin Falls, ID
Commission Expires: 10-30-95

TWIN FALLS COUNTY, IDAHO
RECORDED FOR: FIRST AMERICAN TITLE COMPANY
199 JUN 12 P 3:22 91003670
EX-OFFICIO RECORDER
FEE: 300 DEPUTY: 8



First American Title Company

WARRANTY DEED

For Value Received

FRANK W. PEARSON AND EILEEN M. PEARSON, HUSBAND AND WIFE,

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

TERRY L. PEARSON, a single man,

whose address is:

Route # 3

Buhl, Idaho 83316

Hereinafter called the grantee, the following described premises, in Twin Falls County, Idaho, to-wit:

The Southwest Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$) and a roadway Twenty Five (25) feet wide along the South line of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) all in Section Seventeen (17) Township Nine (9) South, Range Fourteen (14) East of the Boise Meridian.

SUBJECT TO easements for ditches, drainage and roadways of record in the office of the Twin Falls County Recorder.

TOGETHER WITH a water right appurtenant to said premises evidenced by a certificate for 75.30 shares of the Capital Stock of the Twin Falls Canal Company

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and to the Grantee's their 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 they are free from all incumbrances except as described above and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: April 14th, 1978

Frank W. Pearson

FRANK W. PEARSON

Eileen M. Pearson

EILEEN M. PEARSON

STATE OF IDAHO, COUNTY OF Twin Falls
On this 14th day of April, 1978,
before me, a Notary Public in and for said State, personally appeared

FRANK W. PEARSON AND
EILEEN M. PEARSON,
husband and wife,

known to me to be the persons whose names are
subscribed to the within instrument, and acknowledged to
me that they executed the same.

Janet M. Shaw

Notary Public
Idaho

Residing at Buhl
Comm. Expires 6-2-81

STATE OF IDAHO, COUNTY OF TWIN FALLS, IDAHO
I hereby certify that this instrument was filed for record at
the request of the owners

at 30 minutes past 9 o'clock A.M.,
this MAR 16 1979 day of
19, in my office, and duly recorded in Book
of Deeds at page

RICHARD A. PENCK

Ex-Officio Recorder

By

Terry Pearson

Deputy.

Fees \$ 1.00

Mailed by Terry Pearson

Route 3
Buhl, Idaho 83316

INSTRUMENT NO.

751946



0003664959

**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 #: 0003664959

Date Filed: 11/2/2019 8:13:12 PM

Entity Name and Mailing Address:

CANYON RIDGE PROPERTIES LLC

The file number of this entity on the records of the Idaho Secretary
of State is: 0000118837

Address 19474 HIGHWAY 30
BUHL, ID 83316-5022

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: W35397

The registered agent on record is:

Registered Agent **TERRY L PEARSON**
Registered Agent
Physical Address
19474 HWY 30
BUHL, ID 83316
Mailing Address

Limited Liability Company Managers and Members

Name	Title	Business Address
TERRY L PEARSON	Manager	19474 HWY 30 BUHL, ID 83316
ERIC A PEARSON	Member	19602 HWY 30 BUHL, ID 83316
SHIRLEY E) PEARSON	Member	19474 HWY 30 BUHL, ID 83316

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

Terry L Pearson

Sign Here

11/02/2019

Date

Signer's Title: member

B0394-8256 11/02/2019 8:13 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

May 11, 2020

CANYON RIDGE PROPERTIES LLC
19474 HIGHWAY 30
BUHL ID 83316-5022

Re: Change in Ownership & Security Interest for Water Right No(s): 47-2292, 47-7789, 47-12042,
47-13313, 47-13314, 47-13315

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 also acknowledges receipt of correspondence adding security interest of the above referenced water right(s) to Shawpatin AgCap LLC. The Department has modified its records and has enclosed a computer-generated report for you.

You will notice that Conterra Agricultural Capital LLC has been copied on the letter because they have a security interest on the above referenced water rights. The Department can remove the security interest from the water right records upon written authorization from Conterra Agricultural Capital LLC.

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: Shawpatin AgCap LLC
TitleOne, Jerome (File #19350937)
Conterra Agricultural Capital LLC



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 • Email: southerninfo@idwr.idaho.gov

BRAD LITTLE
Governor

GARY SPACKMAN
Director

April 29, 2020

CANYON RIDGE PROPERTIES LLC
19474 HIGHWAY 30
BUHL ID 83316-5022

Re: Change in Water Right Ownership for Water Right No(s): 47-7789, 47-12042

Re: Change in Water Right Ownership for Water Right No(s): 47-2292, 47-13313, 47-13314, 47-13315

Dear Water Right Holder(s):

The Idaho Department of Water Resources (Department) recently received a Notice of Change in Water Right Ownership (Notice), for the above referenced water rights. The Notice was received from TitleOne Corporation on February 11, 2020. The Notice could not be processed due to the following reasons:

- 1) Water Right No(s). 47-7789 & 47-12042 are currently in the name of Eric Pearson and Juliana Barrientos Garcia. In order to complete this Ownership Change, we need documentation showing Julianna Barrientos Garcia no longer holds an interest in the property or water rights. Otherwise, she will remain as a current owner on the rights. This can be a copy of a Warranty Deed, Quitclaim Deed, Court Decree, or Contract of Sale.
- 2) Water Right No(s). 47-2292, 47-13313, 47-13314 & 47-13315 are currently in the name of Terry Pearson. In order to complete this Ownership Change, we need documentation showing Terry L Pearson no longer holds an interest in the property or water rights. This can be a copy of a Warranty Deed, Quitclaim Deed, Court Decree, or Contract of Sale.

Because the Department cannot process the Notice(s) 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.

Thank you in advance for your patience and cooperation. If you have any questions regarding this letter, please contact me at (208) 736-3033.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: TitleOne, Jerome (File #19350937) *without enclosures*



TitleOne
a title & escrow co.

237 N. Lincoln
Jerome, ID 83338
Ph. (208)324-3357
Fx. (866) 310-3443
www.titleonecorp.com

Via UPS Overnight Delivery

Idaho Dept of Water Resources
650 Addison Ave W, Ste 500
Twin Falls, ID 83301

RECEIVED

FEB 11 2020

DEPT OF WATER RESOURCES
SOUTHERN REGION

Date: February 10, 2020

Re: Escrow No. 19350937 ~ Canyon Ridge Properties LLC, an Idaho limited liability company

In connection with the above referenced transaction, I am enclosing the following:

- Check number 25522 in the amount of \$150.00
- Check number 25527 in the amount of \$150.00
- Notice of Change in Water Right Ownership from Eric A Pearson to Canyon Ridge Properties, LLC
- Notice of Change in Water Right Ownership from Terry L. Pearson to Canyon Ridge Properties, LLC
- Notice of Security Interest in (6) Water Rights for Canyon Ridge Properties and Shawpatin AgCap, LLC

Once completed, please forward copies to my attention at TitleOne 237 N. Lincoln, Jerome, ID 83338. If you have any questions, please do not hesitate to contact me.

Sincerely,

Laury Jo Lamb
(208) 324-3357
llamb@titleonecorp.com