

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED ✓

MAR 13 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?
36-11048	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"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>

2. Previous Owner's Name: Nature's Best Produce Inc  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Land View, Inc  
New owner(s) as listed on the conveyance document
- Mailing address: P.O. Box 475 City: Rupert State: ID ZIP: 83350
- Telephone: 208-312-4500 Email: royy@LVF.com

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: 3/26/2009
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: Roy M. Young Title, if applicable: Pres. Date: 3/10/2020  
Signature of new owner/claimant
- Signature: \_\_\_\_\_ Title, if applicable: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature of new owner/claimant

### For IDWR Office Use Only:

Received by bm Date 3-13-2020 Receipt No. 5037822 Receipt Amt. \$25-

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 MR Date 4-16-2020

**WARRANTY DEED**

THIS INDENTURE, made this 26 day of March, 2009, between, NATURE'S BEST PRODUCE, INC. ("GRANTOR"), and LAND VIEW, INC., whose address is P.O. Box 475, Rupert, Idaho 83350 (GRANTEE).

**WITNESSETH:**

The Grantor for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold and by these presents does grant, bargain and sell, convey and confirm unto the Grantee, and to the heirs and assigns of Grantee forever, all of the following described real estate situated in the County of Minidoka, State of Idaho, to-wit:

TOWNSHIP 9 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN, MINIDOKA COUNTY, IDAHO

Section 1: SE¼ NW¼, Lot 6, EXCEPTING THEREFROM that portion of Lot 6 described as follows:

Commencing at the Southeast corner of the NW¼ of said Section 1, and running South 0°16' West 388.3 feet, more or less, to a point on the Northwesterly right of way of the Union Pacific Railroad; Thence along the Union Pacific Railroad right of way North 45°30' East 552.11 feet, more or less to the Northeast corner of Lot 6; Thence North 89°53' West 392.5 feet, more or less, to the Point of Beginning.

AND ALSO EXCEPTING THEREFROM that portion of Lot 6 described as follows:

Commencing at the Southwest corner of Lot 6, Section 1 Township 9 South, Range 24 East, Boise Meridian; Thence North 0°16' East along the West line of said Lot 6 a distance of 380.0 feet;

Thence South 89°52' East, 225.0 feet to the True Point of Beginning;

Thence continuing as follows:

North 55°55' East 120.2 feet;

**Instrument # 501536**

MINIDOKA COUNTY, RUPERT, IDAHO

3-26-2009 04:31:00 No. of Pages: 3

Recorded for : RUPERT LAND TITLE

DUANE SMITH Fee: 9.00

Ex-Officio Recorder Deputy

1 Thence North 45°30' East 1170.0 feet, more or less, to a point in a line parallel with and 40.0  
2 feet Northwesterly from the survey center line of said State Highway 24, Project No. S-  
2790(2) Highway Survey;

3 Thence along said parallel line as follows:

4 Southwesterly along an 11,419.2 foot radius curve right 743.0 feet more or less, to a  
5 point opposite Station 126+60.92 of said Highway Survey, South 51°27'40" West  
182.76 feet Southwesterly along an 11,499.2 foot radius curve left 470.0 feet, more  
or less, to a point;

6 Thence leaving said parallel line, South 89°52' East 130.0, <sup>feet</sup>~~more~~ or less, to the Point of  
Beginning, (Highway Station reference: 120+55 to 134+00.21)

7 **SUBJECT TO:**

8 1. A mortgage in favor of Northwest Farm Credit Services, FLCA recorded as  
9 Instrument No. 438098 in the records of Minidoka County, Idaho and assigned by Instrument  
10 No. 467528, records of Minidoka County, Idaho.

12 2. A covenant hereby reserved that the future use of the property will not include any  
13 fresh potato packing or shipping.

14 **TOGETHER** with all and singular the tenements, hereditaments and appurtenances  
15 thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and  
16 remainders, rents, issues and profits thereof, and all estate, right, title and interest in and to said  
17 property as well in law as in equity of the Grantor.

19 **TO HAVE AND TO HOLD**, all and singular the above-mentioned and described  
20 premises, together with appurtenances unto the Grantee and to the heirs and assigns of Grantee  
21 forever.

22 The Grantor shall and will warrant and by these presents will forever defend the said  
23 premises in the quiet and peaceable possession of the Grantee, and the heirs and assigns of  
24 Grantee against all and every person and persons whomsoever lawfully claiming the same,  
25 except as aforesaid.  
26

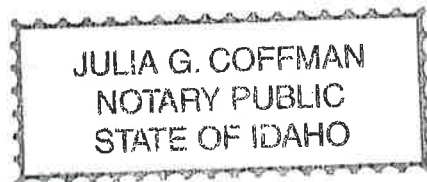
1 IN WITNESS WHEREOF, the Grantor has executed this Deed the day and year first  
2 above written.

3 NATURE'S BEST PRODUCE, INC.

4  
5 By: Roy M. Young  
6 Its: Pres.

7  
8 State of Idaho )  
9 County of Minidoka ) ss

10 On this 26 day of March, in the year 2009, before me, the undersigned, a  
11 Notary Public in and for said State, personally appeared Roy M. Young known or  
12 identified to me to be the President of the corporation that executed the  
13 instrument or the person who executed the instrument on behalf of said corporation, and  
14 acknowledged to me that such corporation executed the same.



Julia G. Coffman  
Notary Public for Idaho  
Residing at Boyer, Ida  
My commission expires 6-20-2014



0003606921



**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 #: 0003606921

Date Filed: 8/27/2019 11:42:50 AM

## Entity Name and Mailing Address:

LAND VIEW, INC.

The file number of this entity on the records of the Idaho Secretary of State is: 0000240836

Address PO BOX 475  
RUPERT, ID 83350-0475

## Entity Details:

Entity Status Active-Good Standing

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: C76874

## The registered agent on record is:

Registered Agent ROY M YOUNG  
Registered Agent  
Physical Address  
20504 4TH ST ACEQUIA  
RUPERT, ID 83350  
Mailing Address

## Corporate Officers and Directors:

Name	Title	Address
LUPE YOUNG	Secretary	168 W. 400 N. RUPERT, ID 83350
KURT HARMAN	Director	78 N. 400 E. RUPERT, ID 83350
JUSTIN YOUNG	Director	923 I STREET RUPERT, ID 83350
JACK HARMAN	Secretary	525 E. 1400 N. RUPERT, ID 83350
KENT HARMAN	Secretary	455 E. 1300 N. RUPERT, ID 83350
V. PAUL HOBSON	Director	22 S. 700 W. BURLEY, ID 83318
ROY M YOUNG	President	PO BOX 475 RUPERT, ID 83350
LANCE WHITNEY	Director	3533 EAST 3985 NORTH KIMBERLY, ID 83341

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

*Brenda Reynolds*

Sign Here

*08/27/2019*

Date

Signer's Title: Accountant

B0334-9517 08/27/2019 11:42 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](http://www.idwr.idaho.gov)

Brad Little  
Governor

Gary Spackman  
Director

April 16, 2020

LAND VIEW INC  
PO BOX 475  
RUPERT ID 83350-0475

Re: Change in Ownership for Water Right No(s): 36-11048

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) 736-3033.

Sincerely,

*Michelle Richman*

Michelle Richman  
Engineer

Enclosure(s)

cc: Water District 130