Form 42-248/42-1409(6) Rev. 1/15

RECEIVED
FEB 03 2020
DEPT OF WATER RESOURCES
SOUTHERN REGION

STATE 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?
36-2612A	Yes ☐	Yes ☐	36-14759	Yes ☐	Yes ☐
36-2612B	Yes ☐	Yes ☐	36-16683	Yes ☐	Yes ☐
36-7894B	Yes ☐	Yes ☐	36-16684	Yes ☐	Yes ☐
36-7906A	Yes ☐	Yes ☐	36-17074	Yes ☐	Yes ☐
36-7906B	Yes ☐	Yes ☐	See Exhibit A	Yes ☐	Yes ☐

2. Previous Owner's Name: Roth Investments, L.L.C.
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Blue Sage Properties, LLC
New owner(s) as listed on the conveyance document — Name connector ☐ and ☐ or ☐ and/or

3394 North 2600 East — Mailing address
Twin Falls — City
ID — State
83301 — 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: January 23, 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.

SUPPORT DATA
IN FILE # 36-2612A

8. Signature: Antoinette J. Hafferty — Signature of new owner/claimant
Member — Title, if applicable
January 22, 2020 — Date

Signature: _____ Signature of new owner/claimant
Title, if applicable
Date

For IDWR Office Use Only:

Receipted by SG Date 2/3/20 Receipt No. 5037738 Receipt Amt. $1800.00 total

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 DM Date 3/31/2020

Exhibit A

Water Right/Claim No.	Split?	Leased to Water Supply Bank?
36-17075	No	No
36-7109	No	No
36-7292	No	No
36-8264	No	No
36-8417	No	No
36-8468	No	No
36-11090	No	No

Instrument # 267449
GOODING COUNTY, GOODING, IDAHO
01-23-2020 15:12:50 No. of Pages: 8
Recorded for: TITLEONE - TWIN FALLS
DENISE GILL Fee: $15.00
Ex-Officio Recorder Deputy: JG
Electronically Recorded by Simplifile

19350379

(Space above reserved for Recorder's Office)

WARRANTY DEED

For Value Received,

Roth Investments, L.L.C., an Idaho limited liability company (the "Grantor")

does hereby grant, bargain, sell and convey unto

Blue Sage Properties, LLC, an Idaho limited liability company (the "Grantee")

whose current address is

3394 North 2600 East, Twin Falls, Idaho 83301

the following described real property, together with all improvements thereon, to-wit:

See Exhibit A attached hereto

SUBJECT TO all existing U.S. Patent reservations and restrictions, zoning ordinances, applicable building codes, laws and regulations, current year taxes, levies and assessments (including irrigation and utility assessments), and the following specific exceptions:

1-52. Intentionally omitted.

TRACT NO. 2 - GOODING COUNTY

53-54. Intentionally omitted.

55. Right-of-way for canals, laterals and waste ditches and the rights of access thereto for maintenance of said North Side Canal Company, Ltd.

56. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company, a corporation
Purpose: Public Utilities
Recorded: November 12, 1941
Book 5 at Page(s) 30
Instrument No.: 81990

57. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company, a corporation
Purpose: Public Utilities
Recorded: August 22, 1969
Instrument No.: 29637

58. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company, a corporation
Purpose: Public Utilities
Recorded: June 21, 1973
Instrument No.: 45939

59. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company, a corporation
Purpose: Public Utilities
Recorded: March 22, 1974
Instrument No.: 49426

60. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Circle 4 Cattle Company, Inc., an Idaho corporation
Purpose: Public Utilities
Recorded: March 6, 1991
Instrument No.: 143951

61-66. Intentionally omitted.

TO HAVE AND TO HOLD said premises, with its appurtenances, unto said Grantee and its heirs and assigns forever. The Grantor hereby covenants to and with the Grantee that it is the owner in fee simple of the premises; that, subject to the exceptions set forth above, said premises is free from all encumbrances; and that, subject to the foregoing, it will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

[The remainder of this page has been left intentionally blank.]

Dated this 23 day of January, 2020.

GRANTOR

ROTH INVESTMENTS, L.L.C.

By: _____
Todd Roth, Manager and
Authorized Signatory

STATE OF IDAHO)
: ss.
County of Twin Falls)

On this 22 day of January, in the year 2020, before me, a notary public for the State of Idaho, personally appeared **Todd Roth**, known or identified to me to be the person listed above and a Manager and Authorized Signatory of **Roth Investments, L.L.C.**, and acknowledged to me on this day under oath, that, being informed of the contents of this document, he executed the same on behalf of such entity as his free and voluntary act and deed.

LAURY LAMB
COMMISSION #41905
NOTARY PUBLIC
STATE OF IDAHO

_____
Notary Public for the State of Idaho
Residing at: Jerome, ID
My Commission Expires: 4/27, 2022

Exhibit A

Legal Description:

TRACT NO. 2 - GOODING COUNTY

PARCEL NO. 1
TOWNSHIP 8 SOUTH, RANGE 16, EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO

Section 31: That part of Lot 3, more particularly described as follows:

Beginning at the Northwest corner of said Lot 3, which point shall be known as the TRUE POINT OF BEGINNING;
Thence South 1288.58 feet along the Westerly boundary of said Lot 3, to a point that lies North 30.43 feet from the Southwest corner of said Lot 3;
Thence South 89°40'43" East, 1055.89 feet to a point on the Easterly boundary of said Lot 3, said point lies North 0°13'26" West, 26.61 feet from the Southeast corner of said Lot 3;
Thence North 0°13'26" West, 1292.44 feet along the Easterly boundary of said Lot 3 to the Northeast corner of said Lot 3;
Thence North 89°53'14" West, 1050.85 feet along the Northerly boundary of said Lot 3 to the TRUE POINT OF BEGINNING.

PARCEL NO. 2
TOWNSHIP 8 SOUTH, RANGE 16, EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO

Section 31: That part of Lot 4, more particularly described as follows:

Commencing at the Southwest corner of said Lot 4;
Thence South 89°53'05" East along the South boundary of said Lot 4, 660.00 feet to the TRUE POINT OF BEGINNING;
Thence continuing South 89°53'05" East along the South boundary of said Lot 4, 401.12 feet to the Southeast corner of said Lot 4;
Thence North 0°13'26" West along the East boundary of said Lot 4, 1319.05 feet to the Northeast corner of Lot 4;
Thence North 89°53'09" West along the North boundary of said Lot 4, 395.98 feet;
Thence South 1319.03 feet to the TRUE POINT OF BEGINNING.

SAVE AND EXCEPT the following described tracts:

Tract No. 1:
Commencing at the Southwest corner of said Lot 4; Thence South 89°53'05" East, 660.00 feet along the Southerly boundary of said Lot 4 to the TRUE POINT OF BEGINNING;

Thence South 89°53'05" East, 162.00 feet along said Southerly boundary, said point lies North 89°53'05" West, 239.12 feet from the Southeast corner of said Lot 4;
Thence North 1°53'56" East, 121.07 feet;
Thence North 89°39'20" East, 96.49 feet;
Thence North 2°06'56" East, 108.20 feet;
Thence North 88°57'04" East, 117.79 feet to a point that lies North 0°13'26" West, 232.64 feet and South 88°57'04" West, 15.95 feet from the Southeast corner of said Lot 4;
Thence North 0°50'02" West, 505.10 feet;
Thence North 89°46'34" East, 21.33 feet to the Easterly boundary of said Lot 4;
Thence North 0°13'26" West, 581.58 feet along the Easterly boundary of said Lot 4 to the Northeast corner of said Lot 4;
Thence North 89°53'09" West, 395.98 feet along the Northerly boundary of said Lot 4;
Thence South 1319.03 feet to the TRUE POINT OF BEGINNING.

Tract No. 2:

Beginning at the Southwest corner of Section 31; Thence South 89°53'05" East 822.00 feet along the Southerly boundary of Section 31 to the TRUE POINT OF BEGINNING;
Thence North 1°53'56" East, 121.07 feet;
Thence North 89°39'20" East, 96.49 feet;
Thence North 2°06'56" East, 108.20 feet;
Thence North 88°57'04" East, 40.98 feet;
Thence South 0°06'55" West, 230.75 feet to the Southerly boundary of Section 31;
Thence North 89°53'05" West, 145.00 feet along said Southerly boundary to THE TRUE POINT OF BEGINNING.

PARCEL NO. 3
TOWNSHIP 8 SOUTH, RANGE 16, EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO

Section 31: That part of the SW¼NE¼, SE¼NW¼ and NW¼SE¼, described as follows:

Beginning at the East quarter corner of Section 31;
Thence North 89°53'14" West, 1847.10 feet along the Northerly boundary of the SE¼ of Section 31 to the TRUE POINT OF BEGINNING;
Thence along the arc of a curve left, 1150.56 feet having a 1403.00 feet radius and a chord of South 45°01'49" West, 1118.59 feet to a point in the Westerly boundary of the NW¼SE¼ of Section 31;
Thence North 0°13'31" West, 792.12 feet along the Westerly boundary of the NW¼SE¼ to the center of quarter corner of Section 31;
Thence North 89°53'14" West, 696.79 feet along the Southerly boundary of the SE¼NW¼ of Section 31;
Thence Northeasterly, 934.40 feet along the arc of a curve left having a radius of 1242.00 feet and a chord of North 43°45'33" East, 912.52 feet;
Thence Southeasterly, 983.40 feet along a curve left having a radius of 1395.00 feet and a chord of South 46°36'27" East, 963.16 feet to a point in the Southerly boundary of the SW¼NE¼ of Section 31;

Thence South 89°53'14" East, 160.26 feet along the Southerly boundary of the SW¼NE¼ of Section 31 to the TRUE POINT OF BEGINNING.

PARCEL NO. 4
TOWNSHIP 8 SOUTH, RANGE 16, EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO

Section 31: That part of Lot 2, more particularly described as follows:

Beginning at the West quarter corner of Section 31, the TRUE POINT OF BEGINNING;
Thence North 568.73 feet along the Westerly boundary of Section 31;
Thence South 89°53'14" East, 45.85 feet;
Thence Southeasterly, 833.20 feet along the arc of a curve left having a radius of 1242.00 feet and a chord of South 45°52'08" East, 817.66 feet to a point in the Southerly boundary of Lot 2 of Section 31;
Thence North 89°53'14" West, 632.70 feet along the Southerly boundary of Lot 2 to the TRUE POINT OF BEGINNING.

PARCEL NO. 5
TOWNSHIP 8 SOUTH, RANGE 16, EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO

Section 31: E½SW¼

PARCEL NO. 6
TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO

Section 31: A tract of land located in the SW¼SE¼, more particularly described as follows:

Beginning at the Southwest corner of said SW¼SE¼;
Thence North 0°35'28" West a distance of 723.70 feet along the Westerly boundary of said SW¼SE¼;
Thence North 89°17'53" East a distance of 34.97 feet;
Thence South 30°53'05" East a distance of 112.82 feet;
Thence South 32°32'24" East a distance of 90.63 feet;
Thence South 34°21'09" East a distance of 86.68 feet;
Thence South 38°48'04" East a distance of 99.90 feet;
Thence South 43°05'49" East a distance of 94.89 feet;
Thence South 46°57'43" East a distance of 96.46 feet;
Thence South 51°43'08" East a distance of 102.01 feet;
Thence South 55°39'44" East a distance of 101.03 feet;
Thence South 50°01'56" East a distance of 71.66 feet;
Thence South 15°45'40" East a distance of 104.03 feet to the Southerly boundary of said SW¼SE¼;

Thence South 90°00'00" West a distance of 627.68 feet along the Southerly boundary of said SW¼SE¼ to the POINT OF BEGINNING.

PARCEL NO. 7
TOWNSHIP 8 SOUTH, RANGE 16, EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO

Section 31: A parcel of land located in the SE¼, more particularly described as follows:

Beginning at the Southeast corner of said SE¼ Section 31; Thence South 90°00'00" West a distance of 1291.15 feet along the Southerly boundary of said SE¼; Thence North 0°00'00" East a distance of 35.00 feet to the TRUE POINT OF BEGINNING;
Thence South 90°00'00" West a distance of 37.00 feet;
Thence North 0°00'00" East a distance of 35.00 feet;
Thence North 90°00'00" East a distance of 37.00 feet;
Thence South 0°00'00" West a distance of 35.00 feet to the TRUE POINT OF BEGINNING.

EASEMENT NO. 2:

Easement disclosed in Warranty Deed recorded August 8, 1997 as Instrument Number 171892, Gooding County records, for the purpose of ingress and egress over a strip of land 15.00 feet in width located in the SE¼ of Section 31, Township 8 South, Range 16, East Boise Meridian in Gooding County, Idaho, and lying 7.50 feet right and 7.50 feet left of the following described centerline:

Beginning at the Southeast corner of said SE¼ Section 31;
Thence South 90°00'00" West a distance of 1320.65 feet along the Southerly boundary of said SE¼;
Thence North 0°00'00" East a distance of 25.00 feet to the Northerly boundary of a county road easement and THE TRUE POINT OF BEGINNING;
Thence North 0°00'00" East a distance of 10.00 feet to the Southerly boundary of the above described Parcel No. 7 and the North terminus of said easement.

AND an easement disclosed in Warranty Deed recorded August 8, 1997 as Instrument Number 171892, Gooding County records, for the purpose of maintenance of an irrigation pipeline over a strip of land 15.00 feet in width located in the SE¼ of Section 31, Township 8 South, Range 16, East Boise Meridian in Gooding County, Idaho and lying 7.50 feet right and 7.50 feet left of the following described centerline:

Beginning at the Southeast corner of said SE¼ Section 31;
Thence South 90°00'00" West a distance of 1291.15 feet along the Southerly boundary of said SE¼;
Thence North 0°00'00" East a distance of 70.00 feet to the Northeast corner of the above described parcel;
Thence South 90°00'00" West a distance of 11.30 feet along the Northerly boundary of the above described parcel to THE TRUE POINT OF BEGINNING;

Thence North 52°29'17" West a distance of 1702.07 feet to a point on the Westerly boundary of said SE¼ which bears North 0°35'28" West a distance of 1106.50 feet from the Southwest corner of said SE¼ and the terminus of said easement.

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

Instrument # 2200327
JEROME COUNTY, JEROME, IDAHO
01-23-2020 02:44:30 PM No. of Pages: 9
Recorded for: TITLEONE - TWIN FALLS
MICHELLE EMERSON Fee: $15.00
Ex-Officio Recorder Deputy: jw
Electronically Recorded by Simplifile

19350379

(Space above reserved for Recorder's Office)

WARRANTY DEED

For Value Received,

Roth Investments, L.L.C., an Idaho limited liability company (the "Grantor")

does hereby grant, bargain, sell and convey unto

Blue Sage Properties, LLC, an Idaho limited liability company (the "Grantee")

whose current address is

3394 North 2600 East, Twin Falls, Idaho 83301

the following described real property, together with all improvements thereon, to-wit:

See Exhibit A attached hereto

SUBJECT TO all existing U.S. Patent reservations and restrictions, zoning ordinances, applicable building codes, laws and regulations, current year taxes, levies and assessments (including irrigation and utility assessments), and the following specific exceptions:

1-8. Intentionally omitted.

TRACT NO. 1 - JEROME COUNTY

9-13. Intentionally omitted.

14. Right-of-way for canals, laterals and waste ditches and the rights of access thereto for maintenance of said North Side Canal Company, Ltd.

15. County Road Right-of-ways.

16. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.

17. Right-of-way for roads, canals, laterals and waste ditches and the rights of access thereto for maintenance of said ditches, dated August 21, 1907, recorded in Book 15 Page 589, Jerome County records.

18. Easement to enter, occupy and use any part or all of the S½S½ of Section 1 and the S½SE¼ of Section 2, Township 8 South, Range 17, East Boise Meridian lying within 25 feet of the center line of the transmission line right of way of the Idaho Power Company project No. 406, and a right of way for a federal aid Highway across the SW¼SE¼ of said Section 2 reserved by the United States of America in Patent filed July 16, 1959 in Book 163 Page 554 as Instrument Number 140100, Jerome County records.

19. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company, a corporation
Purpose: Public Utilities
Recorded: April 8, 1969
Book 184 at Page(s) 255
Instrument No.: 180414

20. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company, a corporation
Purpose: Public Utilities
Recorded: October 26, 1972
Book 184 at Page(s) 635
Instrument No.: 196662

21. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company, a corporation
Purpose: Public Utilities
Recorded: November 13, 1972
Book 184 at Page(s) 647
Instrument No.: 196870

22. Negative easements, conditions, restrictions, and access rights contained in the Deed to the State of Idaho.
Recorded: January 15, 1985
Instrument No.: 287164

23. Terms, conditions, easements and, obligations, if any, contained in Irrigation Easement by and between Thomas Prescott and Marjorie G. Prescott, husband and wife and Clyde C. Bragg and Ellen C. Bragg, husband and wife.
Purpose: Irrigation purposes including settling pond, pumps, power lines and irrigation line, and for the purpose of ingress and egress
Recorded: January 3, 1988

Instrument No: 314166

24. Negative easements, conditions, restrictions, and access rights contained in the Deed to the State of Idaho.
Recorded: April 25, 1934 in Book 107 Page 1
Instrument No.: 56342

25. Grant of Easement given by The United States of America, acting through the Secretary of the Interior, to the County of Jerome, dated December 11, 1954, recorded May 10, 1955 in Book 2 Page 164 as Instrument Number 125844, Jerome County records, affecting a portion of the N½SW¼; SE¼SW¼; SE¼ of Section 14, N½SE¼ of Section 15, all in Township 8 South, Range 17, East Boise Meridian.

26. Material sites rights of way granted by the United States Department of the Interior Bureau of Land Management Land Office, to the State of Idaho Department of Highways, dated September 16, 1955, recorded October 5, 1956 in Book 150 Page 483 as Instrument Number 130255, Jerome County records, over and across the NW¼NW¼ of Section 14, Township 8 South, Range 17, East Boise Meridian.

27. Material site right of way granted by the United States Department of Interior Bureau of Land Management to the State of Idaho Department of Highways, dated November 18, 1957, recorded December 10, 1957 in Book 150 Page 515 as Instrument Number 133947, Jerome County records, covering the NE¼NW¼ of Section 11, Township 8 South, Range 17, East Boise Meridian.

28. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Mountain States Telephone and Telegraph Company
Purpose: Public Utilities
Recorded: July 21, 1966
Book 184 at Page(s) 43
Instrument No.: 168952

29. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company, a corporation
Purpose: Public Utilities
Recorded: August 6, 1974
Book 184 at Page(s) 933
Instrument No.: 207452

30. Reservations contained in Quitclaim Deed by and between Charles P. Marshall and Vickie S. Marshall, husband and wife, Parties of the First Part, and The State of Idaho acting by and through its Idaho Transportation Board for the division of Highways, Party of the Second Part, dated march 20, 1984, recorded May 17, 1984 as Instrument Number 281989, Jerome County records.

31. Conditions, restrictions, and access rights contained in a Deed in favor of the State of Idaho.
Recorded: March 13, 1985
Instrument No.: 288440

32. Negative easements, conditions, restrictions, and access rights contained in the Deed to the State of Idaho.
Recorded: March 13, 1985
Instrument No.: 288441

33. Negative easements, conditions, restrictions, and access rights contained in the Deed to the State of Idaho.
Recorded: March 13, 1985
Instrument No.: 288442

34. Negative easements, conditions, restrictions, and access rights contained in the Deed to the State of Idaho.
Recorded: March 13, 1985
Instrument No.: 288443

35. Negative easements, conditions, restrictions, and access rights contained in the Deed to the State of Idaho.
Recorded: March 13, 1985
Instrument No.: 288444

36. Negative easements, conditions, restrictions, and access rights contained in the Deed to the State of Idaho.
Recorded: March 13, 1985
Instrument No.: 288445

37. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company, a corporation
Purpose: Public Utilities
Recorded: September 4, 1987
Instrument No.: 307455

38. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company, a corporation
Purpose: Public Utilities
Recorded: December 30, 1999
Instrument No.: 996535

39. Intentionally omitted.

40. Order of The Board of Directors of the North Snake Ground Water District on the Petitions for Annexation of Land and Facilities into the North Snake Ground Water District, dated June 18, 2002, recorded July 18, 2002 as Instrument Number 2023779, Jerome County records.

41-42. Intentionally omitted.

43. Order of the Board of Directors of the North Snake Ground Water District on the Petitions for Annexation of Land and Facilities into the North Snake Ground Water District dated December 7, 2004, recorded December 13, 2004 as Instrument Number 2046618, Jerome County records.

44. Jerome County Agriculture Site Permit Zoning for Roth Investments LLC with conditions and restrictions as to construction and structure design for a maternity barn and agricultural products at 6004 US Highway 93, Jerome, Idaho, recorded February 23, 2005 as Instrument Number 2050938, Jerome County records.

45. Jerome County Agriculture Site Permit Zoning for White Clover Dairy for an agricultural building at 6004 US Highway 93, Jerome, Idaho, recorded July 29, 2005 as Instrument Number 2054049, Jerome County records.

46. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company, a corporation
Purpose: Public Utilities
Recorded: November 14, 2007
Instrument No.: 2076829

47-49. Intentionally omitted.

50. All matters, and any rights, easements, interests or claims as disclosed by Survey recorded March 31, 2016 as Instrument No. 2161164.

51. Intentionally Deleted.

52. Planning & Zoning Agriculture Site Zoning Permit for an Ag Building used for a cattle lean to.
Recorded: June 12, 2018
Instrument No.: 2182503, Jerome County records

TO HAVE AND TO HOLD said premises, with its appurtenances, unto said Grantee and its heirs and assigns forever. The Grantor hereby covenants to and with the Grantee that it is the owner in fee simple of the premises; that, subject to the exceptions set forth above, said premises is free from all encumbrances; and that, subject to the foregoing, it will warrant and defend the

same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

[The remainder of this page has been left intentionally blank.]

Dated this 22 day of January, 2020.

GRANTOR

ROTH INVESTMENTS, L.L.C.

By: Todd A. Roth

Todd Roth, Manager and
Authorized Signatory

STATE OF IDAHO)
: ss.
County of Twin Falls)

On this 22 day of January, in the year 2020, before me, a notary public for the State of Idaho, personally appeared **Todd Roth**, known or identified to me to be the person listed above and a Manager and Authorized Signatory of **Roth Investments, L.L.C.**, and acknowledged to me on this day under oath, that, being informed of the contents of this document, he executed the same on behalf of such entity as his free and voluntary act and deed.

LAURY LAMB
COMMISSION #41905
NOTARY PUBLIC
STATE OF IDAHO

Laury Lamb
Notary Public for the State of Idaho
Residing at: Jerome, ID
My Commission Expires: 4/2/2032, 2022

Exhibit A

Legal Description:

TRACT NO. 1 - JEROME COUNTY

PARCEL NO. 1:
TOWNSHIP 8 SOUTH, RANGE 17, EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 1: W½SW¼

Section 2: SE¼

EASEMENT NO. 1:
TOGETHER WITH easement rights as set forth in Irrigation Easement recorded January 3, 1988 as Instrument Number 314166, records of Jerome County, Idaho, over, upon and across the following described property:

W½NW¼ of Section 1, Township 8 South, Range 17, East of the Boise Meridian, Jerome County, Idaho.

SAVE AND EXCEPT U.S. Highway No. 93 right-of-way.

PARCEL NO. 2:
TOWNSHIP 8 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 2: SW¼SW¼, E½SW¼ SAVE AND EXCEPT U.S. Highway No. 93 right-of-way.

Section 10: E½

Section 11: W½ lying West of U.S. Highway No. 93;

Section 14: W½NW¼ lying West of U.S. Highway No.93; NW¼SW¼ lying West of U.S. Highway No. 93;

Section 15: N½; N½S½

SAVE AND EXCEPTING the following described tracts:

Tract No. 1:
A portion of the Southeast ¼ of Section 16 and a portion of the Southwest ¼ of Section 15 all in Township 8 South, Range 17 East Boise Meridian, Jerome County, Idaho, more particularly described as follows:

Commencing at the Southwest corner of said Section 15;
Thence North 0°02'00" West, along the westerly boundary of said Section 15, 1,324.06 feet to the Northwest corner of the S½ of the S½ of said Section 15 and the REAL POINT OF BEGINNING;
Thence South0°02'00" East, 71.10 feet;
Thence North 79°56'24" West, 1,473.27 feet;
Thence North 82°35'42" East, 413.76 feet;
Thence North 67°39'05" East, 176.46 feet;
Thence North 55°47'46" East, 44.86 feet;
Thence South 79°56'24" East, 1,910.39 feet, more or less, to the Northerly boundary of said S½S½ of Section 15;
Thence North 89°53'47" West, along the Northerly boundary of said S½S½ of Section 15, 1,041.10 feet, more or less, to the REAL POINT OF BEGINNING.

Tract No. 2:
A parcel of land in the N½SW¼ and part of the NW¼SE¼, being more specifically described as follows:

Commencing at the Southwest corner of said Section 15, Township 8 South, Range 17 East, Boise Meridian, on a bearing of North 0°02'00" West, along the West boundary of said Section 15 for a distance of 1506.95 feet to the North boundary of the Jerome County Airport and the REAL POINT OF BEGINNING;
Thence from this REAL POINT OF BEGINNING and continuing along the West boundary of Section 15 on a bearing of North 0°02'00" West a distance of 305.24 feet to the new Northerly boundary of the Jerome County Airport;
Thence along the new Northerly boundary of said Jerome County Airport on a bearing of South 79°56'24" East a distance of 2822.83 feet to the existing Northerly boundary of the Jerome County Airport;
Thence along the existing Northerly boundary of the Jerome County Airport on a bearing of North 89°53'47" West a distance of 1738.09 feet;
Thence continuing along the existing Northerly boundary of the Jerome County Airport on a bearing of North 79°56'24" West a distance of 1057.42 feet to the REAL POINT OF BEGINNING.

PARCEL NO. 3:
TOWNSHIP 8 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 11: NE¼

SAVE AND EXCEPT that portion of the NW¼NE¼ conveyed to Idaho Transportation Board for the Division of Highways as set forth in Quitclaim Deed dated April 19, 1984, recorded May 17, 1984 as Instrument Number 281988, Jerome County records and in Quitclaim Deed date March 20, 1984, recorded May 17, 1984 as Instrument Number 281989, Jerome County records.

Section 12: NW¼

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

April 2, 2020

BLUE SAGE PROPERTIES LLC
3394 N 2600 E
TWIN FALLS ID 83301-0248

Re: Change in Ownership & Notice of Security Interest for Water Right No(s): 36-2612A, 36-2612B, 36-7109, 36-7292, 36-7894B, 36-7906A, 36-7906B, 36-8264, 36-8417, 36-8468, 36-11090, 36-14759, 36-16683, 36-16684, 36-17074, 36-17075

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 Mc Finney Agri-Finance LLC. The Department has modified its records and has enclosed a computer-generated report for you.

In addition, pursuant to the letter received from Northwest Farm Credit Services FLCA, they have been removed as a current owner on water right 36-8417.

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: Mc Finney Agri-Finance LLC
TitleOne, Burley (File #19350379)
Northwest Farm Credit Services FLCA, Twin Falls
Water District 130

RECEIVED
SEP 23 2019
DEPT OF WATER RESOURCES
SOUTHERN REGION

September 19, 2019

Corey Skinner
Idaho Department of Water Resources
650 Addison Ave. W., Ste. 500
Twin Falls, ID 83301

Re: Roth Investments LLC

Dear Mr. Skinner:

I am writing you concern the attorney representing the legal interest of water rights owned by Roth Investments. Some of water rights currently owned by Roth Investments LLC identify attorneys Gary Slette and Roger Ling as the active attorneys. Please remove these attorneys as representatives for the following water rights owned by Roth Investments.

36-16887
36-16886
36-16860
36-16859
36-13968
~~36-7391C~~ 36-7931C
~~36-7391B~~ 36-7931B
~~36-7391A~~ 36-7931A
36-2612B
36-2612A
36-2539B
36-2539A

Thank you.

Sincerely,

Roth Investments LLC

J M Roth

Database updated 9-24-2019. DM

Per research & Ownership Change info received 2/3/2020: Attorney Roger Ling was removed from 36-7906A & 36-7906B. He was former attorney for Roth Investments (as referenced above).

DM 4-1-2020

TitleOne
a title & escrow co.

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

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

RECEIVED
FEB 03 2020
DEPT OF WATER RESOURCES
SOUTHERN REGION

Date: 01/31/2020

Escrow No. 19350379
Blue Sage Properties, LLC/Roth Investments, LLC

Dear Clerk:

Enclosed with this letter please find the following documents:

1. The original executed Notice of Change in Water Right Ownership from Roth Investments, L.L.C. to Blue Sage Properties, LLC.
2. A copy of the original executed and recorded Warranty Deed.
3. A letter from Northwest Farm Credit Services concerning Water Right NO. 36-8417.
4. The original Notice of Security Interest in a Water Right for McFinney Agri-Finance, LLC for 16 water rights.
5. The original Notice of Security Interest in a Water Right for McFinney Agri-Finance, LLC for 6 water rights.
6. TitleOne's check no. 25312 payable to Idaho Department of Water Resources in the amount of $800.00 for the transfer fees.
7. TitleOne's check no. 25408 payable to Idaho Department of Water Resources in the amount of $150.00 for the transfer fees.

Please make the necessary changes in the records to indicate the new ownership and security interests. Please send the original receipts to Annette Roth, TitleOne, P. O. Box 177, Burley, ID 83318 **showing File No. 19350379** on the letter.

Should you have any questions, or if TitleOne may be of further assistance, please do not hesitate to contact Annette Roth at 208-881-0087.

Very truly yours,
TITLEONE

Nancy Garrett

Nancy Garrett
Administrative Assistant

AR/nrg
Enc.
FedEx