

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Robert L. Harris
Holden, Kidwell, Hahn & Crapo, P.L.L.C.
PO Box 50130
Idaho Falls, ID 83405

Instrument # 716135

BINGHAM COUNTY

3-23-2020 01:55:36 PM No. of Pages: 2

Recorded for : KIP HUNTER

PAMELA W. ECKHARDT

Fee: 15.00

Ex-Officio Recorder Deputy



(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED FOR WATER RIGHT

BCF, LLC, an Idaho limited liability company, whose address is 316 N. 200 W., Blackfoot, Idaho 83221, (the "Grantor") does hereby grant, bargain, sell, assign, and convey unto **Kip M. Hunter and Brandi Hunter**, husband and wife, whose address is 467 S. 1600 W., Pingree, Idaho 83262 (collectively the "Grantee") and to Grantee's heirs and assigns forever, all of Grantor's right, title, and interest in the following described water right portion conveyed pursuant to a *Warranty Deed* recorded as Instrument No. 696973 in the records of Bingham County, Idaho, and described in the *Real Estate Mortgage* recorded as Instrument No. 696974 in the records of Bingham County, Idaho:

**ALSO TOGETHER with the following water rights registered with the State of Idaho
Department of Water Resources: Water Right Number(s): a portion of Water Right No. 35-2824
consisting of 0.5104 for irrigation.**

This water right portion is hereinafter referred to as the "Water Right".

Grantor hereby covenants and warrants to Grantee as follows:

- (A) Grantor is the owner of the Water Right;
- (B) Grantor has not conveyed any of the Water Right to anyone other than Grantee;
- (C) The Water Right are free from all liens, claims, or encumbrances; and
- (D) Grantor has the authority to convey the Water Right to Grantee.

Grantor makes no other covenants or warranties as to the Water Right.

IN WITNESS WHEREOF, the undersigned authorized representative of Grantor has caused its name to be hereunto subscribed.

DATED this 23rd March, 2020 day of ~~November~~, 2019.

"GRANTOR"

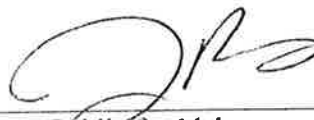
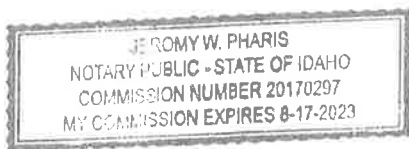
BCF, LLC



By: Daniel Bair
Its: Member

STATE OF IDAHO)
)ss.
County of Bingham)

This record was acknowledged before me on the 23rd March, 2020 day of ~~November~~, 2019, by **DANIEL BAIR** as a member of BCF, LLC.



Notary Public for Idaho
My Commission Expires: 8.17.23

716135

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Robert L. Harris
Holden, Kidwell, Hahn & Crapo, P.L.L.C.
PO Box 50130
Idaho Falls, ID 83405

Instrument # 716753

BINGHAM COUNTY

4-8-2020 11:05:26 AM No. of Pages: 2

Recorded for : KIP HUNTER

PAMELA W. ECKHARDT

Ex-Officio Recorder Deputy

Fee: 15.00



(Space Above for Recorder's Use)

QUITCLAIM DEED FOR WATER RIGHT

THIS INDENTURE is made between **Chad Van Orden and Kristine Van Orden**, husband and wife, whose address is 472 S. 1600 W., Pingree, Idaho 83262 (the "GRANTORS") and **Kip M. Hunter and Brandi Hunter**, husband and wife, whose address is 467 S. 1600 W., Pingree, Idaho 83262 (collectively the "GRANTEE").

WITNESSETH, that the GRANTORS, do by these presents remise, release, and forever QUITCLAIM unto the GRANTEE, and to GRANTEE's successors and assigns forever, all right, title and interest now owned or hereafter acquired by the Grantor to the portion of **Water Right No. 35-2824** located upon or appurtenant to property described/identified on the attached **Exhibit 1**.

TOGETHER, with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, and any reversions, remainders, or rents, issues and profits therefrom.

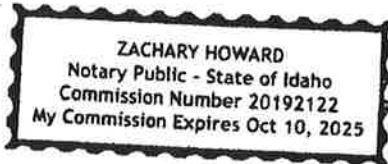
TO HAVE AND TO HOLD the said water rights unto the GRANTEE, and to GRANTEE's successors and assigns forever.

In construing this Quitclaim Deed and where the context so requires, the singular includes the plural.

[SIGNATURES AND NOTARY BLOCKS ON FOLLOWING PAGE]

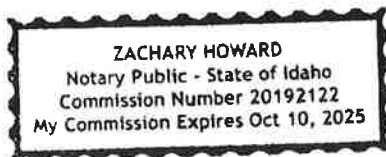
IN WITNESS WHEREOF, the undersigned Grantors have caused their names to be hereunto subscribed.

DATED this 26th ^{February 2020} day of ~~November, 2019~~.



“GRANTORS”

Chad Van Orden



Kristine Van Orden

STATE OF IDAHO)
)ss.
County of Bingham)

This record was acknowledged before me on the 26th day of ^{February} ~~November, 2019~~, by **CHAD VAN ORDEN**.

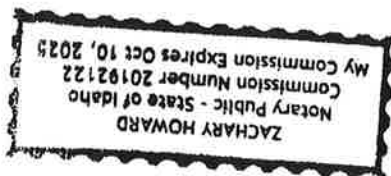


Notary Public for Idaho

My Commission Expires: 10-10-2023

STATE OF IDAHO)
)ss.
County of Bingham)

This record was acknowledged before me on the 7 day of ^{April} ~~November, 2019~~, by **KRISTINE VAN ORDEN**.



Notary Public for Idaho

My Commission Expires: 10/10/25

