

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 18 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?
43-13827	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
43-13828	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
43-13829	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: GW Finance CO LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Garner Capital Investments
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 147 South 2550 East, Declo ID 83323
Mailing address City State ZIP
- 208-670-5521 garnerfarms5@gmail.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: 2/20/2020
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):
 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 # 43-13827

8. Signature: Nathan Garner Partner 3/18/2020
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 3/18/20 Receipt No. 5037831 Receipt Amt. \$75.00

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 HA Date 3-24-20

QUITCLAIM DEED OF WATER RIGHTS

THIS INDENTURE, made this 21st day of February, 2020, between G. W. FINANCE COMPANY, LLC, of 22 North Yale Road, Declo, Idaho 83323, ("Grantor"), and GARNER CAPITAL INVESTMENTS, LLC, of 147 South 2550 East, Declo, Idaho 83323, ("Grantee").

WITNESSETH:

The said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, and other valuable consideration to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents remise, release and forever quitclaim unto the Grantee and to the heirs and assigns of the Grantee, all of the interest of the Grantor in those certain water rights in the County of Cassia, State of Idaho, particularly described as follows, to-wit:

Water Right No. 43-13827- .230 CFS;
Water Right No. 43-13828- .050 CFS;
Water Right No. 43-13829- .260 CFS;

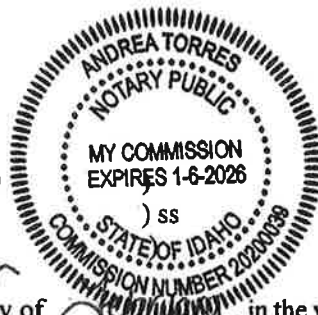
TOGETHER with all and singular the rights, privileges, and appurtenances thereunto belonging or in anywise appertaining, and all issues, and profits thereof. To have and to hold, all and singular the said water right, unto the Grantee, and to the heirs, successors, and assigns of Grantee forever.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed.

G.W. FINANCE COMPANY, LLC

BY: Scott C. Webb
ITS: Member

STATE OF IDAHO
County of Cassia



On this 20th day of February, in the year 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Scott C. Webb, known or identified to me to be a member of G.W. FINANCE COMPANY, LLC, 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.

Andrea Torres
Notary Public for Idaho
Residing at Minidoka County
My commission expires on 1-6-26

QUITCLAIM DEED

THIS INDENTURE, made this __ day of _____, 2020, between G. W. FINANCE COMPANY, LLC, of 22 North Yale Road, Declo, Idaho 83323, ("Grantor"), and GARNER CAPITAL INVESTMENTS, LLC, of 147 South 2550 East, Declo, Idaho 83323, ("Grantee").

WITNESSETH:

The said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, and other valuable consideration to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents remise, release and forever quitclaim unto the Grantee, as its sole and separate property, and to the successors and assigns of the Grantee, that certain lot, piece or parcel of land situated, lying and being in the County of Cassia, State of Idaho, bounded and particularly described as follows, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO
AND BY THIS REFERENCE MADE A PART HEREOF**

TO HAVE AND TO HOLD TOGETHER with all and singular the tenements, hereditaments, and appurtenances including appurtenant water rights thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof. To have and to hold all and singular the said premises, together with the appurtenances, unto the Grantee, and to the successors and assigns of Grantee forever.

1 IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed.

2 G.W. FINANCE COMPANY, LLC



6 BY: Todd B Webb

7 ITS: member

8 STATE OF IDAHO

9 County of Cassia

10 On this 20th day of February, in the year 2020, before me, the undersigned, a
11 Notary Public in and for said State, personally appeared Todd B Webb,
12 known or identified to me to be a member of G.W. FINANCE COMPANY, LLC, the limited
13 liability company that executed the instrument or the person who executed the instrument on
14 behalf of said limited liability company, and acknowledged to me that such limited liability
15 company executed the same.

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Andrea Torres
Notary Public for Idaho
Residing at Murdoch County
My commission expires on 1-6-26

PARCEL NO. 4: (Bodily & 2 Pivots)
TOWNSHIP 10 SOUTH, RANGE 26 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 36: S½S½, SAVE AND EXCEPT the following described tracts:

Tract No. 1:

Beginning at the South quarter section corner of Section 36, said corner marked by a 5/8 inch rebar with a 3 inch aluminum cap on top; thence South 89°40'11" East along the south line of the S½SE¼ for a distance of 786.00 feet to a ½ inch rebar which shall be the Point of Beginning;

Thence North 00°19'23" East for a distance of 213.28 feet to a ½ inch rebar;

Thence North 88°21'08" East for a distance of 200.98 feet to a ½ inch rebar;

Thence South 00°19'23" West for a distance of 220.22 feet to a ½ inch rebar on the south line of the S½SE¼;

Thence North 89°40'11" West along said line for a distance of 200.86 feet to the Point of Beginning.

Tract No. 2:

Beginning at the South quarter section corner of Section 36, said corner marked by a 5/8 inch rebar with a 3 inch aluminum cap on top; thence South 89°40'11" East along the south line of the S½SE¼ for a distance of 986.86 feet to a ½ inch rebar which shall be the Point of Beginning;

Thence North 00°19'23" East for a distance of 220.22 feet to a ½ inch rebar;

Thence North 88°21'08" East for a distance of 151.46 feet to a ½ inch rebar;

Thence South 70°06'18" East for a distance of 673.23 feet to a ½ inch rebar on the south line of the S½SE¼;

Thence North 89°40'11" West along said line for a distance of 785.70 feet to the Point of Beginning.

PARCEL NO. 5: (Bodily & 2 Pivots)
TOWNSHIP 11 SOUTH, RANGE 27 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 7: NE¼, E½NW¼ and part of Lots 1 and 2 described as follows; to-wit:

Beginning at the Northeast corner of said Section 7; thence South 89°43' West for 5268.47 feet along the section line to a point (said point is 415.12 feet East of the Northwest corner of said Lot 1) which point shall be known as the True Point of Beginning;

Thence South 0°06' East for 2644.07 feet to a point on the quarter section line (said point is 430.96 feet East of the Southwest corner of said Lot 2);

Thence North 89°44'30" East along the quarter section line for 1289.00 feet to a point on the 1/16th section line (said point is the Southeast corner of said Lot 2);

Thence North 0°06' West along the 1/16th section line for 2644.77 feet to a point on the North section line of said Section 7 (said point is the Northeast corner of said Lot 1);

Thence South 89°43' West for 1289.00 feet along the North section line to the True Point of Beginning.

PARCEL NO. 9: (Red Brick House at Shop)
TOWNSHIP 10 SOUTH, RANGE 27 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 34: Part of the SW¼NW¼ and part of the NW¼SW¼, more particularly described as follows:

Beginning at the West quarter section Corner of Section 34 said corner marked by a 5/8 inch by 12 inch rebar on top of a U.S. General Land Office iron pipe with brass cap which shall be the Point of Beginning;

Thence North 00°03'00" East along section line for a distance of 317.20 feet to a ½ inch rebar;

Thence North 88°55'16" East for a distance of 149.66 feet to a ½ inch rebar;

Thence South 56°16'10" East for a distance of 111.91 feet to a ½ inch rebar;

Thence South 01°23'49" West for a distance of 295.44 feet to a ½ inch rebar;

Thence South 87°09'25" West for a distance of 236.08 feet to a ½ inch rebar on the west line of Section 34;

Thence North 00°00'47" East along the west line of Section 34 for a distance of 49.19 feet to the Point of Beginning.

PARCEL NO. 19: (Old Air Strip)
TOWNSHIP 10 SOUTH, RANGE 27 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 34: All that part of the N½NW¼ and NW¼NE¼ lying North of the Yale Road

SAVE AND EXCEPT the following described:

Beginning at the Northwest section corner of said Section 34, said corner marked by a U.S. General Land Office iron pipe with a brass cap on top; Thence South 00°03'02" West (South 00°25'36" East, rec.) along the West section line for a

distance of 169.26 feet to a 5/8 inch rebar on the Northeasterly right of way of Yale Road; Thence South 77°50'34" East (South 78°19'12" East, rec.) along said right of way for a distance of 201.40 feet to a 5/8 inch rebar; Thence South 78°14'38" East (South 78°43'16" East, rec.) continuing along said right of way for a distance of 74.48 feet; Thence North 07°45'22" East for a distance of 47.38 feet to the Point of Beginning;
Thence North 82°14'38" West for a distance of 14.57 feet to a ½ inch rebar;
Thence North 07°45'22" East for a distance of 78.89 feet to a ½ inch rebar;
Thence South 82°14'38" East for a distance of 138.05 feet to a ½ inch rebar;
Thence South 07°45'22" West for a distance of 78.89 feet to a ½ inch rebar;
Thence North 82°14'38" West for a distance of 123.48 feet to the Point of Beginning.

ALSO EXCEPTING all that portion deeded to the Burley Highway District

PARCEL NO. 21: (Alberto's House)

TOWNSHIP 11 SOUTH, RANGE 27 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO

Section 16: Part of the SE¼NE¼, more particularly described as follows:

Beginning at the East ¼ corner of Section 16 said corner marked by a 5/8 inch rebar which shall be the Point of Beginning;
Thence North 89°49'24" West along the South line of the NE¼ for a distance of 436.52 feet to a ½ inch rebar;
Thence North 02°20'42" West for a distance of 251.77 feet to a ½ inch rebar;
Thence North 62°37'50" East for a distance of 61.01 feet to a ½ inch rebar;
Thence North 73°16'56" East for a distance of 105.04 feet to a ½ inch rebar;
Thence South 61°43'31" East for a distance of 305.06 feet to a ½ inch rebar;
Thence South 61°43'31" East for a distance of 28.24 feet to the East line of Section 16;
Thence South 00°33'28" West along said line for a distance of 153.30 feet to the Point of Beginning

PARCEL NO. 23: (Shop)

TOWNSHIP 10 SOUTH, RANGE 27 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 34: Part of the W½, more particularly described as follows:

Beginning at the West ¼ corner of Section 34 said corner marked by a 5/8 inch rebar with a 3 inch aluminum cap on top;
Thence South 00°01'02" West along the West line of Section 34 for a distance of 49.19 feet to the Point of Beginning;
Thence North 87°09'54" East for a distance of 25.03 feet to a ½ inch rebar;
Thence North 87°09'57" East for a distance of 211.05 feet to a ½ inch rebar;
Thence North 01°23'34" East for a distance of 295.44 feet to a ½ inch rebar;
Thence South 86°19'40" East for a distance of 874.74 feet to a ½ inch rebar;
Thence South 62°21'40" East for a distance of 259.19 feet to a ½ inch rebar;
Thence South 01°51'06" West for a distance of 80.40 feet to a ½ inch rebar;
Thence South 87°11'57" West for a distance of 237.25 feet to a ½ inch rebar;
Thence South 80°05'52" West for a distance of 214.13 feet to a ½ inch rebar;
Thence South 58°35'07" West for a distance of 468.73 feet to a ½ inch rebar;
Thence South 49°30'21" West for a distance of 281.03 feet to a ½ inch rebar;
Thence North 89°56'36" West for a distance of 256.41 feet to a ½ inch rebar;
Thence North 89°56'36" West for a distance of 25.01 feet to the West line of Section 34;
Thence North 00°01'02" East along said section line for a distance of 424.54 feet to the Point of Beginning



0003711131

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY**

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$100.00 - Make Checks Payable to Secretary of State

*For Office Use Only***-FILED-**

File #: 0003711131

Date Filed: 12/17/2019 10:11:46 AM

Certificate of Organization Limited Liability Company							
Select one: Standard, Expedited or Same Day Service (see descriptions below)	Standard (filing fee \$100)						
1. Limited Liability Company Name							
Type of Limited Liability Company	Limited Liability Company						
Entity name	Garner Capital Investments, LLC						
2. The complete street address of the principal office is:							
Principal Office Address	NATHAN GARNER 147 S 2550 E DECLO, ID 83323						
3. The mailing address of the principal office is:							
Mailing Address	NATHAN GARNER 147 S 2550 E DECLO, ID 83323-6016						
4. Registered Agent Name and Address							
Registered Agent	Registered Agent Nathan Garner Physical Address: NATHAN GARNER 147 S 2550 E DECLO, ID 83323 Mailing Address: NATHAN GARNER 147 S 2550 E DECLO, ID 83323-6016						
5. Governors							
<table border="1"><thead><tr><th>Name</th><th>Address</th></tr></thead><tbody><tr><td>Nathan Garner</td><td>NATHAN GARNER 147 S 2550 E DECLO, ID 83323</td></tr><tr><td>Michael Garner</td><td>MICHAEL GARNER 147 S 2550 E DECLO, ID 83323</td></tr></tbody></table>		Name	Address	Nathan Garner	NATHAN GARNER 147 S 2550 E DECLO, ID 83323	Michael Garner	MICHAEL GARNER 147 S 2550 E DECLO, ID 83323
Name	Address						
Nathan Garner	NATHAN GARNER 147 S 2550 E DECLO, ID 83323						
Michael Garner	MICHAEL GARNER 147 S 2550 E DECLO, ID 83323						
Signature of Organizer:							
<u>Nathan Michael Garner</u>	<u>12/17/2019</u>						
Sign Here	Date						

B0435-7055 12/17/2019 10:12 AM Received by ID Secretary of State Lawrence Denney



0003763618

**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 #: 0003763618

Date Filed: 2/3/2020 4:40:25 PM

Entity Name and Mailing Address:

GW FINANCE COMPANY, LLC

The file number of this entity on the records of the Idaho Secretary
of State is: 0000069163

Address 22 N YALE RD
DECLO, ID 83323-6012

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: W18463

The registered agent on record is:

Registered Agent

Todd Jensen
Registered Agent
Physical Address
289 CENTENNIAL DRIVE
HEYBURN, ID 83336
Mailing Address
289 CENTENNIAL DRIVE
TODD JENSEN
HEYBURN, ID 83336

Agent or Address Change

☐ Select if you are appointing a new agent.

Limited Liability Company Managers and Members

Name	Title	Business Address
<input checked="" type="checkbox"/> MICHAEL D GARNER	Member	413 S. 2550 E. DECLO, ID 83323
SCOTT C WEBB	Member	49 N YALE ROAD DECLO, ID 83323
TODD B WEBB	Member	111 S. YALE ROAD DECLO, ID 83323
MARK A WEBB	Member	73 N. YALE ROAD DECLO, ID 83323
JOSH WEBB	Member	2933 E YALE RD AMERICAN FALLS, ID 83211
ERIC WEBB	Member	320 N YALE RD AMERICAN FALLS, ID 83211

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

Todd Jensen

Sign Here

02/03/2020

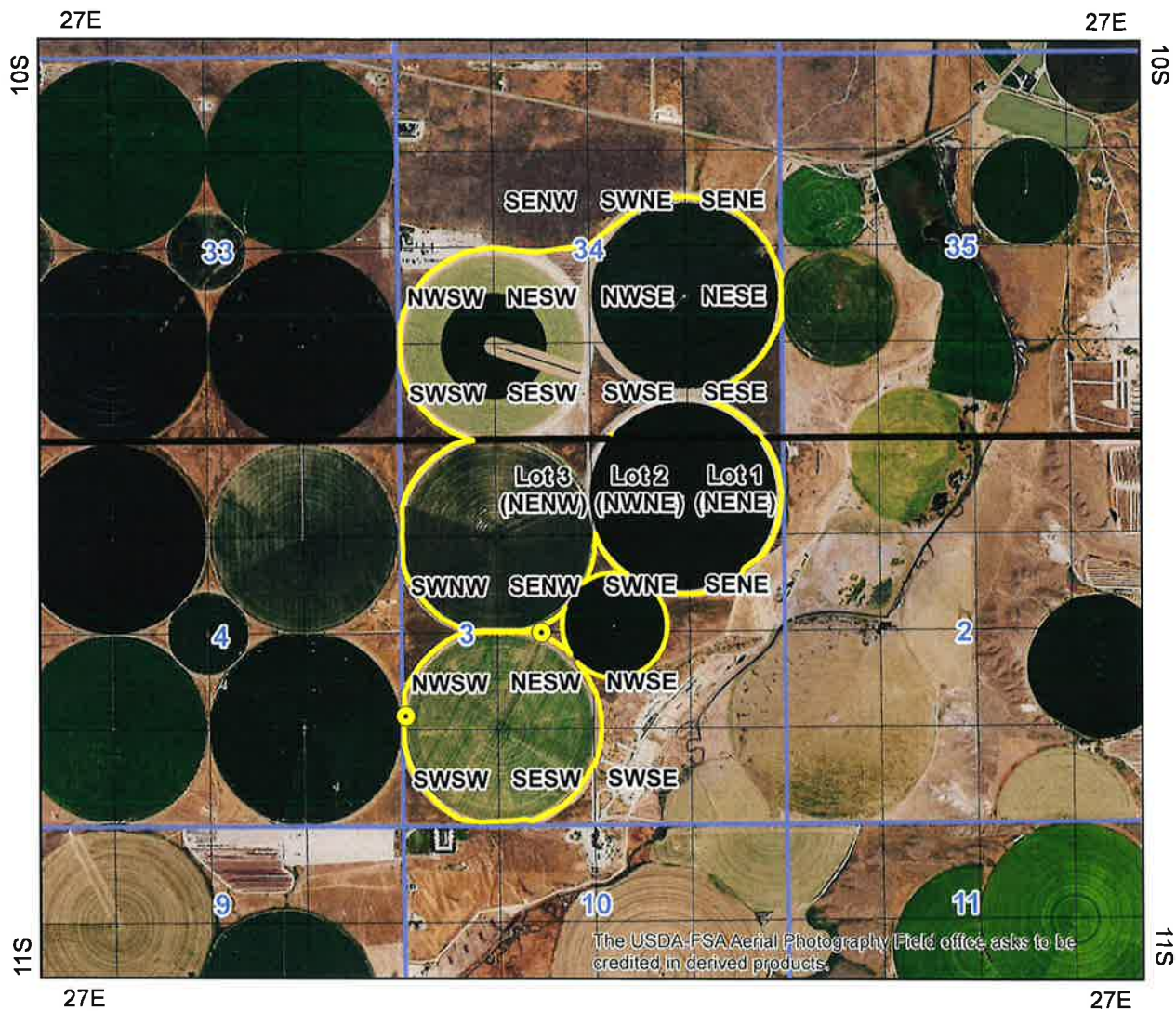
Date

Job Title: CFO

B0480-4939 02/03/2020 4:40 PM Received by ID Secretary of State Lawrence Denney

State of Idaho
Department of Water Resources
Water Right POU
43-13827; 43-13828 & 43-13829

This map depicts the IRRIGATION place of use boundary for these water rights. This map is solely for illustrative purposes.



27E

27E

- Point of Diversion
- Place Of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters

0 0.3 0.6 1.2 Miles





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

March 24, 2020

GARNER CAPITAL INVESTMENTS
147 S 2550 E
DECLO ID 83323-6016

Re: Change in Ownership for Water Right Nos: 43-13827; 43-13828 & 43-13829

Dear Water Right Holders:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water rights 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,

Bill Mills

Water Resource Agent, Senior

Enclosures

c: Water District 143