

RECEIVED

MAR 27 2020

DEPT OF WATER RESOURCES
SOUTHERN REGIONSTATE 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?
47-13295	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: John A. Baxter
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Eagle Creek Northwest LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- PO Box 53 Nampa ID 83653
Mailing address City State ZIP
- (208) 466-0419 charles.bryan@ubs.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: March 10, 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
8. Signature: [Signature] Vice President 03/12/20
Signature of new owner/claimant Title, if applicable Date
- Signature: [Signature] UP 3/16/2020
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by DM Date 3-27-2020 Receipt No. 5037847 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 DM Date 3/30/2020

TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - TWIN FALLS
03:28:01 PM 03-10-2020
2020004426
NO. PAGES 4 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: CA
Electronically Recorded by Simplifile



Order Number: 20356625

Warranty Deed

For value received,

G+ Ranches, Inc., an Idaho Corporation

the grantor, does hereby grant, bargain, sell, and convey unto

Eagle Creek Northwest, LLC, an Idaho Limited Liability Company

whose current address is c/o USB Farmland Investors, LLC 10 State House Square, 15th Floor Hartford, CT 06103-3604

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

PARCEL NO. 1:
TOWNSHIP 9 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 19: W½NE¼

PARCEL NO. 2:
TOWNSHIP 9 SOUTH, RANGE 15 EAST, BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 19: Part of the E½NE¼, more particularly described as follows:

Order Number: 20356625

Warranty Deed - Page 1 of 4

Commencing at the Northeast corner of Section 19 from which the North quarter corner of Section 19 bears North 89°17'04" West 2674.00 feet; Thence South 00°08'49" East along the East boundary of the NE¼ of Section 19 for a distance of 466.85 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 00°08'49" East along the East boundary of the NE¼ of Section 19 for a distance of 2014.20 feet;

Thence North 89°22'19" West for a distance of 687.50 feet to a point in the center of an irrigation lateral;

Thence South 48°06'53" West along the center of the irrigation lateral for a distance of 143.17 feet;

Thence South 27°22'08" West along the center of the irrigation lateral for a distance of 81.25 feet to a point on the South boundary of the E½NE¼ of Section 19;

Thence North 89°22'19" West along the South boundary of the NE¼ of Section 19 for a distance of 506.32 feet to the Southwest corner of the E½NE¼ of Section 19;

Thence North 00°07'13" West along the West boundary of the E½NE¼ of Section 19 for a distance of 2652.39 feet to the Northwest corner of the E½NE¼ of Section 19;

Thence South 89°17'04" East along the North boundary of the NE¼ of Section 19 for a distance of 336.57 feet to a point in the center of an irrigation lateral;

Thence along the center of the irrigation lateral on approximately the following courses:

South 49°53'55" East 40.24 feet;

South 67°53'01" East 53.65 feet;

South 64°46'36" East 31.26 feet;

South 56°41'50" East 91.48 feet;

South 49°43'09" East 56.61 feet;

South 46°38'52" East 159.50 feet;

South 35°48'52" East 76.96 feet;

South 32°19'42" East 100.14 feet;

South 10°44'25" East 55.81 feet;

Thence South 87°42'39" East for a distance of 135.81 feet;

Thence South 87°04'24" East for a distance of 88.62 feet;

Thence South 87°55'07" East for a distance of 324.18 feet to the TRUE POINT OF BEGINNING.

EASEMENT NO. 1:

A 30.0 foot wide access easement, said easement being on, over, under and across a 30.0 foot wide strip of land that is encompassed by the following described boundary:

Commencing at the Northeast corner of said Section 19; Thence South 00°08'49" East along the East boundary of the NE¼ of Section 19 for a distance of 466.85 feet; Thence North 87°55'07" West for a distance of 25.0 feet to a point on the West easement boundary of a county road and being the TRUE POINT OF BEGINNING;

Thence continuing North 87°55'07" West for a distance of 299.18 feet;

Thence North 87°04'24" West for a distance of 88.62 feet;

Thence North 87°42'39" West for a distance of 135.81 feet;

Thence North 10°44'25" West for a distance of 30.79 feet;

Thence South 87°42'39" East for a distance of 142.92 feet;

Thence South 87°04'24" East for a distance of 88.57 feet;

Thence South 87°55'07" East for a distance of 297.77 feet to a point on the West easement boundary of a county road;

Thence South 00°08'49" East along the West easement boundary of the county road for a distance of 30.02 feet to the TRUE POINT OF BEGINNING.

EASEMENT NO. 2:

A 30.0 foot wide access easement, said easement being on, over, under and across a 30.0 foot wide strip of land that is encompassed by the following described boundary:

Commencing at the East quarter corner of said Section 19; Thence North 89°22'29" West along the South boundary of the NE¼ of Section 19 for a distance of 25.0 feet to a point on the West easement boundary of a county road and being the TRUE POINT OF BEGINNING;

Thence continuing North 89°22'19" West along the South boundary of the NE¼ of Section 19 for a distance of 806.88 feet;

Thence North 27°22'08" East for a distance of 33.59 feet;

Thence South 89°22'19" East for a distance of 791.36 feet to a point on the West easement boundary of a county road;

Thence South 00°08'49" East along the West easement boundary of the county road for a distance of 30.00 feet to the TRUE POINT OF BEGINNING.

EASEMENT NO. 3:

A 15.0 foot wide irrigation easement for the use and maintenance of a buried irrigation line, said easement being on, over, under and across a 15.0 foot wide strip of land, said 15.0 wide strip of land being the West 15.0 feet of the East 40.0 feet of the South 169.32 feet of the NE¼ of Section 19.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: March 4, 2020

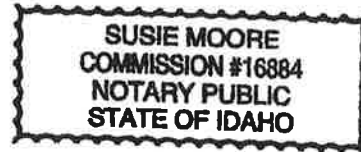
G+ Ranches, Inc. an Idaho Corporation

Celia Gould
By: Celia Gould, President

State of Idaho, County of Twin Falls, ss.

On this 4th day of March in the year of 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Celia Gould known or identified to me to be the President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Susie Moore
Notary Public
Residing In: Twin Falls
My Commission Expires: 11-28-2020
(seal)





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 30, 2020

EAGLE CREEK NORTHWEST LLC
C/O UBS FARMLAND INVESTORS LLC
CHARLES BRYAN
PO BOX 53
NAMPA ID 83653-0053

Re: Change in Ownership for Water Right No(s): 47-13295

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) 293-9908.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: UBS Farmland Investors LLC, Hartford CT

Hahn, Carrie

From: daniel.murray@ubs.com
Sent: Friday, March 27, 2020 1:59 PM
To: Hahn, Carrie
Cc: lucia.michaud@ubs.com; charles.bryan@ubs.com
Subject: RE: Idaho Water Right Recording Fee
Attachments: Untitled.PDF; Legal Disclaimer.txt

Hi Carrie,

Nice to speak with you. Let me or Charlie know if you need more information regarding this \$25 Recording Fee we sent you.

Have a nice weekend,
Dan

From: Murray, Daniel
Sent: Friday, March 27, 2020 3:55 PM
To: 'carrie.hahn@idwr.idaho.gov'
Cc: Michaud, Lucia-XT
Subject: RE: Idaho Water Right Recording Fee

From: Murray, Daniel
Sent: Friday, March 27, 2020 3:39 PM
To: 'carrie.hahn@idwr.idaho.gov'
Cc: Michaud, Lucia-XT
Subject: Idaho Water Right Recording Fee

Hi Carrie,

I just tried to call and left a voicemail. Let me know what information you need for backup on the \$25 recording fee we sent you.

Like many folks, I am working from home. Please call my cell phone: 315 651-3785.

Thanks,
Dan

Daniel Murray
UBS Farmland Investors, LLC
10 State House Square, 15th Floor
Hartford, CT 06103

Office: (860) 616-9199
www.ubs.com