RECEIVED

MAR 0 3 2020

DEPT OF WATER PESOURCES 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.

Loound to Water

	Water Right/Claim No.	Split?	Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?					
	45-2509	Yes 🗀	Yes 🗌		Yes 🗆	Yes 🗀					
	45-13522	Yes 🗌	Yes 🗌		Yes 🗌	Yes 🗌					
		Yes 🗌	Yes 🗀		Yes 🗌	Yes 🗌					
		Yes 🗌	Yes 🗌		Yes 🗆	Yes 🗌					
		Yes 🗌	Yes 🗌		Yes 🔲	Yes					
2.	Previous Owner's Name:	BURLEY WEST INVESTMENTS, L.L.C.									
3.	New Owner(s)/Claimant(s):	Name of current water right holder/claimant BURLEY WEST FARM LLC									
٠.	new Owner(s)/Claiman(s):		s listed on the conveya	nce document Name co	onnector []	and or and/or					
	1250 NE Loop 410, Suite			Antonio		78209					
	Mailing address		City			IP					
	Talanhana			goldcrestft.com; rf@goldcr	estft.com						
	Telephone Email										
4,	If the water rights and/or adjudication claims were split, how did the division occur?										
	☐ The water rights or clai	 ☐ 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. 									
-					e(s) of use acq	uired by the new owne					
5.	Date you acquired the water	rights and/or cla	ims listed above: Fe	ebruary 18, 2020		<u> </u>					
6.	completed IRS Form W-9 for rights with multiple owners in	ed with the water r payment to be must specify a c	er right. Payment of i issued to an owner. / lesignated lessor, usi	wnership of a water right will revenue generated from any r A new owner for a water right ng a completed Lessor Design	ental of a least under lease sh	ed water right requires nall supply a W-9. Wate					
	year following an acknowled	ged change in v	vater right ownership	compensation for any rental	will go to the	new owner(s).					
7.	☐ Plat map, survey map	ance document a legal descript or aerial photogote (if necessary ons for further ed water right.	— warranty deed, que of the property or graph which clearly stockers of clarify division of	UIRED items: uitclaim deed, court decree, r description of the water right shows the place of use and p water rights or complex prop SUPPORT IN FILE #45	t(s) if no land a point of divers erty description	is conveyed.					
	o No ice 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 a IRS Form W-9!										
8.	Signature:	WY	To	mmy Funk, President	r	10 noon					
o,	Signature of new			tiny Funk, President		ebruary 12, 2020 ate					
	Signature:	1			12	and.					
	Signature of new	owner/claimant	Title	e, if applicable		ate					
For	IDWR Office Use Only:	- 1									
	Receipted by56	Date $\frac{3}{3}$	120 Recei	pt No. 5037796	Receip	t Amt. 150 00					
	Active in the Water Supply Bank	? Yes 🗌 No 🗀	If yes, forward t	o the State Office for processing	W-9	received? Yes No					
	Name on W-9		Approved by	Processed by	Date	~ ~ ~ ~ ~ .					

AFTER RECORDING RETURN TO:

Givens Pursley LLP Attn: Kimberly D. Maloney 601 W. Bannock Street Boise, ID 83702 OF THE ORIGINAL OCCUMENT

CASSIA COUNTY
RECORDED FOR:
FIRST AMERICAN TITLE - BURLEY
04:11:06 PM 02-18-2020
2020-000780

NO. PAGES: 6 FEE: \$15 00 JOSEPH W. LARSEN COUNTY CLERK DEPUTY: CVELASQUEZ Electronically Recorded by Simplifile

(SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY)

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, BURLEY WEST INVESTMENTS, L.L.C., an Idaho limited liability company ("Grantor"), does hereby grant, bargain, sell and convey unto BURLEY WEST FARM LLC, a Delaware limited liability company, whose current mailing address is 1250 NE Loop 410, Suite 300, San Antonio, Texas 78209 ("Grantee"), the following described real property, located in Cassia County, Idaho, to wit:

See Exhibit A attached hereto and incorporated herein by this reference (the "Land"),

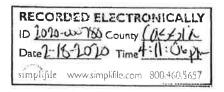
TOGETHER WITH all water and water rights and other entitlements to water appurtenant to or beneficially used upon the Land including, but not limited to, those described on Exhibit B, reserving no portions thereof to Grantor, and all others represented by any decree, license, permit, claim, permit application or storage entitlement, and all other ditch and canal company, water association, irrigation district, or other water delivery entity shares and entitlements to receive water from any such company, association, district or other entity, and all ditch rights, easements, and rights of way associated with any irrigation or other water well, pump, delivery ditch, canal, lateral, pipeline, or facilities used to divert, convey or deliver any water, water rights, or entitlements appurtenant to or beneficially used upon the Land, and all minerals and mineral rights appurtenant thereto, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all estate, right, title and interest in and to the Land, as well in law as in equity (collectively, the Land and all appurtenances are, the "Premises").

TO HAVE AND TO HOLD the Premises unto Grantee, its successors and assigns, forever, and subject to such casements, restrictions, reservations, and other exceptions as are of record, or as may be determined by an inspection of the Property, and subject to the matters set forth on Exhibit C to this Special Warranty Deed attached hereto and incorporated herein (collectively the "Permitted Exceptions"). Grantor does hereby covenant to and with Grantee, and its successors and assigns forever, that Grantor is owner in fee simple of the Premises; that Grantor has a good right to convey the fee simple; that the Premises are free from any and all liens, claims, encumbrances or other defects of title created or suffered by or through Grantor except the Permitted Exceptions; and that Grantor shall warrant and defend the same against any other liens, claims, encumbrances or defects of title created or suffered by Grantor, or any person claiming by, through or under Grantor, but none other.

[signature page follows]

AFTER RECORDING RETURN TO:

Givens Pursley LLP Attn: Kimberly D. Maloney 601 W. Bannock Street Boise, ID 83702



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[signature page follows]

DATED effective as of the 18 day of February, 2020.

BURLEY WEST INVESTMENTS, L.L.C., an Idaho limited liability company

By: Manager

Joel Parker, Manager

On this day of February, 2020, before me, a Notary Public in and for said State, personally appeared Joel Parker, known or identified to me to be the manager of BURLEY WEST INVESTMENTS, L.L.C., an Idaho limited liability company, who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that he executed the same in said limited liability company name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and

year in this certificate first above written.

TERRI MCBRIDE COMM NO. 15762 NOTARY PUBLIC STATE OF IDAHO Notary Public for Idaho Residing at

My Commission expires 1-16-26

Exhibit A

Legal Description of the Land

Real property in the County of Cassia, State of Idaho, described as follows:

PARCEL NO. 1:

TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO

Section 31: Part of the N1/2SE1/4, more particularly described as follows:

Beginning at the East $\frac{1}{2}$ Corner of Section 31 in T.10 S., R.22 E., B.M. said corner marked by a U.S. G.L.O. iron pipe with brass cap; Thence South 00 degrees 06 minutes 22 seconds East along the east line of Section 31 for a distance of 20.00 feet to a $\frac{1}{2}$ inch rebar which shall be the Point of Beginning;

THENCE South 00 degrees 06 minutes 22 seconds East along the east line of Section 31 for a distance of 1316.60 feet to a 5/8 inch rebar at the Southeast Corner of the N½SE¼; THENCE South 89 degrees 48 minutes 40 seconds West along the south line of the N½SE¼

for a distance of 1873.80 feet to a $\frac{1}{2}$ inch rebar; THENCE North 00 degrees 14 minutes 43 seconds West for a distance of 434.51 feet to a $\frac{1}{2}$

inch rebar;
THENCE North 89 degrees 44 minutes 08 seconds East for a distance of 306.37 feet to a ½

Inch rebar; THENCE North 00 degrees 14 minutes 43 seconds West for a distance of 879.61 feet to a $\frac{1}{2}$

inch rebar;

THENCE North 89 degrees 44 minutes 08 seconds East for a distance of 1570.63 feet to the Point of Beginning.

PARCEL NO. 2:

An access and utility easement for the benefit of Parcel No. 1, more particularly described as follows:

TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO

Section 31: Part of the N1/2SE1/4, more particularly described as follows:

Beginning at the East ¼ Corner of Section 31 in T.10 S., R.22 E., B.M. said corner marked by a U.S. G.L.O. iron pipe with brass cap which shall be the Point of Beginning;

THENCE South 00 degrees 06 minutes 22 seconds East along the east line of Section 31 for a distance of 20.00 feet to a $\frac{1}{2}$ inch rebar;

THENCE South 89 degrees 44 minutes 08 seconds West for a distance of 1570.63 feet to a $\frac{1}{2}$ inch rebar;

THENCE North 00 degrees 14 minutes 43 seconds West for a distance of 20.00 feet to a $\frac{1}{2}$ inch rebar on the north line of the N½SE%;

THENCE North 89 degrees 44 minutes 08 seconds East along said ¼ section line for a distance of 1570.68 feet to the Point of Beginning.

PARCEL NO. 3:

Section 32: NW1/4, N1/2SW1/4, N1/2SE1/4, EXCEPT the following described tract:

Beginning at the Northwest corner of said Section 32, said corner marked by a 5/8 inch rebar with a 3 inch cap on top; thence South 00°02'45" East along the West line of Section 32 for a distance of 1316.58 feet to the Point of Beginning;
Thence South 89°17'29" East for a distance of 48.24 feet to a ½ inch rebar;
Thence South 89°17'29" East for a distance of 328.56 feet to a ½ inch rebar;
Thence South 01°03'22" East for a distance of 262.99 feet to a ½ inch rebar;
Thence South 73°21'33" West for a distance of 136.39 feet to a ½ inch rebar;
Thence South 85°31'04" West for a distance of 197.38 feet to a ½ inch rebar;
Thence South 85°31'04" West for a distance of 54.06 feet to the West line of Section 32;
Thence North 00°02'45" West along the West line of Section 32 for a distance of 326.32 feet to the Point of Beginning.

PARCEL NO. 4:

Easement for the benefit of Parcel No. 3 as created by Easements and Irrigation Structure Agreement dated April 25, 1994 and recorded April 25, 1994 as Instrument No. 230475 on Film No. 255, records of Cassia County, Idaho, over the following described land:

A twenty-five (25) foot strip adjacent and contiguous on the West of a line beginning at a point on the section line of the SE¼ of Section 29, Township 10 South, Range 22 East, Boise Meridian at the intersection of the section line and the J Canal as the same is now constructed:

Thence South along the section line of said SE¼ and approximately 1,560 feet to the Southeast corner of said SE¼ of Section 29;

Thence continuing South along the section line of the NE% of Section 32, Township 10 South, Range 22 East, Boise Meridian approximately 1150 feet;

Thence Southwesterly 2,130 feet, 12.5 feet on each side of that centerline, on, over, across and under the NE¼ of Section 32, Township 10 South, Range 22 East, Boise Meridian to a point on the North boundary of the SE¼ of Section 32, Township 10 South, Range 22 East, Boise Meridian, which point is 1,220 feet West along the North boundary of the SE¼ of Section 32, Township 10 South, Range 22 East Boise Meridian, being the terminus point of the easement.

Exhibit B

Water Rights

The following water rights identified in the records of the Idaho Department of Water Resources:

WR#	Priority Date	Basis	Source	Water Use	Total Acres	Combined (Acres)	Div. Rate
45-2509	11/30/1955	DECREED	GROUND WATER	IRRIGATION	270	358.6	4.24
45-13522	3/15/1976	DECREED	GROUND WATER	IRRIGATION	88.6		1.05

358.6

Exhibit C

Permitted Exceptions

- 1. 2020 real property taxes, a lien not yet due and payable.
- 2. Levies and assessments of the Southwest Irrigation District and the rights and powers of said District as by law provided.
- 3. Cathodic Protection System Right of Way granted to Salt Lake Pipe Line Company, recorded July 28, 1959, as Instrument No. 202580 in Book 16 of Miscellaneous in the office of the Recorder of Cassia County, Idaho, over and across the SW¼NW¼ and N½NW¼ of Section 32, Township 10 South, Range 22 East of the Boise Meridian. Assignment and Assumption of Right-of-Way Interests, recorded June 25, 2013 as Instrument No. 2013-002852.
- 4. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by survey recorded November 25, 2002, as Instrument No. 285078.
- 5. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by survey recorded February 11, 2003, as Instrument No. 286505.
- All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by survey recorded September 18, 2019, as Instrument No. 2019-003824.
- Water Use Agreement by and betwen Burley West Investments, L.L.C., an Idaho limited liability company, by and through its manager Joel Parker and Phillip Mai and Verna Mai, recorded September 30, 2019 as Instrument No. 2019-004053.
- County road right of ways along the east side of Parcel No. 1 and the west and north sides of Parcel No. 3.

EXHIBIT A

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Beginning at the East ¼ Corner of Section 31 in T.10 S., R.22 E., B.M. said corner marked by a U.S. G.L.O. iron pipe with brass cap which shall be the Point of Beginning;

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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

Gary Spackman Director

March 05, 2020

BURLEY WEST FARM LLC 1250 NE LOOP 410 STE 300 SAN ANTONIO TX 78209-1533

Re: Change in Ownership for Water Right No(s): 45-2509 and 45-13522

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) 293-9909.

Sincerely,

Jim Bitzenburg

Senior Water Resource Agent

Enclosure(s)

CC: Givens Pursley, LLP; First American Title Co., Burley- File #860902RU; WD-140

RECEIVED

VENS PURSLEY LLP

MAR 0 3 2020

DEPT OF WATER RESOURCES SOUTHERN REGION

601 W. Bannock Street PO Box 2720 Boise, ID 83701 Telephone: 208-388-1200 Facsimile: 208-388-1300

www.givenspursley.com

Gary G. Allen Charlie S. Baser Christopher J. Beeson Jason J. Blakley Clint R. Bolinder Jeff W. Bower Preston N. Carter Jeremy C. Chou Michael C. Creamer Amber N. Dina Bradley J. Dixon Thomas E. Dvorak Debora Kristensen Grasham Judson B. Montgomery Donald Z. Gray Alex J. Gross

Kersti H. Kennedy Neal A. Koskella Michael P. Lawrence Franklin G. Lee David R. Lombardi Kimberly D. Maloney Kenneth R. McClure Kelly Greene McConnell Alex P. McLaughlin Melodie A. McQuade Christopher H. Meyer L. Edward Miller Deborah E. Nelson W. Hugh O'Riordan, LL.M. Samuel F. Parry

Randall A. Peterman Jack W. Relf Michael O. Roe Jamie Caplan Smith Robert B. White

William C. Cole (Of Counsel)

Kenneth L. Pursley (1940-2015) James A. McClure (1924-2011) Raymond D. Givens (1917-2008)

March 2, 2020

Brian J. Holleran

Via Federal Express

Jim Bitzenberg Idaho Department of Water Resources 650 Addison Ave., W, Suite 500 Twin Falls, ID 83301-5858

> Re: Notice of Change in Water Right Ownership – Water Right Nos. 45-2509 and

45-13522

Dear Mr. Bitzenberg:

Enclosed please find the Notice of Change in Water Right Ownership regarding the following water rights: 452509 and 45-13522, along with the appropriate filing fee of \$50. Kindly file the same and provide us with conformed copies for our records, for which I have enclosed copies and a self-addressed, stamped envelope.

Should you have any questions or concerns, please contact us.

Sincerely,

Mary Barnes, Legal Assistant

/mb Enclosures

Ross Farris 15030872.1 [13030-28]