

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JAN 30 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?
36-14618	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-14619	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-14271	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Thomas Ray Ford
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): TR F Land LLC
New owner(s) as listed on the conveyance document
- Name connector ☐ and ☐ or ☐ and/or
- 75 So. 300 E. Jerome ID 83338
Mailing address City State ZIP
- 208-539-7011 jk-seamons@yahoo.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: 1-7-2020
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 # 36-14271

8. Signature: Karen Seamons owner 1-29-2020
Signature of new owner/claimant Title, if applicable Date
- Signature: [Signature] owner 1-29-2020
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by SG Date 1/30/20 Receipt No. 5037734 Receipt Amt. 175.00

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 JB Date 2-4-2020



Instrument # 2200083
JEROME COUNTY, JEROME, IDAHO
01-07-2020 04:21:47 PM No. of Pages: 5
Recorded for: TITLEONE - BURLEY
MICHELLE EMERSON Fee: \$15.00
Ex-Officio Recorder Deputy: jw
Electronically Recorded by Simplifile

File # 19349520

Quitclaim Deed

For value received, **Karen Seamons, a married woman as her sole and separate property and Jed Seamons, a married man as his sole and separate property**

Does hereby convey, release, remise, and forever quit claim unto

TRF Land LLC, an Idaho limited liability company

whose current address is 75 S 300 E, Jerome, ID 83338,

the following described premises:

EXHIBIT "A" ATTACHED HERETO.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.

Date: 01/03/2020

Karen Seamons
Karen Seamons

Jed Seamons
Jed Seamons

State of Idaho, County of Jerome, ss.

On this 10 day of January in the year of 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Karen Seamons and Jed Seamons known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same.

Laury Lamb, Notary Public
Residing at: Jerome, ID
My Commission Expires: 4/2/2022
(seal)

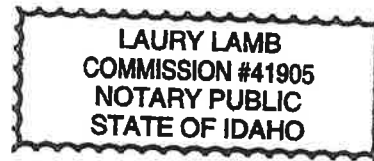


Exhibit A

TRACT NO. 1:

PARCEL NO. 1

TOWNSHIP 8 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 21: Part of Section 21, more particularly described as follows:

Commencing at the North One Quarter (N¼) corner of said Section 21 from which the Northeast Section corner of said Section 21 bears South 89°52'13" East, 2630.50 feet, said North One Quarter (N¼) corner being THE TRUE POINT OF BEGINNING;
Thence South 89°52'13" East along the North boundary of the NE¼ of said Section 21 for a distance of 1318.25 feet to the Northeast corner of the W½NE¼ of said Section 21;
Thence South 00°00'20" West along the East boundary of the W½NE¼ of said Section 21 for a distance of 2640.35 feet to the Southeast corner of the W½NE¼ of said Section 21, and being a point on the North boundary of the SE¼ of said Section 21;
Thence South 89°55'59" East along the North boundary of the SE¼ of said Section 21 for a distance of 1320.16 feet to the East One Quarter (E¼) corner of said Section 21;
Thence South 00°02'20" East along the East boundary of the SE¼ of said Section 21 for a distance of 869.41 feet;
Thence North 89°58'16" West parallel with the South boundary of the N½SE¼ of said Section 21 for a distance of 180.00 feet;
Thence South 00°02'20" East parallel with the East boundary of the SE¼ of said Section 21 for a distance of 450.00 feet to a point on the South boundary of the N½SE¼ of said Section 21;
Thence North 89°58'16" West along the South boundary of the N½SE¼ of said Section 21 for a distance of 1141.15 feet to the Northeast corner of the SW¼SE¼ of said Section 21;
Thence South 00°00'14" West along the East boundary of the SW¼SE¼ of said Section 21 for a distance of 741.27 feet to a point on the center line of the "L" canal of the North Side Canal Company;
Thence along the center line of said "L" canal on the following courses:
 South 62°22'20" East, 515.49 feet;
 South 56°12'05" East, 156.49 feet;
 South 63°08'17" East, 99.12 feet;
 South 18°51'48" West, 99.50 feet;
 South 10°04'40" West, 31.77 feet;
 South 44°59'02" West, 62.26 feet;
 South 17°06'26" West, 40.35 feet to a point on the South boundary of the SE¼ of said Section 21;
Thence South 89°59'31" West along the South boundary of the SE¼ of said Section 21 for a distance of 1018.64 feet;
Thence North 00°00'29" West for a distance of 204.07 feet;
Thence South 89°59'31" West parallel with the South boundary of the SE¼ of said Section 21 for a distance of 213.46 feet;
Thence South 00°00'29" West for a distance of 204.07 feet to a point on the South boundary of the SE¼ of said Section 21;
Thence South 89°59'31" West along the South boundary of the SE¼ of said Section 21 for a distance of 671.64 feet to the South One Quarter (S¼) corner of said Section 21, said point being the Southeast corner of the SW¼;
Thence North 89°53'00" West along the South boundary of the SW¼ of said Section 21 for a distance of 1188.90 feet;
Thence North 00°02'44" West for a distance of 459.48 feet;
Thence North 62°48'58" West for a distance of 137.44 feet (record - 137.50 feet) to a point on the West boundary of the SE¼SW¼ of said Section 21;
Thence North 00°02'44" West along the West boundary of the SE¼SW¼ of said Section 21 for a distance of 36.70 feet to a point on the centerline of the "L" canal of the North Side Canal Company;
Thence along the centerline of said "L" canal on the following courses:
 North 62°30'54" West, 5.91 feet;
 North 51°00'34" West, 88.84 feet;
 North 41°55'05" West, 131.77 feet;
 North 49°00'57" West, 156.73 feet;
 North 67°16'30" West, 128.61 feet;
 North 77°38'07" West, 220.46 feet;
 North 62°20'15" West, 26.95 feet;
 North 03°36'38" West, 25.77 feet;
 North 20°10'26" East, 96.51 feet;

North 11°21'22" West, 38.12 feet;
North 72°43'34" West, 56.24 feet;
North 87°17'32" West, 534.20 feet;
North 79°40'42" West, 90.26 feet;

North 89°43'04" West, 22.96 feet to a point on the West boundary of the SW¼ of said Section 21;

Thence North 00°08'16" West along the West boundary of the SW¼ of said Section 21 for a distance of 1503.19 feet to the West One Quarter (W¼) corner of said Section 21, said point being the Southwest corner of the NW¼;

Thence South 89°56'00" East along the South boundary of the NW¼ of said Section 21 for a distance of 1315.36 feet to the Southwest corner of the E½NW¼ of said Section 21;

Thence North 00°02'15" West along the West boundary of the E½NW¼ of said Section 21 for a distance of 2643.34 feet to a point on the North boundary of the NW¼ of said Section 21;

Thence South 89°51'59" East along the North boundary of the NW¼ of said Section 21 for a distance of 1319.25 feet to the North One Quarter (N¼) corner of said Section 21, said point being THE TRUE POINT OF BEGINNING.

SAVE AND EXCEPT the following described (3) tracts:

Tract No. 1:

Part of the S½SE¼, more particularly described as follows:

Beginning at the South ¼ corner of Section 21, said corner marked by a ½ inch rebar;

Thence North 89°59'37" East along the South line of Section 21 for a distance of 253.75 feet to THE POINT OF BEGINNING;

Thence North 00°00'23" West for a distance of 25.00 feet to a ½ inch rebar;

Thence North 00°00'23" West for a distance of 24.43 feet to a ½ inch rebar;

Thence along a non-tangent curve to the left for a distance of 447.80 feet to a ½ inch rebar, said curve having a radius of 1298.40 feet, a delta angle of 19°45'38" and a long chord bearing of North 69°41'13" East for a distance of 445.59 feet;

Thence South 00°00'23" East for a distance of 204.07 feet to a ½ inch rebar on the South line of Section 21;

Thence South 89°59'37" West along said section line for a distance of 417.89 feet to THE POINT OF BEGINNING.

Tract No. 2:

Part of the S½SE¼, more particularly described as follows:

Beginning at the South ¼ corner of Section 21 said corner marked by a ½ inch rebar;

Thence North 89°59'37" East along the South line of Section 21 for a distance of 671.64 feet to a ½ inch rebar; Thence North 00°00'23" West for a distance of 204.07 feet to a ½ inch rebar which shall be THE POINT OF BEGINNING;

Thence North 00°00'23" West for a distance of 45.75 feet to a ½ inch rebar;

Thence North 89°59'37" East for a distance of 213.46 feet to a ½ inch rebar;

Thence South 00°00'23" East for a distance of 45.75 feet to a ½ inch rebar;

Thence South 89°59'37" West for a distance of 213.46 feet to THE POINT OF BEGINNING.

Tract No. 3:

Part of the SW¼, more particularly described as follows:

Beginning at the Southwest corner of Section 21 said corner marked by a 5/8 inch rebar with a 2 inch aluminum cap on top; Thence South 89°52'57" East (South 89°48' East, Rec.) for a distance of 1433.24 feet (1433.46 feet, Rec.) to THE POINT OF BEGINNING;

Thence North 00°02'33" West (North 00°02' West, Rec.) for a distance of 459.48 feet to a ½ inch rebar;

Thence North 62°48'54" West (North 62°45' West, Rec.) for a distance of 137.44 feet (137.50 feet, Rec.);

Thence North 00°02'33" West (North 00°01'05" West, Rec.) for a distance of 33.99 feet to the centerline of the "L" Lateral;

Thence South 69°10'02" East along said centerline for a distance of 84.97 feet;

Thence South 56°10'15" East along said centerline for a distance of 94.16 feet;

Thence South 30°35'48" East along said centerline for a distance of 67.04 feet;

Thence South 05°30'14" East along said centerline for a distance of 86.08 feet;

Thence South 27°32'13" East along said centerline for a distance of 56.46 feet;

Thence South 16°39'41" West for a distance of 13.04 feet to a ½ inch rebar;

Thence South 16°39'41" West for a distance of 13.88 feet to a ½ inch rebar;

Thence South 00°21'59" East for a distance of 229.58 feet to a ½ inch rebar;

Thence South 00°21'59" East for a distance of 25.00 feet to the South line of Section 21;

Thence North 89°52'57" West along said Section line for a distance of 97.41 feet to THE POINT OF BEGINNING.

EASEMENT PARCEL NO. 1:

A 15 foot wide easement for the use and maintenance of a buried irrigation line, said easement being centered on the following described line:

Commencing at the South One Quarter (S¼) corner of the before mentioned Section 21 from which the Southeast section corner of said Section 21 bears North 89°59'31" East, 2644.26 feet;
Thence North 89°59'31" East along the South boundary of the SE¼ of said Section 21 for a distance of 671.64 feet;
Thence North 00°00'29" West for a distance of 204.07 feet;
Thence North 89°59'31" East parallel with the South boundary of the SE¼ of said Section 21 for a distance of 61.19 feet to THE TRUE POINT OF BEGINNING;
Thence South 02°02'53" West for a distance of 155.00 feet to the terminus point of said easement.

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

Section 21: Part of the NW¼NW¼, more particularly described as follows:

Beginning at the initial point, from which the corner of Sections, 16, 17, 20 and 21 bears westerly along the section line 1011.4 feet to the Point of Beginning;
Thence South 43°50' East for 142.8 feet;
Thence South 17°58' East for 98.0 feet;
Thence South 86°17' East for 164.5 feet;
Thence North 00°58' East for 203.4 feet to the section line between Sections 16 and 21;
Thence in a westerly direction along said section line for 298.6 feet to the Point of Beginning.

SAVE AND EXCEPT that portion deeded to the State of Idaho Department of Highways

TRACT NO. 2:

Lots 15 and 16 in Block 49, Jerome Townsite, Jerome County, Idaho, as the same is platted in the official plat thereof, now of record in the office of the County Recorder of said County.

**Instrument # 2200082**

JEROME COUNTY, JEROME, IDAHO
01-07-2020 04:21:47 PM No. of Pages: 6
Recorded for: TITLEONE - BURLEY
MICHELLE EMERSON Fee: \$15.00
Ex-Officio Recorder Deputy: jw
Electronically Recorded by Simplifile

Order Number: 19349520

Warranty Deed

For Value Received,

Gordon Ford, a married man, as his sole and separate property, the Grantor, does hereby grant, bargain sell and convey unto, **Karen Seamons, a married woman, as her sole and separate property and Jed Seamons, a married man, as his sole and separate property**, whose current address is **75 S 300 E, Jerome, ID 83338**, the Grantee, the following described premises, in **Jerome County, Idaho**, To Wit:

TRACT NO. 1:

PARCEL NO. 1

**TOWNSHIP 8 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO**

Section 21: Part of Section 21, more particularly described as follows:

Commencing at the North One Quarter (N $\frac{1}{4}$) corner of said Section 21 from which the Northeast Section corner of said Section 21 bears South 89°52'13" East, 2630.50 feet, said North One Quarter (N $\frac{1}{4}$) corner being **THE TRUE POINT OF BEGINNING;**

Thence South 89°52'13" East along the North boundary of the NE $\frac{1}{4}$ of said Section 21 for a distance of 1318.25 feet to the Northeast corner of the W $\frac{1}{2}$ NE $\frac{1}{4}$ of said Section 21;

Thence South 00°00'20" West along the East boundary of the W $\frac{1}{2}$ NE $\frac{1}{4}$ of said Section 21 for a distance of 2640.35 feet to the Southeast corner of the W $\frac{1}{2}$ NE $\frac{1}{4}$ of said Section 21, and being a point on the North boundary of the SE $\frac{1}{4}$ of said Section 21;

Thence South 89°55'59" East along the North boundary of the SE $\frac{1}{4}$ of said Section 21 for a distance of 1320.16 feet to the East One Quarter (E $\frac{1}{4}$) corner of said Section 21;

Thence South 00°02'20" East along the East boundary of the SE $\frac{1}{4}$ of said Section 21 for a distance of 869.41 feet;

Thence North 89°58'16" West parallel with the South boundary of the N $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 21 for a distance of 180.00 feet;

Thence South 00°02'20" East parallel with the East boundary of the SE $\frac{1}{4}$ of said Section 21 for a distance of 450.00 feet to a point on the South boundary of the N $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 21;

Thence North 89°58'16" West along the South boundary of the N $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 21 for a distance of 1141.15 feet to the Northeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 21;

Order Number: 19349520

Warranty Deed (4-09) - Page 1 of 5

Thence South 00°00'14" West along the East boundary of the SW¼SE¼ of said Section 21 for a distance of 741.27 feet to a point on the center line of the "L" canal of the North Side Canal Company;

Thence along the center line of said "L" canal on the following courses:

South 62°22'20" East, 515.49 feet;

South 56°12'05" East, 156.49 feet;

South 63°08'17" East, 99.12 feet;

South 18°51'48" West, 99.50 feet;

South 10°04'40" West, 31.77 feet;

South 44°59'02" West, 62.26 feet;

South 17°06'26" West, 40.35 feet to a point on the South boundary of the SE¼ of said Section 21;

Thence South 89°59'31" West along the South boundary of the SE¼ of said Section 21 for a distance of 1018.64 feet;

Thence North 00°00'29" West for a distance of 204.07 feet;

Thence South 89°59'31" West parallel with the South boundary of the SE¼ of said Section 21 for a distance of 213.46 feet;

Thence South 00°00'29" West for a distance of 204.07 feet to a point on the South boundary of the SE¼ of said Section 21;

Thence South 89°59'31" West along the South boundary of the SE¼ of said Section 21 for a distance of 671.64 feet to the South One Quarter (S¼) corner of said Section 21, said point being the Southeast corner of the SW¼;

Thence North 89°53'00" West along the South boundary of the SW¼ of said Section 21 for a distance of 1188.90 feet;

Thence North 00°02'44" West for a distance of 459.48 feet;

Thence North 62°48'58" West for a distance of 137.44 feet (record - 137.50 feet) to a point on the West boundary of the SE¼SW¼ of said Section 21;

Thence North 00°02'44" West along the West boundary of the SE¼SW¼ of said Section 21 for a distance of 36.70 feet to a point on the centerline of the "L" canal of the North Side Canal Company;

Thence along the centerline of said "L" canal on the following courses:

North 62°30'54" West, 5.91 feet;

North 51°00'34" West, 88.84 feet;

North 41°55'05" West, 131.77 feet;

North 49°00'57" West, 156.73 feet;

North 67°16'30" West, 128.61 feet;

North 77°38'07" West, 220.46 feet;

North 62°20'15" West, 26.95 feet;

North 03°36'38" West, 25.77 feet;

North 20°10'26" East, 96.51 feet;

North 11°21'22" West, 38.12 feet;

North 72°43'34" West, 56.24 feet;

North 87°17'32" West, 534.20 feet;

North 79°40'42" West, 90.26 feet;

North 89°43'04" West, 22.96 feet to a point on the West boundary of the SW¼ of said Section 21;

Thence North 00°08'16" West along the West boundary of the SW¼ of said Section 21 for a distance of 1503.19 feet to the West One Quarter (W¼) corner of said Section 21, said point being the Southwest corner of the NW¼;

Thence South 89°56'00" East along the South boundary of the NW¼ of said Section 21 for a distance of 1315.36 feet to the Southwest corner of the E½NW¼ of said Section 21;

Thence North 00°02'15" West along the West boundary of the E½NW¼ of said Section 21 for a distance of 2643.34 feet to a point on the North boundary of the NW¼ of said Section 21;

Thence South 89°51'59" East along the North boundary of the NW¼ of said Section 21 for a distance of 1319.25 feet to the North One Quarter (N¼) corner of said Section 21, said point being THE TRUE POINT OF BEGINNING.

SAVE AND EXCEPT the following described (3) tracts:

Tract No. 1:

Part of the S½SE¼, more particularly described as follows:

Beginning at the South ¼ corner of Section 21, said corner marked by a ½ inch rebar;
Thence North 89°59'37" East along the South line of Section 21 for a distance of 253.75 feet to THE POINT OF BEGINNING;
Thence North 00°00'23" West for a distance of 25.00 feet to a ½ inch rebar;
Thence North 00°00'23" West for a distance of 24.43 feet to a ½ inch rebar;
Thence along a non-tangent curve to the left for a distance of 447.80 feet to a ½ inch rebar, said curve having a radius of 1298.40 feet, a delta angle of 19°45'38" and a long chord bearing of North 69°41'13" East for a distance of 445.59 feet;
Thence South 00°00'23" East for a distance of 204.07 feet to a ½ inch rebar on the South line of Section 21;
Thence South 89°59'37" West along said section line for a distance of 417.89 feet to THE POINT OF BEGINNING.

Tract No. 2:

Part of the S½SE¼, more particularly described as follows:

Beginning at the South ¼ corner of Section 21 said corner marked by a ½ inch rebar;
Thence North 89°59'37" East along the South line of Section 21 for a distance of 671.64 feet to a ½ inch rebar; Thence North 00°00'23" West for a distance of 204.07 feet to a ½ inch rebar which shall be THE POINT OF BEGINNING;
Thence North 00°00'23" West for a distance of 45.75 feet to a ½ inch rebar;
Thence North 89°59'37" East for a distance of 213.46 feet to a ½ inch rebar;
Thence South 00°00'23" East for a distance of 45.75 feet to a ½ inch rebar;
Thence South 89°59'37" West for a distance of 213.46 feet to THE POINT OF BEGINNING.

Tract No. 3:

Part of the SW¼, more particularly described as follows:

Beginning at the Southwest corner of Section 21 said corner marked by a 5/8 inch rebar with a 2 inch aluminum cap on top; Thence South 89°52'57" East (South 89°48' East, Rec.) for a distance of 1433.24 feet (1433.46 feet, Rec.) to THE POINT OF BEGINNING;
Thence North 00°02'33" West (North 00°02' West, Rec.) for a distance of 459.48 feet to a ½ inch rebar;
Thence North 62°48'54" West (North 62°45' West, Rec.) for a distance of 137.44 feet (137.50 feet, Rec.);
Thence North 00°02'33" West (North 00°01'05" West, Rec.) for a distance of 33.99 feet to the centerline of the "L" Lateral;
Thence South 69°10'02" East along said centerline for a distance of 84.97 feet;
Thence South 56°10'15" East along said centerline for a distance of 94.16 feet;
Thence South 30°35'48" East along said centerline for a distance of 67.04 feet;
Thence South 05°30'14" East along said centerline for a distance of 86.08 feet;
Thence South 27°32'13" East along said centerline for a distance of 56.46 feet;
Thence South 16°39'41" West for a distance of 13.04 feet to a ½ inch rebar;
Thence South 16°39'41" West for a distance of 13.88 feet to a ½ inch rebar;
Thence South 00°21'59" East for a distance of 229.58 feet to a ½ inch rebar;

Thence South 00°21'59" East for a distance of 25.00 feet to the South line of Section 21;
Thence North 89°52'57" West along said Section line for a distance of 97.41 feet to THE POINT OF BEGINNING.

EASEMENT PARCEL NO. 1:

A 15 foot wide easement for the use and maintenance of a buried irrigation line, said easement being centered on the following described line:

Commencing at the South One Quarter (S¼) corner of the before mentioned Section 21 from which the Southeast section corner of said Section 21 bears North 89°59'31" East, 2644.26 feet;
Thence North 89°59'31" East along the South boundary of the SE¼ of said Section 21 for a distance of 671.64 feet;
Thence North 00°00'29" West for a distance of 204.07 feet;
Thence North 89°59'31" East parallel with the South boundary of the SE¼ of said Section 21 for a distance of 61.19 feet to THE TRUE POINT OF BEGINNING;
Thence South 02°02'53" West for a distance of 155.00 feet to the terminus point of said easement.

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

Section 21: Part of the NW¼NW¼, more particularly described as follows:

Beginning at the initial point, from which the corner of Sections, 16, 17, 20 and 21 bears westerly along the section line 1011.4 feet to the Point of Beginning;
Thence South 43°50' East for 142.8 feet;
Thence South 17°58' East for 98.0 feet;
Thence South 86°17' East for 164.5 feet;
Thence North 00°58' East for 203.4 feet to the section line between Sections 16 and 21;
Thence in a westerly direction along said section line for 298.6 feet to the Point of Beginning.

SAVE AND EXCEPT that portion deeded to the State of Idaho Department of Highways

TRACT NO. 2:

Lots 15 and 16 in Block 49, Jerome Townsite, Jerome County, Idaho, as the same is platted in the official plat thereof, now of record in the office of the County Recorder of said County.

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.

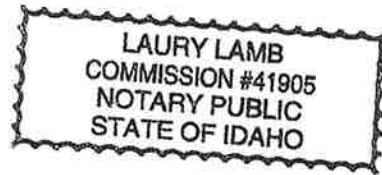
Dated: 01/06/2020

Gordon Ford
Gordon Ford

State of Idaho, County of Jerome, ss.

On this 7 day of January in the year of 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Gordon Ford, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Laury Lamb
Notary Public
Residing In: Jerome, ID
My Commission Expires: 4/2/2022
(seal)



Instrument # 2200546

JEROME COUNTY, JEROME, IDAHO
02-04-2020 09:04:05 AM No. of Pages: 5
Recorded for: TITLEONE - TWIN FALLS
MICHELLE EMERSON Fee: \$15.00
Ex-Officio Recorder Deputy: jw
Electronically Recorded by Simplifile



Instrument # 2200083

JEROME COUNTY, JEROME, IDAHO
01-07-2020 04:21:47 PM No. of Pages: 5
Recorded for: TITLEONE - BURLEY
MICHELLE EMERSON Fee: \$15.00
Ex-Officio Recorder Deputy: jw
Electronically Recorded by Simplifile

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

File # 19349520

Quitclaim Deed

For value received, **Karen Seamons, a married woman as her sole and separate property and Jed Seamons, a married man as his sole and separate property**

Does hereby convey, release, remise, and forever quit claim unto

TRF Land LLC, an Idaho limited liability company

whose current address is 75 S 300 E, Jerome, ID 83338,

the following described premises:

EXHIBIT "A" ATTACHED HERETO.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.



TitleOne
a title & escrow co.

Instrument # 2200083

JEROME COUNTY, JEROME, IDAHO
01-07-2020 04:21:47 PM No. of Pages: 5
Recorded for: TITLEONE - BURLEY
MICHELLE EMERSON Fee: \$16.00
Ex-Officio Recorder Deputy: jw
Electronically Recorded by Simplifile

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

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whose current address is 75 S 300 E, Jerome, ID 83338,

the following described premises:

EXHIBIT "A" ATTACHED HERETO.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.

Date: 01/03/2020

Karen Seamons
Karen Seamons

Jed Seamons
Jed Seamons

State of Idaho, County of Jerome, ss.

On this 10 day of January in the year of 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Karen Seamons and Jed Seamons known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same.

Laury Lamb, Notary Public
Residing at: Jerome, ID
My Commission Expires: 4/2/2022
(seal)

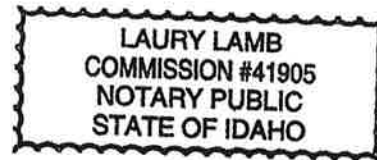


Exhibit A

TRACT NO. 1:

PARCEL NO. 1

TOWNSHIP 8 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 21: Part of Section 21, more particularly described as follows:

Commencing at the North One Quarter ($N\frac{1}{4}$) corner of said Section 21 from which the Northeast Section corner of said Section 21 bears South $89^{\circ}52'13''$ East, 2630.50 feet, said North One Quarter ($N\frac{1}{4}$) corner being THE TRUE POINT OF BEGINNING;
Thence South $89^{\circ}52'13''$ East along the North boundary of the $NE\frac{1}{4}$ of said Section 21 for a distance of 1318.25 feet to the Northeast corner of the $W\frac{1}{2}NE\frac{1}{4}$ of said Section 21;
Thence South $00^{\circ}00'20''$ West along the East boundary of the $W\frac{1}{2}NE\frac{1}{4}$ of said Section 21 for a distance of 2640.35 feet to the Southeast corner of the $W\frac{1}{2}NE\frac{1}{4}$ of said Section 21, and being a point on the North boundary of the $SE\frac{1}{4}$ of said Section 21;
Thence South $89^{\circ}55'59''$ East along the North boundary of the $SE\frac{1}{4}$ of said Section 21 for a distance of 1320.16 feet to the East One Quarter ($E\frac{1}{4}$) corner of said Section 21;
Thence South $00^{\circ}02'20''$ East along the East boundary of the $SE\frac{1}{4}$ of said Section 21 for a distance of 869.41 feet;
Thence North $89^{\circ}58'16''$ West parallel with the South boundary of the $N\frac{1}{2}SE\frac{1}{4}$ of said Section 21 for a distance of 180.00 feet;
Thence South $00^{\circ}02'20''$ East parallel with the East boundary of the $SE\frac{1}{4}$ of said Section 21 for a distance of 450.00 feet to a point on the South boundary of the $N\frac{1}{2}SE\frac{1}{4}$ of said Section 21;
Thence North $89^{\circ}58'16''$ West along the South boundary of the $N\frac{1}{2}SE\frac{1}{4}$ of said Section 21 for a distance of 1141.15 feet to the Northeast corner of the $SW\frac{1}{4}SE\frac{1}{4}$ of said Section 21;
Thence South $00^{\circ}00'14''$ West along the East boundary of the $SW\frac{1}{4}SE\frac{1}{4}$ of said Section 21 for a distance of 741.27 feet to a point on the center line of the "L" canal of the North Side Canal Company;
Thence along the center line of said "L" canal on the following courses:
 South $62^{\circ}22'20''$ East, 515.49 feet;
 South $56^{\circ}12'05''$ East, 156.49 feet;
 South $63^{\circ}08'17''$ East, 99.12 feet;
 South $18^{\circ}51'48''$ West, 99.50 feet;
 South $10^{\circ}04'40''$ West, 31.77 feet;
 South $44^{\circ}59'02''$ West, 62.26 feet;
 South $17^{\circ}06'26''$ West, 40.35 feet to a point on the South boundary of the $SE\frac{1}{4}$ of said Section 21;
Thence South $89^{\circ}59'31''$ West along the South boundary of the $SE\frac{1}{4}$ of said Section 21 for a distance of 1018.64 feet;
Thence North $00^{\circ}00'29''$ West for a distance of 204.07 feet;
Thence South $89^{\circ}59'31''$ West parallel with the South boundary of the $SE\frac{1}{4}$ of said Section 21 for a distance of 213.46 feet;
Thence South $00^{\circ}00'29''$ West for a distance of 204.07 feet to a point on the South boundary of the $SE\frac{1}{4}$ of said Section 21;
Thence South $89^{\circ}59'31''$ West along the South boundary of the $SE\frac{1}{4}$ of said Section 21 for a distance of 671.64 feet to the South One Quarter ($S\frac{1}{4}$) corner of said Section 21, said point being the Southeast corner of the $SW\frac{1}{4}$;
Thence North $89^{\circ}53'00''$ West along the South boundary of the $SW\frac{1}{4}$ of said Section 21 for a distance of 1188.90 feet;
Thence North $00^{\circ}02'44''$ West for a distance of 459.48 feet;
Thence North $62^{\circ}48'58''$ West for a distance of 137.44 feet (record - 137.50 feet) to a point on the West boundary of the $SE\frac{1}{4}SW\frac{1}{4}$ of said Section 21;
Thence North $00^{\circ}02'44''$ West along the West boundary of the $SE\frac{1}{4}SW\frac{1}{4}$ of said Section 21 for a distance of 36.70 feet to a point on the centerline of the "L" canal of the North Side Canal Company;
Thence along the centerline of said "L" canal on the following courses:
 North $62^{\circ}30'54''$ West, 5.91 feet;
 North $51^{\circ}00'34''$ West, 88.84 feet;
 North $41^{\circ}55'05''$ West, 131.77 feet;
 North $49^{\circ}00'57''$ West, 156.73 feet;
 North $67^{\circ}16'30''$ West, 128.61 feet;
 North $77^{\circ}38'07''$ West, 220.46 feet;
 North $62^{\circ}20'15''$ West, 26.95 feet;
 North $03^{\circ}36'38''$ West, 25.77 feet;
 North $20^{\circ}10'26''$ East, 96.51 feet;

North 11°21'22" West, 38.12 feet;
North 72°43'34" West, 56.24 feet;
North 87°17'32" West, 534.20 feet;
North 79°40'42" West, 90.26 feet;

North 89°43'04" West, 22.96 feet to a point on the West boundary of the SW¼ of said Section 21;

Thence North 00°08'16" West along the West boundary of the SW¼ of said Section 21 for a distance of 1503.19 feet to the West One Quarter (W¼) corner of said Section 21, said point being the Southwest corner of the NW¼;

Thence South 89°56'00" East along the South boundary of the NW¼ of said Section 21 for a distance of 1315.36 feet to the Southwest corner of the E½NW¼ of said Section 21;

Thence North 00°02'15" West along the West boundary of the E½NW¼ of said Section 21 for a distance of 2643.34 feet to a point on the North boundary of the NW¼ of said Section 21;

Thence South 89°51'59" East along the North boundary of the NW¼ of said Section 21 for a distance of 1319.25 feet to the North One Quarter (N¼) corner of said Section 21, said point being THE TRUE POINT OF BEGINNING.

SAVE AND EXCEPT the following described (3) tracts:

Tract No. 1:

Part of the S½SE¼, more particularly described as follows:

Beginning at the South ¼ corner of Section 21, said corner marked by a ½ inch rebar;

Thence North 89°59'37" East along the South line of Section 21 for a distance of 253.75 feet to THE POINT OF BEGINNING;

Thence North 00°00'23" West for a distance of 25.00 feet to a ½ inch rebar;

Thence North 00°00'23" West for a distance of 24.43 feet to a ½ inch rebar;

Thence along a non-tangent curve to the left for a distance of 447.80 feet to a ½ inch rebar, said curve having a radius of 1298.40 feet, a delta angle of 19°45'38" and a long chord bearing of North 69°41'13" East for a distance of 445.59 feet;

Thence South 00°00'23" East for a distance of 204.07 feet to a ½ inch rebar on the South line of Section 21;

Thence South 89°59'37" West along said section line for a distance of 417.89 feet to THE POINT OF BEGINNING.

Tract No. 2:

Part of the S½SE¼, more particularly described as follows:

Beginning at the South ¼ corner of Section 21 said corner marked by a ½ inch rebar;

Thence North 89°59'37" East along the South line of Section 21 for a distance of 671.64 feet to a ½ inch rebar; Thence North 00°00'23" West for a distance of 204.07 feet to a ½ inch rebar which shall be THE POINT OF BEGINNING;

Thence North 00°00'23" West for a distance of 45.75 feet to a ½ inch rebar;

Thence North 89°59'37" East for a distance of 213.46 feet to a ½ inch rebar;

Thence South 00°00'23" East for a distance of 45.75 feet to a ½ inch rebar;

Thence South 89°59'37" West for a distance of 213.46 feet to THE POINT OF BEGINNING.

Tract No. 3:

Part of the SW¼, more particularly described as follows:

Beginning at the Southwest corner of Section 21 said corner marked by a 5/8 inch rebar with a 2 inch aluminum cap on top; Thence South 89°52'57" East (South 89°48' East, Rec.) for a distance of 1433.24 feet (1433.46 feet, Rec.) to THE POINT OF BEGINNING;

Thence North 00°02'33" West (North 00°02' West, Rec.) for a distance of 459.48 feet to a ½ inch rebar;

Thence North 62°48'54" West (North 62°45' West, Rec.) for a distance of 137.44 feet (137.50 feet, Rec.);

Thence North 00°02'33" West (North 00°01'05" West, Rec.) for a distance of 33.99 feet to the centerline of the "L" Lateral;

Thence South 69°10'02" East along said centerline for a distance of 84.97 feet;

Thence South 56°10'15" East along said centerline for a distance of 94.16 feet;

Thence South 30°35'48" East along said centerline for a distance of 67.04 feet;

Thence South 05°30'14" East along said centerline for a distance of 86.08 feet;

Thence South 27°32'13" East along said centerline for a distance of 56.46 feet;

Thence South 16°39'41" West for a distance of 13.04 feet to a ½ inch rebar;

Thence South 16°39'41" West for a distance of 13.88 feet to a ½ inch rebar;

Thence South 00°21'59" East for a distance of 229.58 feet to a ½ inch rebar;

Thence South 00°21'59" East for a distance of 25.00 feet to the South line of Section 21;

Thence North 89°52'57" West along said Section line for a distance of 97.41 feet to THE POINT OF BEGINNING.

EASEMENT PARCEL NO. 1:

A 15 foot wide easement for the use and maintenance of a buried irrigation line, said easement being centered on the following described line:

Commencing at the South One Quarter (S¼) corner of the before mentioned Section 21 from which the Southeast section corner of said Section 21 bears North 89°59'31" East, 2644.26 feet;
Thence North 89°59'31" East along the South boundary of the SE¼ of said Section 21 for a distance of 671.64 feet;
Thence North 00°00'29" West for a distance of 204.07 feet;
Thence North 89°59'31" East parallel with the South boundary of the SE¼ of said Section 21 for a distance of 61.19 feet to THE TRUE POINT OF BEGINNING;
Thence South 02°02'53" West for a distance of 155.00 feet to the terminus point of said easement.

PARCEL NO. 2:

TOWNSHIP 8 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 21: Part of the NW¼NW¼, more particularly described as follows:

Beginning at the initial point, from which the corner of Sections, 16, 17, 20 and 21 bears westerly along the section line 1011.4 feet to the Point of Beginning;
Thence South 43°50' East for 142.8 feet;
Thence South 17°58' East for 98.0 feet;
Thence South 86°17' East for 164.5 feet;
Thence North 00°58' East for 203.4 feet to the section line between Sections 16 and 21;
Thence in a westerly direction along said section line for 298.6 feet to the Point of Beginning.

SAVE AND EXCEPT that portion deeded to the State of Idaho Department of Highways

TRACT NO. 2:

Lots 15 and 16 in Block 49, Jerome Townsite, Jerome County, Idaho, as the same is platted in the official plat thereof, now of record in the office of the County Recorder of said County.

TRACT NO. 3:

TOWNSHIP 8 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

SECTION 18: Lots 3 and 4, E1/2SW1/4, SE1/4

COPY

RECORDATION REQUESTED BY AND
WHEN RECORDED MAIL TO:

Sandra L. Clapp
SANDRA L. CLAPP & ASSOCIATES, P.A.
P.O. Box 2660
Eagle, ID 83616

SEND TAX NOTICES TO:

Karen Seamons
75 South 300 East
Jerome, Idaho 83338

Instrument # 2195505

JEROME COUNTY, JEROME, IDAHO
11-21-2019 02:50:50 PM No. of Pages: 2
Recorded for: KAREN SEAMONS
MICHELLE EMERSON
Ex-Officio Recorder Deputy

Fee: 15.00

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

GRANT DEED

FOR VALUE RECEIVED, KAREN SEAMONS, Trustee of THE THOMAS RAY AND JOYCE A. FORD TRUST (also known as THE THOMAS R. FORD & JOYCE A. FORD TRUST), dated November 18, 1996, as thereafter amended (the "Grantor"), hereby grants, bargains, sells, and conveys a one-half (1/2) undivided interest to KAREN SEAMONS, a married woman as her sole and separate property, and a one-half (1/2) undivided interest to JED SEAMONS, a married man as his sole and separate property (collectively the "Grantees"), whose address is 75 South 300 East, Jerome, Idaho 83338, the Grantor's interest in the real property situated in the County of Jerome, State of Idaho, and more particularly described as follows:

Township 8 South, Range 18, East of the Boise Meridian, Jerome
County, Idaho
Section 18: East half of the Southwest Quarter (E1/2SW1/4); Lots
3 and 4; Southeast Quarter (SE1/4);
Together with all water and water rights, ditches and ditch rights
used thereon or appurtenant thereto, as to State of Idaho Water
Licenses, numbered G-27965 and G-27966

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantees, their successors and assigns forever, subject to all covenants, conditions, reservations, and restrictions of record.

DATED this 21 day of November, 2019.

THE THOMAS RAY AND JOYCE A. FORD
TRUST, also known as THE THOMAS R. FORD
& JOYCE A. FORD TRUST

By: Karen Seamons
KAREN SEAMONS

Its: Trustee

STATE OF IDAHO)
) ss.
County of Jerome)

On this 21 day of November, 2019, before me, the undersigned notary public in and for said state, personally appeared KAREN SEAMONS known or proved to me on the basis of satisfactory evidence to be a Trustee of THE THOMAS RAY AND JOYCE A. FORD TRUST, also known as THE THOMAS R. FORD AND JOYCE A. FORD TRUST, whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same.

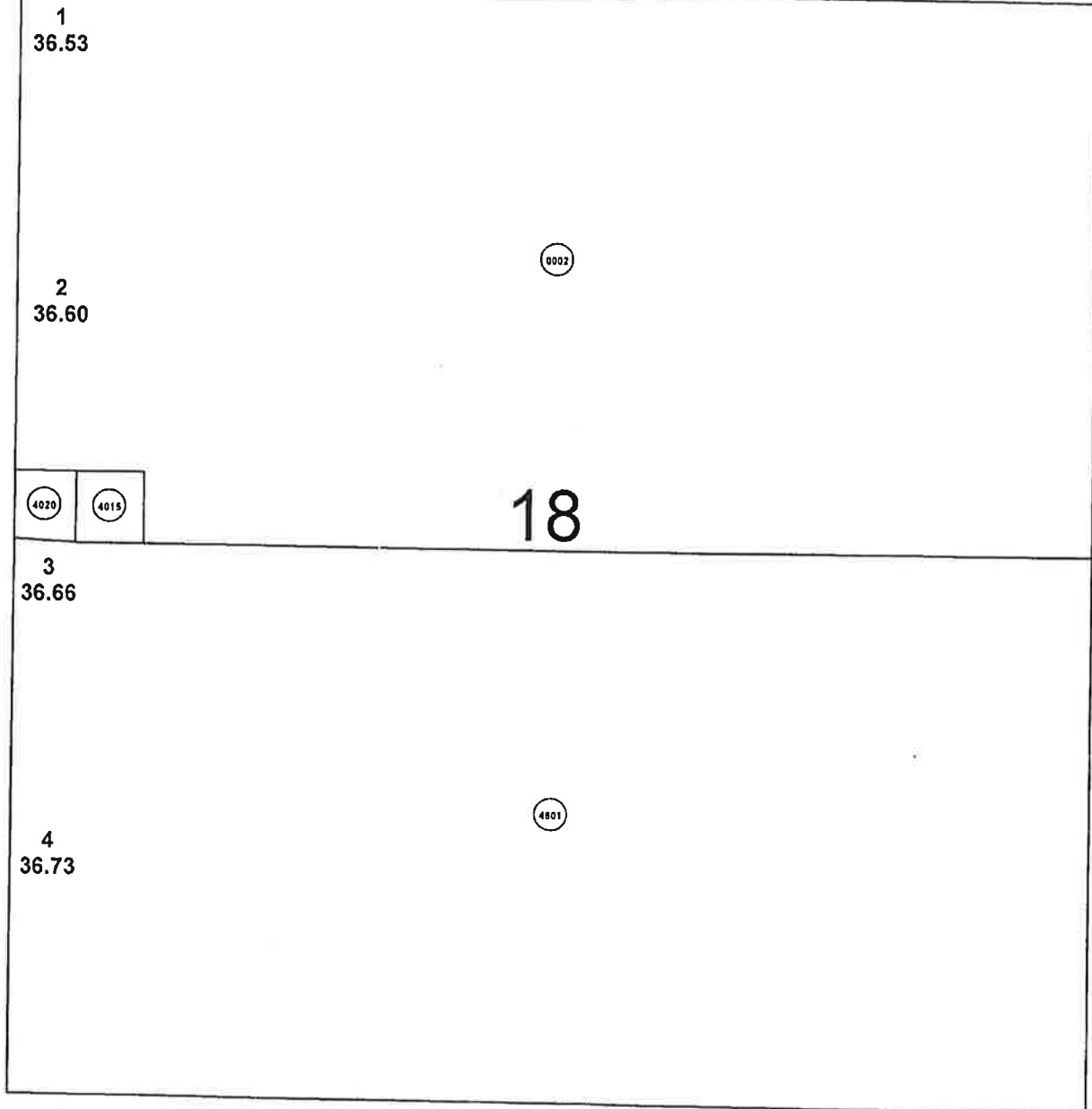
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Cyrl Lootens
Notary Public for Idaho
Commission Expires: 5/7/20

GRANT DEED - 2

SECTION 18
TOWNSHIP 08 SOUTH RANGE 18 EAST
JEROME COUNTY IDAHO



We have taken extreme care to insure accuracy.
However, we assume no responsibility for errors or omissions.
These maps are intended for assessment purposes only
and are not to be used as a legal document.
All canals and ditches are approximated from aerial maps.

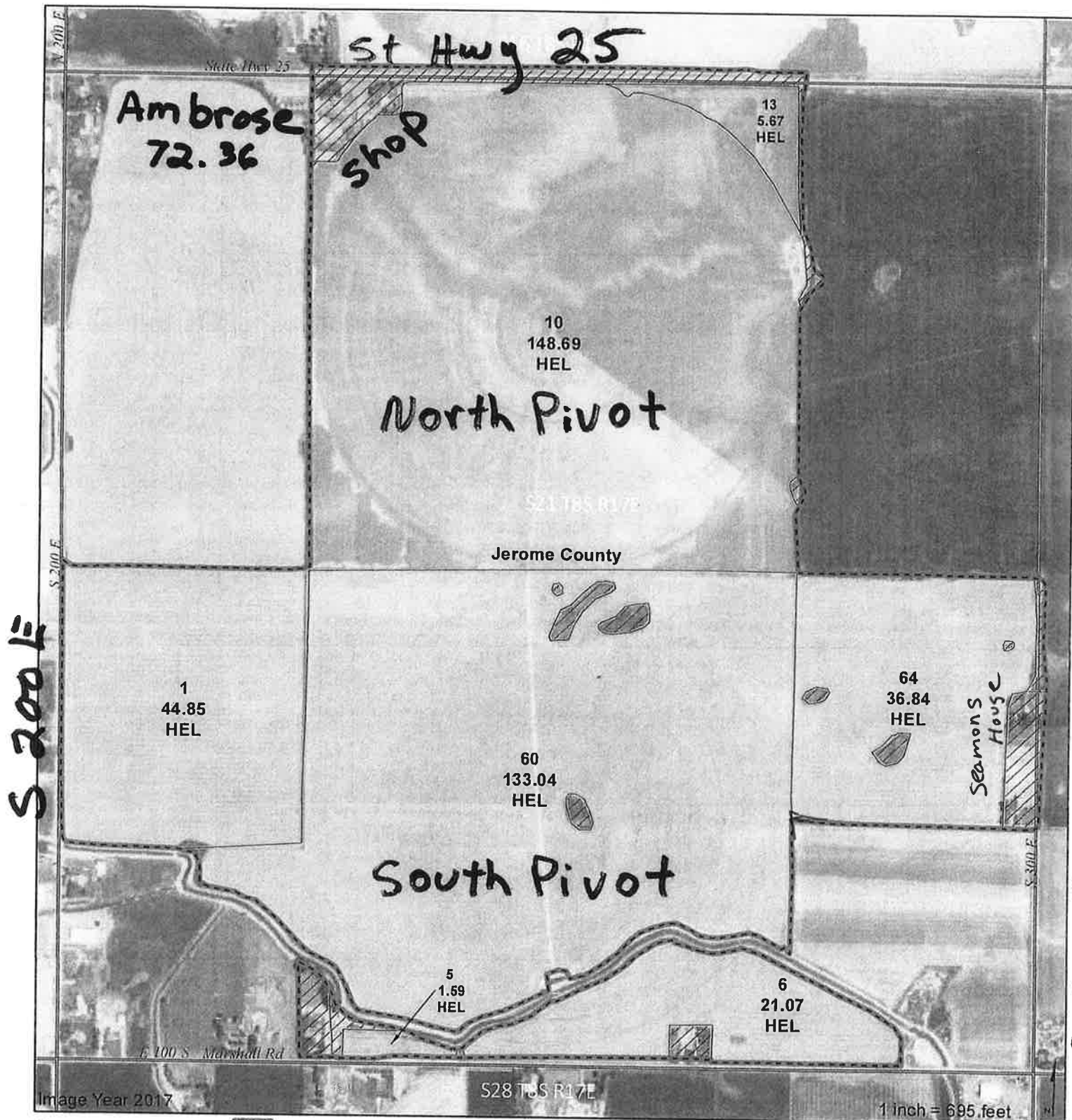


500 0 500
Feet

DATE UPDATED: 08/28/2012
JEROME COUNTY ASSESSORS OFFICE

Home Place

Jerome County, Idaho



Common Land Unit

- Tract Boundary
- PLSS
- County Boundary
- Non-Cropland
- Cropland

Wetland Determination Identifiers

● Restricted Use ▽ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Tract Cropland Total: 391.75 acres

2019 Program Year
Map Created October 31, 2018

Farm 3301
Tract 7057

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



United States
Department of
Agriculture

Mary's Farm

Jerome County, Idaho

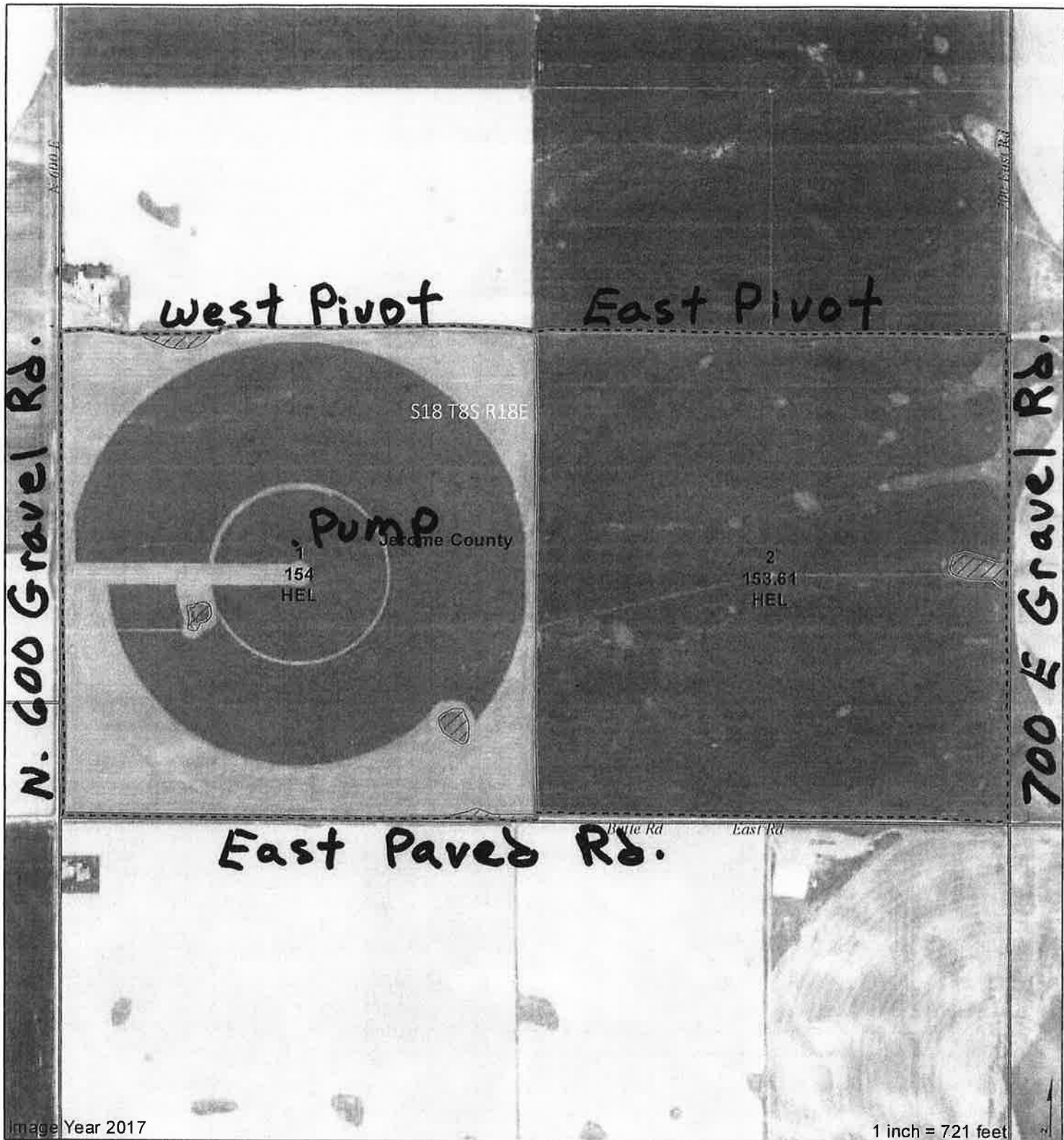


Image Year 2017

Common Land Unit

- Tract Boundary
- PLSS
- County Boundary
- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 307.61 acres

2019 Program Year
Map Created October 31, 2018

Farm 3301
Tract 533

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



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

February 04, 2020

TRF LAND LLC
75 S 300 E
JEROME ID 83338-5447

Re: Change in Ownership for Water Right No(s): 36-14271, 36-14618, and 36-14619

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)

C: Water District 130