



16034 Equine Dr  
Nampa, ID 83687-8490  
Voice: 208.468.1600 Toll-Free: 800.819.3312 Fax: 208.468.1605

RECEIVED

JAN 13 2020

WATER RESOURCES  
WESTERN REGION

January 7, 2020

RECEIVED

JAN 13 2020

WATER RESOURCES  
WESTERN REGION

State of Idaho  
Department of Water Resources  
2735 Airport Way  
Boise ID 83705-5082

RE: Big Willow Ranch LLC and Northwest Farm Credit Services Water Permit Assignment  
Loan No.: 6219289 & 6015259

Dear State of Idaho; Department of Water Resources

Please be advised that the above-referenced Northwest Farm Credit Services, FLCA loan(s)  
has been paid in full and we no longer have an interest in the following IDWR Water Permits:

65-23731	65-23617	65-3248
65-23741	65-2500	65-2204
	65-2501	65-3247
	65-3127	65-3126
	65-3128	65-3125
	65-13974	65-10533
	65-2601	65-9076
	65-23479	65-10534
	65-22979	65-7789
	65-7603	65-10535
	65-7136	65-10536

If you should have any questions, please feel free to contact me.

Sincerely,

Nicole Bell  
Financial Specialist

cc: JG Schwarz  
Big Willow Ranch LLC

JAN 13 2020

WATER RESOURCES  
WESTERN REGION

After Recording Return To:  
Northwest FCS - Nampa  
16034 Equine Dr  
Nampa, ID 83687

COPY

## RELEASE OF MORTGAGE

For good and valuable consideration, Lender certifies as follows:

The following loan document(s) is/are released:

Mortgage dated May 23, 2008 and executed by J. G. Schwarz same person as Joseph G. Schwarz, a single person, recorded on May 30, 2008, as Instrument No. 353692, in the records of Payette County, State of Idaho, covering the land described as follows:

See Schedule A Attachment

Dated: January 7, 2020

## LENDER:

NORTHWEST FARM CREDIT SERVICES, FLCA

By: *Stephen Parrott*

Authorized Agent

State of Idaho

) ss.

County of Canyon

On January 7, 2020, before me personally appeared Stephen Parrott, known to me to be an authorized agent of the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same as its free act and deed; and on oath stated that he/she was authorized to execute said instrument.



*Sarah Furr*  
Printed Name

Notary Public for the State of Idaho

Residing at Nampa

My commission expires 1/25/22

Release

(Joseph G Schwarz Note No. 6015259 /056508-441 )

Schedule A

Land in Township 8 North, Range 2 West, Boise Meridian, Payette County, Idaho,  
more particularly described as follows:

- Section 5: Lots 1, 2, & 3, S1/2N1/2, S1/2.  
Section 7: Lots 3 & 4, NE1/4NE1/4; S1/2N1/2,  
EXCEPTING THEREFROM the SW1/4NW1/4 (Government Lot 2);  
E1/2SW1/4, SE1/4.  
Section 8: All.  
Section 9: All.  
Section 17: Lots 1-4, S1/2NW1/4, SE1/4NE1/4, S1/2.  
Section 18: Lots 1, 3, 4, & 7, S1/2NE1/4, SE1/4, SE1/4NW1/4.  
Section 19: Lots 1-4, S1/2SE1/4, SE1/4SW1/4.  
Section 20: E1/2, SW1/4.  
Section 21: W1/2W1/2.  
Section 30: N1/2NE1/4, NE1/4NW1/4, Lots 1, 3 & 4, SE1/4SW1/4.  
Section 31: Lot 1.

Land in Township 8 North, Range 3 West, Boise Meridian, Payette County, Idaho,  
more particularly described as follows:

- Section 1: S1/2S1/2  
Section 2: SW1/4SW1/4, S1/2SE1/4.  
Section 3: S1/2SE1/4.  
Section 9: S1/2SE1/4, SE1/4SW1/4.  
Section 10: E1/2NW1/4, S1/2SW1/4, E1/2.  
Section 11: ALL  
Section 12: W1/2W1/2, NE1/4NW1/4, E1/2SW1/4, NW1/4NE1/4, SE1/4.  
Section 13: NE1/4NW1/4, S1/2NW1/4, NE1/4SW1/4, N1/2NE1/4, SE1/4NE1/4, SE1/4  
NW1/4NW1/4, W1/2SW1/4.  
Section 14: ALL.  
Section 15: ALL.  
Section 16: ALL.  
Section 17: ALL.  
Section 20: ALL.  
Section 21: ALL.  
Section 22: ALL.  
Section 23: W1/2, SE1/4, NE1/4NE1/4.  
  
Section 24: NW1/4NW1/4, S1/2SW1/4, E1/2.  
Section 25: N1/2NW1/4, SE1/4NW1/4, W1/2SW1/4, SE1/4SW1/4, E1/2.  
Section 26: ALL.  
Section 27: ALL.  
Section 28: W1/2, W1/2E1/2, SE1/4NE1/4, E1/2SE1/4.  
Section 29: N1/2, SE1/4.  
Section 31: E1/2, NE1/4.  
Section 32: N1/2.  
Section 35: N1/2NW1/4;

Release

(Joseph G Schwarz Note No. 6015259 /056508-441)

After Recording Return To:  
Northwest FCS - Nampa  
16034 Equine Dr  
Nampa, ID 83687

COPY

### RELEASE OF MORTGAGE AND FIXTURE FILING

For good and valuable consideration, Lender certifies as follows:

The following loan document(s) is/are released:

Mortgage dated November 5, 2014 and executed by Big Willow Ranch, LLC, a Limited Liability Company, Big Willow Properties, LLLP, a Limited Liability Partnership, and Joseph G. Schwarz, a married person dealing in his/her separate property, recorded on November 14, 2014, in the records of Payette County, State of Idaho, covering the land described as follows:

*See Schedule A Attached*

Dated: January 7, 2020

**LENDER:**

**NORTHWEST FARM CREDIT SERVICES, FLCA**

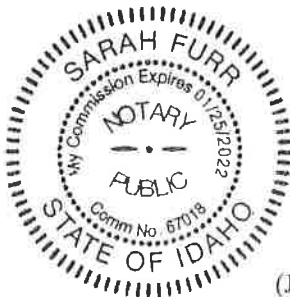
By: \_\_\_\_\_

*Authorized Agent*

State of Idaho ) ss.

County of Canyon

On January 7, 2020, before me personally appeared Stephen Parrott, known to me to be an authorized agent of the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same as its free act and deed; and on oath stated that he/she was authorized to execute said instrument.



\_\_\_\_\_  
Printed Name Sarah Furr  
Notary Public for the State of Idaho  
Residing at Nampa  
My commission expires 1/25/22

Release  
(Joseph G Schwarz/Note No. 6219289 and 6015259)

## Schedule A

### Release of Mortgage and Fixture Filing

#### Legal Description:

##### PARCEL I

Land in Township 8 North, Range 2 West, Boise Meridian, Payette County, Idaho, more particularly described as follows:

- Section 2: Lots 1, 2 and 4, S $\frac{1}{2}$ N $\frac{1}{2}$ , N $\frac{1}{2}$ S $\frac{1}{2}$ , SW $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$ .
- Section 3: All.
- Section 4: All.
- Section 5: Lots 1, 2 and 3, S $\frac{1}{2}$ N $\frac{1}{2}$ , S $\frac{1}{2}$ .
- Section 7: Lots 3 and 4, NE $\frac{1}{4}$ NE $\frac{1}{4}$ , S $\frac{1}{2}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ .
- Section 8: All.
- Section 9: All.
- Section 10: W $\frac{1}{2}$ , NE $\frac{1}{4}$ , N $\frac{1}{2}$ SE $\frac{1}{4}$ .
- Section 11: NE $\frac{1}{4}$ NE $\frac{1}{4}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$ , S $\frac{1}{2}$ SE $\frac{1}{4}$ , S $\frac{1}{2}$ NW $\frac{1}{4}$ , N $\frac{1}{2}$ SE $\frac{1}{4}$ , S $\frac{1}{2}$ NE $\frac{1}{4}$ .
- Section 14: E $\frac{1}{2}$ E $\frac{1}{2}$ .
- Section 15: E $\frac{1}{2}$ NW $\frac{1}{4}$ , NW $\frac{1}{4}$ NW $\frac{1}{4}$ .
- Section 17: Lots 1-4, S $\frac{1}{2}$ NW $\frac{1}{4}$ , SE $\frac{1}{4}$ NE $\frac{1}{4}$ , S $\frac{1}{2}$ .
- Section 18: Lots 1, 3, 4, 5, 6 and 7, S $\frac{1}{2}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ .
- Section 19: All.
- Section 20: E $\frac{1}{2}$ , SW $\frac{1}{4}$ .
- Section 21: W $\frac{1}{2}$ W $\frac{1}{2}$ .
- Section 30: N $\frac{1}{2}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ NW $\frac{1}{4}$ , Lots 1, 3 and 4, SE $\frac{1}{4}$ SW $\frac{1}{4}$ .
- Section 31: Lot 1.

Land in Township 8 North, Range 3 West, Boise Meridian, Payette County, Idaho, more particularly described as follows:

- Section 1: S $\frac{1}{2}$ S $\frac{1}{2}$ .
- Section 2: SW $\frac{1}{4}$ SW $\frac{1}{4}$ , S $\frac{1}{2}$ SE $\frac{1}{4}$ .
- Section 3: S $\frac{1}{2}$ SE $\frac{1}{4}$ .
- Section 4: All that portion of Government Lot 3, of Government Lot 2, of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ , of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  and of the SW $\frac{1}{4}$  lying West of the center line of the county road, said center line being described as follows:  
Beginning at a point 211 feet East of the North quarter corner of said Section 4;  
Thence S. 28°30' W., 240 feet;  
Thence S. 8°40' W., 831 feet, more or less, to its intersection with the West side line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ , at a point which is 200 feet South of the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ ;  
Thence S. 28°30' W., 2644 feet;  
Thence S. 14°30' W., 886 feet;  
Thence S. 29° W., 570 feet to a point on the South side line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ , which is 800 feet East of the Southwest corner of said Section 4.
- Section 5: Lots 2, 3 and 4, S $\frac{1}{2}$ NW $\frac{1}{4}$ , S $\frac{1}{2}$ .
- Section 6: Lots 1-6, SE $\frac{1}{4}$ NW $\frac{1}{4}$ , S $\frac{1}{2}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ .
- Section 7: E $\frac{1}{2}$ .
- Section 8: W $\frac{1}{2}$ , W $\frac{1}{2}$ E $\frac{1}{2}$ , E $\frac{1}{2}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$ .
- Section 9: S $\frac{1}{2}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$  and that portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  lying West of the center line of the county road, said center line being described as follows:

Beginning at a point on the North side line of said NW¼NW¼ which is 800 feet East of the Northwest corner of said Section 9;  
Thence S. 29° W., 236 feet;  
Thence S. 21°45' W., 886 feet;  
Thence S. 32°15' W., 343 feet, more or less, to the South side line of said NW¼NW¼.  
E½NW¼, S½SW¼, E½.

Section 10:  
Section 11: All.  
Section 12: W½W½, NE¼NW¼, E½SW¼, NW¼NE¼, SE¼.  
Section 13: All.  
Section 14: All.  
Section 15: All.  
Section 16: All.  
Section 17: All.  
Section 18: E½, E½SW¼, Lot 4.

SAVE AND EXCEPT that portion lying Southerly of the Southerly right of way easement of Big Willow Road and Westerly of the following described line:  
Beginning at the point of intersection of the South line of the NE¼ of Sec. 30, Twp. 8 N., R. 3 W., B.M. and the centerline of Gulch Road, which point lies S. 89°42'16" E., 2555.52 feet from the Southwest corner of said NE¼;  
Thence along said centerline of Gulch Road the following courses and distances,  
N. 37°40'22" W., 1616.03 feet;  
N. 37°52'32" W., 534.53 feet;  
N. 43°43'59" W., 1242.02 feet;  
N. 45°37'35" W., 376.82 feet;  
N. 50°00'47" W., 284.28 feet;  
N. 52°46'27" W., 160.83 feet;  
284.53 feet along a curve to the left, said curve having a radius of 500.00 feet, a delta angle of 32°36'16", a long chord bearing N. 36°28'19" W., a distance of 280.70 feet;  
N. 20°10'11" W., 341.94 feet;  
323.91 feet along a curve to the left, said curve having a radius of 1400.00 feet, a delta angle of 13°15'23", a long chord bearing N. 26°47'52" W., a distance of 323.19 feet;  
N. 33°25'34" W., 217.89 feet;  
Thence along an existing fence line the following courses and distances,  
N. 60°24'39" E., 171.69 feet;  
N. 49°26'07" E., 2334.22 feet;  
N. 14°48'17" E., 188.87 feet;  
N. 52°36'23" E., 892.97 feet;  
N. 12°40'08" E., 944.53 feet;  
N. 46°44'31" W., 518.00 feet;  
N. 80°40'28" W., 511.53 feet;  
S. 84°36'12" W., 570.21 feet;  
Thence leaving said fence line, N. 33°56'00" W., 873.55 feet to a point on the Southerly right of way easement line of Big Willow Road and the Point of Ending of said line.

Section 19: N½NW¼ lying Northerly of the Southerly right of way line of Big Willow Road.  
Section 20: All.  
Section 21: All.  
Section 22: All.  
Section 23: All.  
Section 24: NW¼NW¼, S½SW¼, E½, NE¼NW¼, S½NW¼, NE¼SW¼.  
Section 25: N½NW¼, SE¼NW¼, E½, SW¼.  
Section 26: All.  
Section 27: All.  
Section 28: All.  
Section 29: N½, SE¼.  
Section 31: E½NE¼.

Section 32: N½.  
Section 33: NE¼NE¼  
Section 35: N½NW¼.  
Sections 19 & 30:

All that portion lying Easterly of the following described line:  
Beginning at the point of intersection of the South line of the NE¼ of Sec. 30, Twp. 8 N., R. 3 W., B.M. and the centerline of Gulch Road, which point lies S. 89°42'16" E., 2555.52 feet from the Southwest corner of said NE¼;  
Thence along said centerline of Gulch Road the following courses and distances,  
N. 37°40'22" W., 1616.03 feet;  
N. 37°52'32" W., 534.53 feet;  
N. 43°43'59" W., 1242.02 feet;  
N. 45°37'35" W., 376.82 feet;  
N. 50°00'47" W., 284.28 feet;  
N. 52°46'27" W., 160.83 feet;  
284.53 feet along a curve to the left, said curve having a radius of 500.00 feet, a delta angle of 32°36'16", a long chord bearing N. 36°28'19" W., a distance of 280.70 feet;  
N. 20°10'11" W., 341.94 feet;  
323.91 feet along a curve to the left, said curve having a radius of 1400.00 feet, a delta angle of 13°15'23", a long chord bearing N. 26°47'52" W., a distance of 323.19 feet;  
N. 33°25'34" W., 217.89 feet;  
Thence along an existing fence line the following courses and distances,  
N. 60°24'39" E., 171.69 feet;  
N. 49°26'07" E., 2334.22 feet;  
N. 14°48'17" E., 188.87 feet;  
N. 52°36'23" E., 892.97 feet;  
N. 12°40'08" E., 944.53 feet;  
N. 46°44'31" W., 518.00 feet;  
N. 80°40'28" W., 511.53 feet;  
S. 84°36'12" W., 570.21 feet;  
Thence leaving said fence line, N. 33°56'00" W., 873.55 feet to a point on the Southerly right of way easement line of Big Willow Road and the Point of Ending of said line.

Land in Township 8 North, Range 4 West, Boise Meridian, Payette County, Idaho, more particularly described as follows:

Section 1: Lots 1 and 2, S½NE¼, N½SE¼.  
Section 13: SE¼SE¼.  
Section 24: All that portion of the NE¼NE¼ lying Northerly of the Southerly right of way easement line of Big Willow Road.

Land in Township 9 North, Range 2 West, Boise Meridian, Payette County, Idaho, more particularly described as follows:

Section 27: E½SW¼.  
Section 33: S½, S½N½.  
Section 34: SE¼SE¼, E½NW¼, SW¼, NW¼SE¼.  
Section 35: SW¼.

Land in Township 9 North, Range 3 West, Boise Meridian, Payette County, Idaho, more particularly described as follows:

Section 21: S½SE¼.  
Section 25: SE¼SE¼.  
Section 28: S½NW¼, SW¼, E½;  
SAVE AND EXCEPT the following parcel of real property situate in the N½, Sec. 28, Twp. 9 N., R. 3 W., B.M., Payette County, Idaho, being more particularly described as follows:  
The Basis of Bearings for this description is Geodetic North.

Beginning at a point on the existing fence line, from which the Northwest corner of Sec. 28, Twp. 9 N., R. 3 W., B.M., bears N. 70°59'50" W., 2757.70 feet;  
 Thence along said fence line, N. 00°12'13" W., 591.27 feet;  
 Thence departing said fence line, N. 89°47'47" E., 1018.08 feet;  
 Thence S. 00°12'13" E., 574.48 feet, to the Northerly line of an access easement, twenty (20) feet in width;  
 Thence along said Northerly line, N. 85°17'15" W., 236.83 feet;  
 Thence continuing along said Northerly line, S. 79°42'47" W., 97.28 feet;  
 Thence continuing along said Northerly line, S. 52°11'54" W., 36.81 feet, to a point, from which the aforesaid Northwest corner of Sec. 28, bears N. 74°37'11" W., 3385.86 feet;  
 Thence departing said Northerly line, N. 89°59'38" W., 657.19 feet, to the Point of Beginning.  
 Section 29: E½, E½W½, S½SW¼SW¼, NW¼SW¼SW¼, S½SE¼NW¼SW¼.  
 Section 32: W½, NE¼NE¼, S½NE¼, N½SE¼, SW¼SE¼.  
 Section 33: W½, W½NE¼ and that portion of the E½NE¼ lying West of the center line of the county road, said center line being described as follows:  
 Beginning at a point 57.5 feet West of the Northeast corner of said Section 33;  
 Thence S. 22°15' W., 615 feet;  
 Thence S. 14°45' W., 1608 feet;  
 Thence S. 38°30' W., 640 feet, more or less, to a point on the South side line of said E½NE¼, which is 1120 feet West of the East quarter corner of said Section 33;  
 ALSO, all that portion of the W½SE¼ lying West of the center line of the county road, said center line being described as follows:  
 Beginning at a point 200 feet South of the Northeast corner of said W½SE¼;  
 Thence S. 28°30' W., 2770 feet, more or less, to the South quarter corner of said Section 33.

#### PARCEL II

In Twp. 8 N., R. 3 W., B.M., Payette County, Idaho:  
 Section 25: SW¼NW¼.

#### PARCEL III

In Twp. 9 N., R. 2 W., B.M., Payette County, Idaho:  
 Section 34: SW¼NW¼;



## MEMORANDUM

TO: Water Permit Files: 65-22979, 65-23479, 65-23617

FROM: Lynne Evans

DATE: February 10, 2020

RE: Conversation Memo

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Today Nicole Bell of Northwest Farm Credit Services FLCA responded to a voicemail I left on February 7, 2020 requesting more information about a letter received on January 13, 2020 requesting relinquishment of Northwest Farm Credit Services FLCA's security interest in water permits: 65-22979, 65-23479, and 65-23617.

I informed Ms. Bell that Northwest Farm Credit Services FLCA is presently listed on the three aforementioned active water permits as an owner rather than as a security interest, as implied by their letter. I explained that Northwest Farm Credit Services FLCA shares ownership with Big Willow Ranch LLC, which entitles Northwest Farm Credit Services FLCA to all related use of said water permits and to involvement in subsequent transfers and changes in ownership. I asked Ms. Bell to confirm that Northwest Farm Credit Services FLCA wishes to relinquish ownership.

Nicole Bell expressed her understanding and confirmed that Northwest Farm Credit Services FLCA wishes to relinquish all ownership of water permits: 65-22979, 65-23479, and 65-23617 to Big Willow Ranch LLC.



State of Idaho

## DEPARTMENT OF WATER RESOURCES

Western Region • 2735 W AIRPORT WAY • BOISE, ID 83705-5082

Phone: (208)334-2190 • Fax: (208)334-2348 • Website: [www.idwr.idaho.gov](http://www.idwr.idaho.gov)

Brad Little  
Governor

Gary Spackman  
Director

February 12, 2020

NORTHWEST FARM CREDIT SERVICES FLCA  
16034 EQUINE DR  
NAMPA ID 83687-8490

**RE: Termination of Security Interest for Water Permit No(s): 65-22979, 65-23479, 65-23617**

Dear Party Holding Security Interest:

The Department of Water Resources (Western) acknowledges receipt of correspondence terminating security interest for the above referenced water permits to you. The Department has modified its records to reflect the change in security interest.

The other water permits mentioned in your correspondence do not currently list you as a security interest, and have not been modified.

Thank you for informing the Department of this security interest termination. If you have any questions, please contact me at 208-334-2190.

Sincerely,

Lynne Evans  
Office Specialist II  
Western Regional Office

Enclosure

Cc:

BIG WILLOW RANCH LLC