

Name on W-9 \_\_\_\_\_ Approved by \_\_\_\_\_ Processed by ZW Date 1/24/20



Order Number: 19345220

### Warranty Deed

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

For Value Received,

J7, LLC, an Idaho limited liability company, the Grantor, does hereby grant, bargain sell and convey unto, Black Pine Land, LLC, an Idaho limited liability company, whose current address is 2368 E 2575 S, Malta, ID 83342, the Grantee, the following described premises, in Cassia County, Idaho, To Wit:

**PARCEL NO.1:**  
**TOWNSHIP 14 SOUTH, RANGE 27 EAST OF THE BOISE MERIDIAN,**  
**CASSIA COUNTY, IDAHO**

**Section 21: S $\frac{1}{2}$ SW $\frac{1}{4}$ , EXCEPT the North 50 feet of said S $\frac{1}{2}$ SW $\frac{1}{4}$ , ALSO EXCEPTING the following described:**

Beginning at the South  $\frac{1}{4}$  section corner of said Section 21, said corner marked by a U.S. General Land Office iron pipe with brass cap on top; Thence North 00°01'37" East along the East line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  for a distance of 24.61 feet to a  $\frac{1}{2}$  inch rebar which shall be the Point of Beginning;  
Thence North 88°08'56" West for a distance of 89.65 feet to a  $\frac{1}{2}$  inch rebar;  
Thence North 00°07'20" West for a distance of 479.25 feet to a  $\frac{1}{2}$  inch rebar;  
Thence North 89°30'29" East for a distance of 90.85 feet to  $\frac{1}{2}$  inch rebar on the East line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
Thence South 00°01'37" West along said line for a distance of 482.92 feet to the Point of Beginning.

**EASEMENT NO. 1:**

A road right-of-way for ingress and egress over the North 20 feet of W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 21, Township 14 South, Range 27 East of Boise Meridian, Cassia County, Idaho for the benefit of the E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 21 as reserved in Warranty Deed from Ricky John Neff and Margie G. Neff, husband and wife, Grantor to Henry J. Yates and Carolyn C. Yates, husband and wife, Grantee, dated September 15, 1981 and recorded October 2, 1981 as Instrument No. 138618, on Film No. 145, records of Cassia County, Idaho.

**PARCEL NO. 2:**  
**TOWNSHIP 14 SOUTH, RANGE 27 EAST OF THE BOISE MERIDIAN,**  
**CASSIA COUNTY, IDAHO**

**Section 28:      N½NW¼, SAVE AND EXCEPT the following described:**

**Beginning at the Northwest section corner of Section 28, said corner marked by a 5/8 inch rebar; Thence South 00°03'05" East along the west section line for a distance of 461.70 feet, which shall be the Point of Beginning;**

**Thence North 89°56'55" East (East rec.) for a distance of 26.79 feet;**

**Thence South 74°18'43" East for a distance of 283.85 feet to a ½ inch rebar;**

**Thence South 00°03'05" East (South rec.) along said line for a distance of 223.00 feet;**

**Thence South 00°03'05" East for a distance of 136.80 feet to a ½ inch feet;**

**Thence South 89°56'55" West for a distance of 300.00 feet to a ½ inch rebar on the west section line;**

**Thence North 00°03'05" West along said line for a distance of 136.80;**

**Thence North 00°03'05" West (North rec.) for a distance of 300.00 feet to the Point of Beginning.**

**PARCEL NO. 3:**  
**TOWNSHIP 14 SOUTH, RANGE 27 EAST OF THE BOISE MERIDIAN,**  
**CASSIA COUNTY, IDAHO**

**Section 28:      Part of the NW¼NW¼, more particularly described as follows:**

**Beginning at the Northwest section corner of Section 28, said corner marked by a 5/8 inch rebar; Thence South 00°03'05" East along the west section line for a distance of 461.70 feet, which shall be the Point of Beginning;**

**Thence North 89°56'55" East (East rec.) for a distance of 26.79 feet;**

**Thence South 74°18'43" East for a distance of 283.85 feet to a ½ inch rebar;**

**Thence South 00°03'05" East (South rec.) along said line for a distance of 223.00 feet;**

**Thence South 00°03'05" East for a distance of 136.80 feet to a ½ inch feet;**

**Thence South 89°56'55" West for a distance of 300.00 feet to a ½ inch rebar on the west section line;**

**Thence North 00°03'05" West along said line for a distance of 136.80;**

**Thence North 00°03'05" West (North rec.) for a distance of 300.00 feet to the Point of Beginning.**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its successors 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 this page intentionally left blank.

Dated: November 13, 2019

J7, LLC, an Idaho limited liability company

BY:

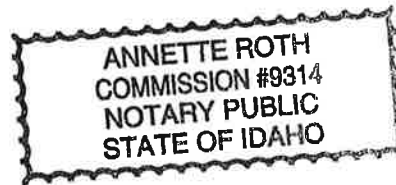
Jeff Johnson  
Jeff Johnson, Manager

State of Idaho, County of Cassia, ss.

On this 13 day of November 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeff Johnson, known or identified to me to be a Manager of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Annette Roth  
Notary Public for Idaho  
Residing In: Reupert Id  
My Commission Expires: 8-4-2023





0003651830

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

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

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

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

File #: 0003651830

Date Filed: 10/21/2019 12:09:17 PM

## Certificate of Organization Limited Liability Company

Select one: Standard, Expedited or Same Day Service (see descriptions below)

Same Day Service (+\$100; filing fee \$200)

## 1. Limited Liability Company Name

Type of Limited Liability Company

Limited Liability Company

Entity name

Black Pine Land, LLC

## 2. The complete street address of the principal office is:

Principal Office Address

LUKE SMITH  
2368 EAST 2575 SOUTH  
MALTA, ID 83342

## 3. The mailing address of the principal office is:

Mailing Address

LUKE SMITH  
2368 E 2575 S  
MALTA, ID 83342-8618

## 4. Registered Agent Name and Address

Registered Agent

LUKE SMITH  
Registered Agent  
Physical Address  
2368 E 2575 S  
MALTA, ID 83342  
Mailing Address  
2368 E 2575 S  
MALTA, ID 83342-8618

## 5. Governors

Name	Address
LUKE R SMITH	LUKE SMITH 2368 EAST 2575 SOUTH MALTA, ID 83342

Signature of Organizer:

LUKE R SMITH

Sign Here

10/21/2019

Date

B0384-1068 10/21/2019 12:09 PM Received by ID Secretary of State Lawrence Denney



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](http://www.idwr.idaho.gov)

Brad Little  
Governor

Gary Spackman  
Director

January 23, 2020

BLACK PINE LAND LLC  
2368 E 2575 S  
MALTA ID 83342-8618

Re: Change in Water Right Ownership: 43-2229 (Split into 43-2229 and **43-13869**), 43-2298 E (Split into 43-2298 E and **43-13871**), 43-11200 (Split into 43-11200 and **43-13872**), 43-11201 (Split into 43-11201 and **43-13873**), 43-2416 (Split into 43-2416 and **43-13874**), 43-2395 (Split into 43-2395 and **43-13875**), 43-4111 (Split into 43-4111 and **43-13876**), 43-4109 (Split into 43-4109 and **43-13877**), 43-2282 (Split into 43-2282 and **43-13478**), 43-10500 (Split into 43-10500 and **43-13879**).

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

**Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right.** If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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) 293-9904.

Sincerely,

Benny Walker  
Senior Water Resource Agent,

Enclosure(s)

Cc: J7 LLC  
TITLEONE # 19345220  
WD 43B, 143



**TitleOne**  
a title & escrow co.

211 West 13th Street  
Burley, ID 83318  
Ph. (208) 881-0087  
Fx. (866) 582-7546  
www.titleonecorp.com

ID Dept. of Water Resources  
650 Addison Ave. West, Suite 500  
Twin Falls, ID 83301

RECEIVED  
NOV 22 2019  
DEPT OF WATER  
SOUTHERN REGION

Date: 11/21/2019

Escrow No. 19345220  
Black Pine Land, LLC/J7, LLC

Dear Clerk:

Enclosed with this letter please find the following documents:

1. The original executed Notice of Change in Water Right Ownership between J7, LLC and Black Pine Land, LLC.
2. A copy of the original executed recorded Warranty Deed.
3. TitleOne's check no.23837 made payable to Idaho Department of Water Resources in the amount of \$1,000.00 for the splits.

Please make the necessary changes in the records and return a receipted copy to this office.

Should you have any questions, or if TitleOne may be of further assistance, please do not hesitate to contact this office.

Very truly yours,  
TITLEONE

Nancy Garrett  
Administrative Assistant

AR/nrg  
Enc.  
FedEx