

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
AUG 16 2019
DEPT OF WATER RESOURCES
SOUTHERN REGION

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?
36-7704A	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: 3 String Cattle of Idaho, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Eagle Creek Northwest, LLC, a Delaware Limited Liability Company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- P.O. Box 53 c/o UBS Farmland Inv. Nampa ID 83653
Mailing address City State ZIP
(208) 466-0419
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: July 1, 2019
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.

8. Signature: [Signature] Vice President 8/12/19
Signature of new owner/claimant Title, if applicable Date

Signature: _____
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by SG Date 8/16/19 Receipt No. 5037495 Receipt Amt. \$25.00

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 B. Walker Processed by B. Walker Date 9/19/2019



TitleOne
a title & escrow co.

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

Instrument # 550605

MINIDOKA COUNTY, IDAHO
07-01-2019 12:46:03 PM No. of Pages: 3
Recorded for: TITLEONE - BURLEY
TONYA PAGE Fee: \$15.00
Ex-Officio Recorder Deputy Susan Aston
Electronically Recorded by Simplifile

Order Number: 19332616

Warranty Deed

For Value Received,

3 String Cattle of Idaho, LLC, an Idaho limited liability company, the Grantor, does hereby grant, bargain sell and convey unto, Eagle Creek Northwest, LLC, a Delaware limited liability company, whose current address is c/o UBS Farmland Investors LLC Attn: James B. McCandless, 10 State House Square, 15th Floor, Hartford, CT 06103-3604, the Grantee, the following described premises, in Minidoka County, Idaho, To Wit:

PARCEL NO. 1:

**TOWNSHIP 9 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO**

Section 3: Part of Section 3, more particularly described as follows:

Beginning at the West ¼ Corner of Section 3, said corner marked by a 5/8 inch rebar; Thence South 00°03'22" West along the west line of Section 3 for a distance of 29.00 feet to the Point of Beginning;
Thence North 89°55'45" East for a distance of 25.00 feet to a ½ inch rebar;
Thence North 89°55'45" East for a distance of 1441.10 feet to a ½ inch rebar;
Thence North 01°28'11" East for a distance of 1125.50 feet to a ½ inch rebar;
Thence South 88°55'35" East for a distance of 257.27 feet to a ½ inch rebar;
Thence along a non-tangent curve to the right for a distance of 433.44 feet to a ½ inch rebar, said curve having a radius of 605.00 feet, a delta angle of 41°02'52", and a long chord bearing of North 78°45'09" East for a distance of 424.22 feet;
Thence North 68°22'37" East for a distance of 210.06 feet to a ½ inch rebar;
Thence South 59°38'41" East for a distance of 320.56 feet to a ½ inch rebar on the east line of the S½NW¼;
Thence South 00°02'24" West for a distance of 1088.01 feet to a 5/8 inch rebar at the Center ¼ Corner of Section 3;
Thence South 89°55'45" West along the south line of the S½NW¼ for a distance of 659.85 feet to a 5/8 inch rebar at the Northeast Corner of the W½NE¼SW¼;
Thence South 00°02'15" West along the east line of the W½NE¼SW¼ for a distance of 622.17 feet;
Thence North 89°58'34" West for a distance of 0.30 feet to a ½ inch rebar;
Thence North 89°58'34" West for a distance of 645.54 feet to a ½ inch rebar;
Thence North 00°22'05" East for a distance of 68.01 feet to a ½ inch rebar;

Thence North 89°57'19" West for a distance of 1334.26 feet to a p.k. nail on the west line of Section 3;

Thence North 00°03'22" East along said section line for a distance of 521.40 feet to the Point of Beginning.

PARCEL 2:

**TOWNSHIP 9 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO**

Section 3: Part of Section 3, more particularly described as follows:

Beginning at the West ¼ Corner of Section 3, said corner marked by a 5/8 inch rebar; Thence North 00°03'01" East along the west line of Section 3 for a distance of 1318.39 feet to a p.k. nail at the Southwest Corner of Gov't Lot 3 which shall be the Point of Beginning;

Thence North 00°03'01" East along the west line of Section 3 for a distance of 11.74 feet to a p.k. nail;

Thence North 89°31'02" East for a distance of 208.74 feet to a 3/8 inch rebar;

Thence North 00°03'01" East for a distance of 208.72 feet to a ½ inch rebar;

Thence South 89°31'02" West for a distance of 185.17 feet to a ½ inch rebar;

Thence South 89°31'02" West for a distance of 23.56 feet to the west line of Section 3;

Thence North 00°03'01" East along said section line for a distance of 871.63 feet;

Thence North 89°56'43" East for a distance of 26.77 feet to a ½ inch rebar;

Thence North 89°56'43" East for a distance of 933.97 feet to a ½ inch rebar;

Thence North 89°56'43" East for a distance of 1.67 feet;

Thence North 00°03'01" East for a distance of 226.20 feet to a ½ inch rebar on the north line of Section 3;

Thence North 89°56'43" East along said section line for a distance of 1676.50 feet to a 5/8 inch rebar at the North ¼ Corner of Section 3;

Thence North 89°56'35" East along the north line of Section 3 for a distance of 1319.41 feet to a 5/8 inch rebar at the Northeast Corner of Gov't Lot 2;

Thence South 00°02'43" West along the east line of Gov't Lot 2 for a distance of 1319.49 feet to a 5/8 inch rebar at the Southeast Corner of Gov't Lot 2;

Thence North 89°59'26" West along the south line of Gov't Lot 2 for a distance of 940.30 feet to the centerline of an irrigation lateral;

Thence along the centerline of said irrigation lateral the following courses:

North 15°24'26" West for a distance of 71.39 feet;

North 19°10'44" East for a distance of 101.29 feet;

North 00°55'59" West for a distance of 107.34 feet;

North 51°49'56" West for a distance of 157.09 feet;

North 74°27'17" West for a distance of 158.00 feet;

South 76°21'18" West for a distance of 78.99 feet;

South 33°49'23" West for a distance of 44.15 feet;

South 10°16'05" East for a distance of 71.57 feet;

South 13°49'47" West for a distance of 35.41 feet;

South 76°19'28" West for a distance of 84.88 feet;

South 39°25'57" West for a distance of 169.58 feet;

South 62°53'49" West for a distance of 132.21 feet;

South 42°19'42" West for a distance of 180.47 feet;

North 77°40'23" West for a distance of 142.47 feet;

South 75°18'52" West for a distance of 69.54 feet;

North 86°22'35" West for a distance of 97.04 feet;

South 57°30'50" West for a distance of 212.28 feet;

North 88°27'35" West for a distance of 60.92 feet;

North 46°48'13" West for a distance of 137.18 feet;

North 19°51'28" West for a distance of 97.41 feet;
North 00°53'33" East for a distance of 94.72 feet;
North 11°25'41" East for a distance of 292.17 feet;
North 42°51'27" East for a distance of 60.42 feet;
North 27°06'30" East for a distance of 96.45 feet;
North 13°38'58" West for a distance of 150.41 feet;
North 62°47'48" West for a distance of 117.67 feet;
North 48°34'59" West for a distance of 202.45 feet;
North 80°42'41" West for a distance of 112.99 feet;
Thence South 00°00'08" East for a distance of 11.58 feet to a ½ inch rebar;
Thence South 00°00'08" East for a distance of 369.65 feet to a ½ inch rebar;
Thence South 19°24'23" West for a distance of 347.41 feet to a ½ inch rebar;
Thence South 35°40'51" West for a distance of 177.51 feet to a ½ inch rebar;
Thence South 79°09'35" West for a distance of 55.43 feet to a ½ rebar on the south line of Gov't Lot 4;
Thence South 89°56'18" West along said lot line for a distance of 1019.69 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.

Dated: July 1, 2019

3 Strings Cattle of Idaho, LLC, an Idaho limited liability company

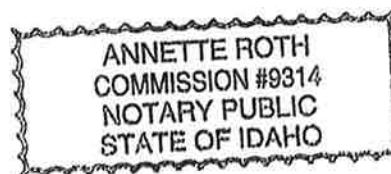
BY: [Signature]
Karl W. Studer, Sole Member

State of Idaho, County of Minidoka ss.

On this 29 day of June 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Karl W. Studer known or identified to me to be the sole member of the limited liability company that executed the within instrument and acknowledged to me 3 String Cattle of Idaho, LLC 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.

[Signature]
Notary Public for Idaho
Residing In: Rupert, ID
My Commission Expires: 8-4-2023





0003541281



STATE OF IDAHO
Office of the secretary of state, Lawrence Denney
ANNUAL REPORT
Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

For Office Use Only

-FILED-

File #: 0003541281

Date Filed: 6/18/2019 1:42:29 PM

Entity Name and Mailing Address:

EAGLE CREEK NORTHWEST LLC

The file number of this entity on the records of the Idaho Secretary of State is: 0000166883

Address 10 STATE HOUSE SQ
FL 15
HARTFORD, CT 06103-3600

Entity Details:

Entity Status Active-Existing

This entity is organized under the laws of: DELAWARE

If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: W51753

The registered agent on record is:

Registered Agent CORPORATION SERVICE COMPANY
Commercial Registered Agent
Physical Address
12550 W EXPLORER DR STE 100
BOISE, ID 83713
Mailing Address
12550 W EXPLORER DR STE 100
BOISE, ID 83713

Agent or Address Change

☐ Select if you are appointing a new agent.

Limited Liability Company Managers and Members

Name	Title	Address
AGRIVEST FARMLAND FUND LP	Member	10 STATE HOUSE SQUARE 15TH FLOOR HARTFORD, CT 6103

The annual report must be signed by an authorized signer of the entity.

James B. McCandless06/18/2019

Sign Here

Date

Signer's Title: President

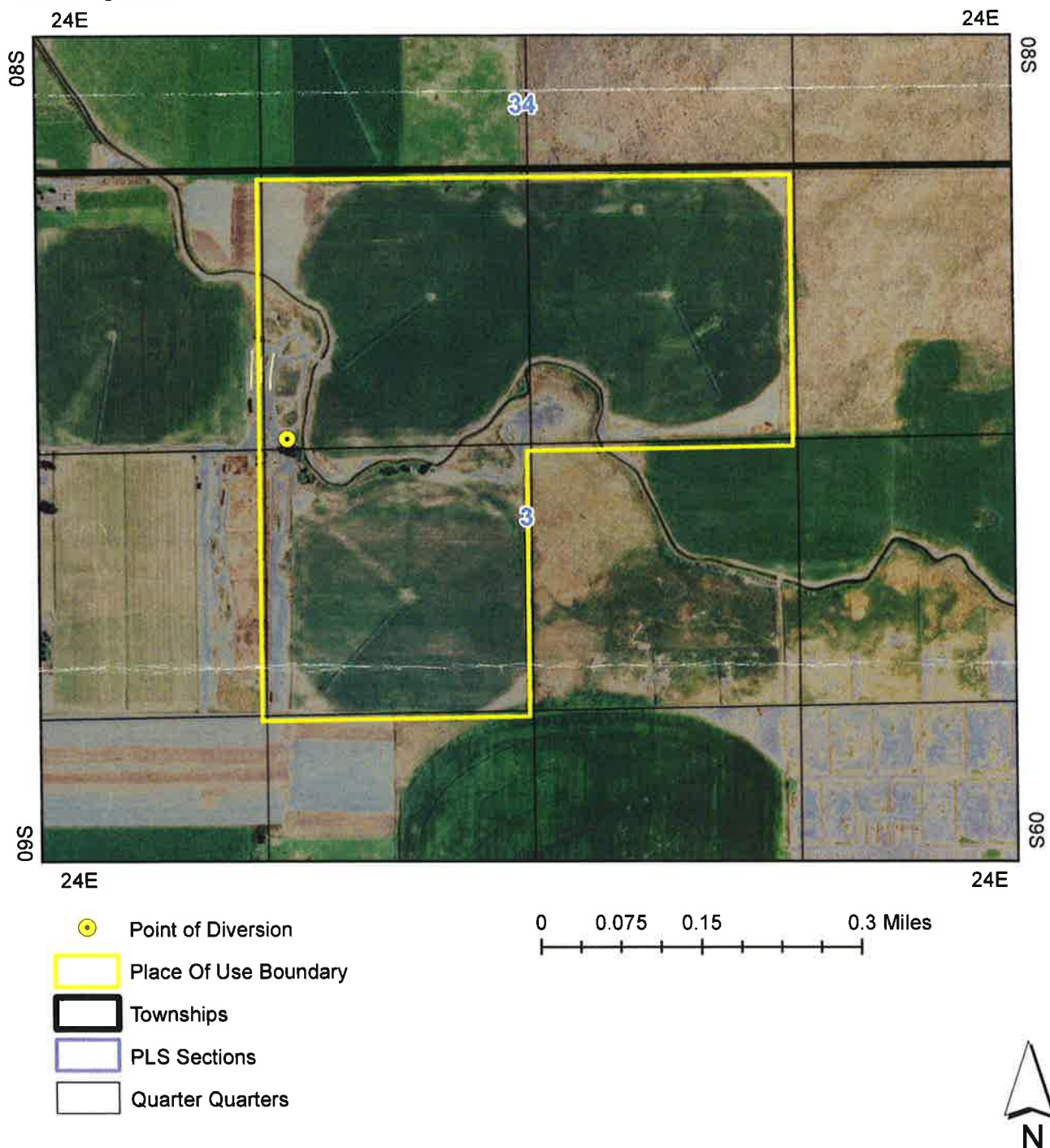
B0282-2397 06/18/2019 1:42 PM Received by ID Secretary of State Lawrence Denney

State of Idaho
Department of Water Resources

Water Right
36-7704A

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.





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

September 19, 2019

EAGLE CREEK NORTHWEST LLC
C/O UBS FARMLAND INVESTORS LLC
JAMES MC CANDLESS
PO BOX 53
NAMPA ID 83653-0053

Re: Change in Ownership for Water Right No(s): 36-7704A

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) 736-3033.

Sincerely,

Benny Walker
Water Resource Agent, Senior

Enclosure(s)

c: METROPOLITAN LIFE INSURANCE COMPANY
TITLEONE, BURLEY #19332616
WATER DISTRICT 130



211 West 13th Street
Burley, ID 83318
Ph. (208) 881-0087
Fx. (866) 781-5520
www.titleonecorp.com

ID Dept. of Water Resources
650 Addison Avenue West
Twin Falls, ID 83301

RECEIVED
AUG 16 2019
DEPT OF WATER RESOURCES
SOUTHERN REGION

Date: 08/15/2019

Escrow No. 19332616

Dear Clerk:

Enclosed with this letter please find the following documents in connection with the above referred to transaction:

1. The original executed Notice of Change in Water Right Ownership.
2. The IDWR Water Right map.
3. A copy of the original executed Warranty Deed.
4. TitleOne's check no. 21492 payable to Idaho Department of Water Resources in the amount of \$25.00 for the transfer fee.

Please make the necessary changes in the records to indicate the new owner as Eagle Creek Northwest, LLC.

Please send a receipted copy to this office and indicate the File # 19332616.

Should you have any questions, please do not hesitate to contact this office.

Very truly yours,
TITLEONE

Nancy Garrett
Administrative Assistant

AR/nrg
Enc,
FedEx