

RECEIVED

MAY 06 2019

DEPT OF WATER RESOURCES
SOUTHERN REGIONSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
36-07732B	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-07732C	Yes ☐	Yes ☐		Yes ☐	Yes ☐
~~36-37~~ -07732D	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-10936	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: B-4 Dairy, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Darosa Farms, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- P.O. Box 46 Wendell ID 83355
Mailing address City State ZIP
208.280.5568
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: April 30, May 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):
 o \$25 per *undivided* water right.
 o \$100 per *split* water right.
 o 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 # 36-7732B

8. Signature: [Signature] Manager
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 DM Date 5-6-2019 Receipt No. SO37305 Receipt Amt. \$100-

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 AI Date 7/10/19

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged
B-4 DAIRY, LLC, an Idaho limited liability company, the "Grantor", hereby grants, bargains,
sells, and conveys unto DAROSA FARMS, LLC, an Idaho limited liability company, whose
address is P.O. Box 46, Wendell, Idaho 83355-5341, the "Grantee", the following described
premises located in Gooding County, Idaho, to wit:

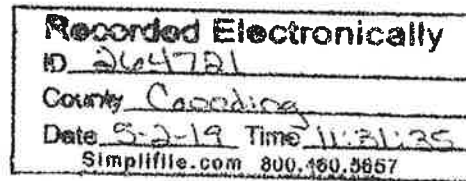
PARCEL NO. 1

TOWNSHIP 8 SOUTH, RANGE 16, EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

SECTION 30: SW $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$; LOT 4; E $\frac{1}{2}$ SE $\frac{1}{4}$;

EXCEPTING THEREFROM THAT PART OF THE NE $\frac{1}{4}$ SE $\frac{1}{4}$, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30;
THENCE NORTH 00°01'00" WEST, 2638.63 FEET TO THE EAST QUARTER CORNER OF
SECTION 30, AND BEING THE REAL POINT OF BEGINNING;
THENCE SOUTH 00°01'00" EAST, 830.41 FEET ALONG THE EAST BOUNDARY OF SECTION 30
TO THE CENTER OF THE COUNTY ROAD;
THENCE ALONG THE CENTER OF THE COUNTY ROAD AS FOLLOWS:
THENCE NORTH 01°19'12" WEST, 20.32 FEET;
THENCE NORTH 03°39'38" WEST, 54.46 FEET;
THENCE NORTH 07°21'25" WEST, 59.05 FEET;
THENCE NORTH 12°17'54" WEST, 54.04 FEET;
THENCE NORTH 15°37'03" WEST, 88.79 FEET;
THENCE NORTH 18°11'00" WEST, 39.51 FEET;
THENCE NORTH 21°29'29" WEST, 59.77 FEET;
THENCE NORTH 26°48'57" WEST, 59.47 FEET;
THENCE NORTH 28°58'09" WEST, 93.42 FEET;
THENCE NORTH 28°02'28" WEST, 56.16 FEET;
THENCE NORTH 24°50'40" WEST, 57.43 FEET;
THENCE NORTH 20°43'07" WEST, 44.88 FEET;
THENCE NORTH 19°07'18" WEST, 67.48 FEET;
THENCE NORTH 17°02'59" WEST, 66.35 FEET;
THENCE NORTH 16°12'47" WEST, 64.07 FEET;
THENCE LEAVING THE CENTERLINE OF SAID COUNTY ROAD SOUTH 89°42'04" EAST, 278.85
FEET ALONG THE NORTH BOUNDARY OF SE $\frac{1}{4}$, SAID SECTION 30, TO THE REAL POINT OF
BEGINNING.**



SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged **B-4 DAIRY, LLC**, an Idaho limited liability company, the "Grantor", hereby grants, bargains, sells, and conveys unto **DAROSA FARMS, LLC**, an Idaho limited liability company, whose address is P.O. Box 46, Wendell, Idaho 83355-5341, the "Grantee", the following described premises located in Gooding County, Idaho, to wit:

PARCEL NO. 1

TOWNSHIP 8 SOUTH, RANGE 16, EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

SECTION 30: SW $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$; LOT 4; E $\frac{1}{2}$ SE $\frac{1}{4}$;

EXCEPTING THEREFROM THAT PART OF THE NE $\frac{1}{4}$ SE $\frac{1}{4}$, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30;
THENCE NORTH 00°01'00" WEST, 2638.63 FEET TO THE EAST QUARTER CORNER OF
SECTION 30, AND BEING THE REAL POINT OF BEGINNING;
THENCE SOUTH 00°01'00" EAST, 830.41 FEET ALONG THE EAST BOUNDARY OF SECTION 30
TO THE CENTER OF THE COUNTY ROAD;
THENCE ALONG THE CENTER OF THE COUNTY ROAD AS FOLLOWS:
THENCE NORTH 01°19'12" WEST, 20.32 FEET;
THENCE NORTH 03°39'38" WEST, 54.46 FEET;
THENCE NORTH 07°21'25" WEST, 59.05 FEET;
THENCE NORTH 12°17'54" WEST, 54.04 FEET;
THENCE NORTH 15°37'03" WEST, 88.79 FEET;
THENCE NORTH 18°11'00" WEST, 39.51 FEET;
THENCE NORTH 21°29'29" WEST, 59.77 FEET;
THENCE NORTH 26°48'57" WEST, 59.47 FEET;
THENCE NORTH 28°58'09" WEST, 93.42 FEET;
THENCE NORTH 28°02'28" WEST, 56.16 FEET;
THENCE NORTH 24°50'40" WEST, 57.43 FEET;
THENCE NORTH 20°43'07" WEST, 44.88 FEET;
THENCE NORTH 19°07'18" WEST, 67.48 FEET;
THENCE NORTH 17°02'59" WEST, 66.35 FEET;
THENCE NORTH 16°12'47" WEST, 64.07 FEET;
THENCE LEAVING THE CENTERLINE OF SAID COUNTY ROAD SOUTH 89°42'04" EAST, 278.85
FEET ALONG THE NORTH BOUNDARY OF SE $\frac{1}{4}$, SAID SECTION 30, TO THE REAL POINT OF
BEGINNING.**

PARCEL NO. 2

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

SECTION 30: NW $\frac{1}{4}$ SE $\frac{1}{4}$, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE NORTHWEST CORNER OF THE NW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 16, EAST BOISE MERIDIAN, SAID CORNER MARKED BY A US BUREAU OF LAND MANAGEMENT ALUMINUM PIPE WITH CAP WHICH SHALL BE THE POINT OF BEGINNING;

THENCE SOUTH 89°42'00" EAST ALONG THE NORTH LINE OF THE NW $\frac{1}{4}$ SE $\frac{1}{4}$ FOR A DISTANCE OF 721.65 FEET TO A $\frac{1}{2}$ " REBAR;

THENCE SOUTH 23°31'24" WEST FOR A DISTANCE OF 172.87 FEET TO A $\frac{1}{2}$ " REBAR;

THENCE ALONG A CURVE TO THE LEFT FOR 1187.38 FEET TO A $\frac{1}{2}$ " REBAR ON THE WEST LINE OF THE NW $\frac{1}{4}$ SE $\frac{1}{4}$, SAID CURVE HAVING A RADIUS OF 1348.39 FEET WITH A CENTRAL ANGLE OF 50°27'15" AND A LONG CHORD BEARING OF SOUTH 34°35'49" WEST FOR A DISTANCE OF 1149.39 FEET;

THENCE NORTH 00°00'04" WEST ALONG THE WEST LINE OF THE NW $\frac{1}{4}$ SE $\frac{1}{4}$ FOR A DISTANCE OF 1108.42 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

SECTION 30: A PARCEL OF LAND LOCATED IN THE NE $\frac{1}{4}$ SW $\frac{1}{4}$, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE QUARTER (S $\frac{1}{4}$) CORNER OF SAID SECTION 30, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 30 BEARS SOUTH 89°41'12" EAST 2641.00 FEET;

THENCE NORTH 00°01'29" EAST ALONG THE EAST BOUNDARY OF THE SW $\frac{1}{4}$ OF SAID SECTION 30 FOR A DISTANCE OF 1319.61 FEET TO THE SOUTHEAST CORNER OF THE NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 30 AND BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°40'18" WEST ALONG THE SOUTH BOUNDARY OF THE NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 30 FOR A DISTANCE OF 386.74 FEET;

THENCE NORTH 48°32'29" EAST FOR A DISTANCE OF 516.23 FEET TO A POINT ON THE EAST BOUNDARY OF THE NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 30;

THENCE SOUTH 00°01'29" WEST ALONG THE EAST BOUNDARY OF THE NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 30 FOR A DISTANCE OF 344.00 FEET TO THE TRUE POINT OF BEGINNING.

Together with all water rights appurtenant thereto.

(The foregoing real property and water rights are referred to below as "the Property".)

TO HAVE AND TO HOLD, unto Grantee, its successors and assigns forever.

SUBJECT TO the following: (a) general taxes and assessments, which are not yet due and payable; and (b) the encumbrances, easements, restrictions and matters set forth on EXHIBIT A attached hereto and incorporated herein (collectively the "Permitted Exceptions").

Grantor warrants that it is the owner in fee simple of the Property; that it has not conveyed any interest in the Property to any person other than Grantee; that the Property is free from all encumbrances created or suffered by Grantor, except for the Permitted Exceptions; and that Grantor will warrant and defend the same against all lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the parties have executed the within instrument as of the 30 day of April, 2019.

"GRANTOR"

B-4 DAIRY, LLC
An Idaho limited liability company

[Signature]
KEVIN BOER, Member

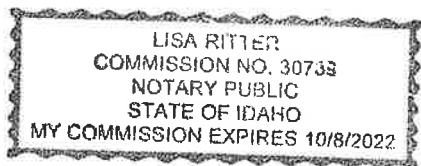
[Signature]
KENNETH BOER, Member

STATE OF IDAHO)

County of Gooding ss:

On this 1 day of May, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared KENNETH BOER, as a Member of B-4 DAIRY, LLC, an Idaho limited liability company, known to me to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that he executed the same in such capacity.

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



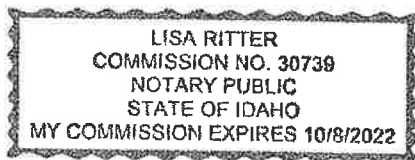
[Signature]
NOTARY PUBLIC for Idaho
Residing at: Gooding, ID
Commission Expires: 10/8/2022

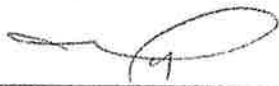
STATE OF IDAHO)

County of Gooding ss:

On this 30 day of April, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared KEVIN BOER, as a Member of B-4 DAIRY, LLC, an Idaho limited liability company, known to me to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that he executed the same in such capacity.

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





NOTARY PUBLIC for Idaho

Residing at: Gooding ID

Commission Expires: 10/8/2022

EXHIBIT A

1. Taxes and assessments for 2019 and subsequent years.
2. Rights-of-way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States, as granted to the United States under provisions of Section 58-604, Idaho Code.
3. Levies and assessments of North Side Canal Company.
4. Right of way for canals, laterals, and waste ditches and underground pipelines of a local irrigation district and subject to the right of ingress and egress, powers and easements, as provided by law.
5. Right-of-way or easement of Bob Barton Highway and 2400 East Road.
6. Reservations in United States Patent, recorded in Book 1, of Patents, Page 318, as Instrument No. 116866, including but not limited to all uranium, thorium or any other material together with the right to enter upon the land and prospect for, mine and remove the same.
7. Easement for roadway, drainage facilities and fence granted to Wendell Highway District, recorded April 2, 1984, as Instrument No. 107238.
8. Easement granted to Idaho Power Company, recorded June 24, 1988, as Instrument No. 132617.
9. Easement granted to Idaho Power Company, recorded March 28, 1995, as Instrument No. 160708.
10. Easement for irrigation mainline and access, recorded July 16, 2002, as Instrument No. 196096.

Rescission and Mutual Release Agreement by and between McCord Family Partnership, an Idaho partnership; Harriett McCord, individually and as General Partner of the McCord Family Partnership; and Hill A. Brandsma and Ann Brandsma, recorded June 2, 2009 as Instrument No. 230724.

11. Shared Well Agreement upon the terms, conditions and provisions contained therein: Parties: McCord Family Partnership; Hill A. Brandsma and Ann Brandsma, husband and wife; and Harriett McCord, a single woman
Recorded: February 16, 2002, Instrument No. 196097

Rescission and Mutual Release Agreement by and between McCord Family Partnership, an Idaho partnership; Harriett McCord, individually and as General Partner of the

McCord Family Partnership; and Hill A. Brandsma and Ann Brandsma, recorded June 2, 2009 as Instrument No. 230724.

12. Easement for irrigation mainline, recorded July 16, 2002, as Instrument No. 196098.

Rescission and Mutual Release Agreement by and between McCord Family Partnership, an Idaho partnership; Harriett McCord, individually and as General Partner of the McCord Family Partnership; and Hill A. Brandsma and Ann Brandsma, recorded June 2, 2009 as Instrument No. 230724.

13. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by survey recorded March 5, 2003, as Instrument No. 199454.
14. Waiver of Setback Requirements, by and between Dennis Boer and Jarrel C. Moore and Lois M. Moore, recorded January 18, 2008 as Instrument No. 224935.



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

July 10, 2019

DAROSA FARMS LLC
PO BOX 46
WENDELL ID 83355-0046

Re: Change in Ownership for Water Right No(s): 36-7732B, 36-7732C, 36-7732D, & 36-10936

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,

Allison Inouye
Water Resource Agent

Enclosure(s)

cc: First American Title Co. – Gooding (File No. 715456GO)



First American Title Company
301 Main Street, Gooding, ID 83330
Phone (208)934-4427 Fax (208)934-4741

RECEIVED
MAY 06 2019
DEPT OF WATER RESOURCES
SOUTHERN REGION

Idaho Department of Water Resources
650 Addison Ave. West Ste 500
Twin Falls, Idaho 83301

May 02, 2019
File No.: 715456GO (lr)

Attn: Accounts Receivable

Re: **B-4 Dairy, LLC/Darosa Farms, LLC**
Property: **2358 East Bob Barton Road Wendell, ID 83338**
Buyer: **Darosa Farms, LLC**
Seller: **B-4 Dairy, LLC**

Our Check No. **10226** in the amount of **\$100.00**, representing **Water Right Transfer Fee.**

Sincerely,

Jessica Carmichael, Assistant for
Lisa Ritter, Escrow Officer

jc/jc