

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED DE

JUN 24 2019

WATER RESOURCES
WESTERN 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?
63-203C	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-204C	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-209	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-20921	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-20922	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Lillian Brutsman: 63-203C, 63-204C, 63-209; Donald Weilmunster: 63-20921, 63-20922
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): ROWN Investments, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- | | | | |
|---------------------|-------------------------|-----------|--------------|
| <u>PO Box 300</u> | <u>Parma</u> | <u>ID</u> | <u>83660</u> |
| Mailing address | City | State | ZIP |
| <u>208-722-5141</u> | <u>jon@soobrand.com</u> | | |
| 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: May 28, 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.

SUPPORT DATA

IN FILE # 63-203C

8. Signature: [Signature] [Signature] 6/17/2019
 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 KT Date 6/24/19 Receipt No. W047526 Receipt Amt. \$125.00

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 [Signature] Approved by KT Processed by KT Date 7/11/19

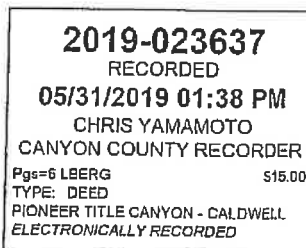
*Rerecording to correct
Legal Description



610 S. Kimball Avenue
Caldwell, ID 83605

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 681973 KM/



WARRANTY DEED

For Value Received Donald K. Weilmunster, a married man as his sole and separate property and
W & L Land & Livestock Co, an Idaho corporation as to Parcels 3, 4, 5 and 6;

Donald K. Weilmunster, a married man as his sole and separate property as to Parcels 7 and 8
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

gfw
Rown Farms, LLC, an Idaho Limited Liability Company
hereinafter referred to as Grantee, whose current address is PO Box 300 Parma, ID 83660
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are
free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those
made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: May 28, 2019

Donald K. Weilmunster

W & L Land & Livestock Co., an Idaho Corporation

By
Donald K. Weilmunster, President

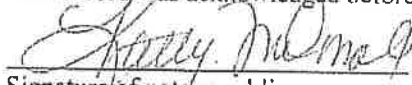
Linda Weilmunster, Secretary

State of Idaho } ss.
County of Canyon }
I hereby certify that the foregoing instrument
is a true and correct copy of the original as
the same appears in this office.
DATED 06-05-2019
CHRIS YAMAMOTO, Clerk of the District Court
and Ex Officio Recorder
By M a Brown



State of Idaho, County of Canyon

This record was acknowledged before me on May 29, 2018 by Donald K. Weilmunster



Signature of notary public

Commission Expires:

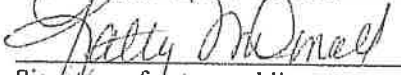
RESIDING IN: CALDWELL, ID

MY COMMISSION EXPIRES: 05/27/2023



State of Idaho, County of Canyon

This record was acknowledged before me on May 29, 2019 by Donald K. Weilmunster, as President, and Linda Weilmunster as Secretary of W&L Land & Livestock Co, an Idaho corporation.



Signature of notary public

Commission Expires:

RESIDING IN: CALDWELL, ID

MY COMMISSION EXPIRES: 05/27/2023



EXHIBIT A

PARCEL 3:

The South Half of the Southwest Quarter of Section 5;
The South Half of the Southeast Quarter of Section 6;
The Northeast Quarter of the Northeast Quarter of Section 7;
The North Half of the Northeast Quarter; the North Half of the Northwest Quarter; and the Southwest Quarter of the Northwest Quarter of the Section 8, all being in Township 5 North, Range 5 West of the Boise Meridian, Canyon County, Idaho;

EXCEPTING the right of way of the Oregon Short Line Railroad Company;

ALSO EXCEPTING THERFORM:

** All that portion of the North Half of the Northeast Quarter of lying North of the Railroad right of way in Section 8 Township 5 North, Range 5 West Boise Meridian, Canyon County, Idaho

ALSO EXCEPTING THERFROM:

All the Portion of the South Half of the Southwest Quarter lying North and East of the Railroad in Section 5 Township 5 North, Range 5 West Boise Meridian, Canyon County, Idaho.

ALSO EXCEPTING THEREFROM property conveyed to The Amalgamated Sugar Company, a corporation, by Deed dated December 16, 1946, recorded February 3, 1947, in Book 168 of Deeds, Page 209 and in Deed dated August 18, 1954, recorded August 25, 1954, in Book 231 of Deeds, Page 72, records of Canyon County, Idaho, said excepted portions further described as follows:

BEGINNING at the point of intersection of the Southerly boundary line of the right of way of the Oregon Short Line Railroad Company with the East boundary line of Section 8; thence Northwesterly along said Southwesterly boundary line to point of intersection with the North boundary line of said Section 8; thence West along said North boundary line 493.7 feet, more or less, to point of intersection with the North bank of the River Flat Irrigation District Ditch; thence Southeasterly along said North bank to point in the North bank of Sage Creek; thence Easterly along the meandering North bank of Sage Creek to point of intersection with the East boundary line of said Section 8; thence North along said East line to POINT OF BEGINNING;

PARCEL 4:

COMMENCING at the Northwest corner of the Northeast Quarter Southwest Quarter of Section 6, Township 5 North, Range 5 West of the Boise Meridian, Canyon County, Idaho; thence running due East 80 rods; thence due

South 80 rods; thence Northwest diagonally on a straight line running from the Southeast corner of the Northeast Quarter Southwest Quarter of said Section 6, to the REAL POINT OF BEGINNING; Also, beginning at a point 20 rods South of the Northwest corner of the Northeast Quarter Southwest Quarter of said Section 6, Township 5 North, Range 5 West of the Boise Meridian, Canyon County, Idaho; thence running due

North 20 rods; thence Southeast diagonally on a straight line running from the Northwest corner of the Northeast Quarter Southwest Quarter to the Southeast corner of said Northeast Quarter Southwest Quarter of said Section 6, and running thence due

South 800 feet; thence due

West 700 feet; thence running on a straight line in a Northwesterly direction 1,585 feet to the POINT OF BEGINNING, all in Section 6, Township 5 North, Range 5 West of the Boise Meridian, Canyon County, Idaho.

PARCEL 5:

The Northeast Quarter of the Southeast quarter of Section 8, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho;

EXCEPTING THEREFROM

BEGINNING at the Southeast corner of said Northeast Quarter of Southeast Quarter, Section 8; thence West a distance of 75 feet to the REAL POINT OF BEGINNING; thence West a distance of 110 feet; thence North a distance of 170 feet; thence East a distance of 110 feet; thence South a distance of 170 feet to the REAL POINT OF BEGINNING.

PARCEL 6:

The Southwest Quarter of the Northeast Quarter;
The Southeast Quarter of the Northwest Quarter;
The Northeast Quarter of the Southwest Quarter; and,
The Northwest Quarter of the Southeast Quarter all being in Section 8, Township 5 North, Range 5 West of the Boise Meridian, Canyon County, Idaho.

EXCEPT THEREFROM:

This parcel is situated in the Southwest Quarter Northeast Quarter and the Southeast Quarter Northwest Quarter of Section 8, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said Southwest Quarter Northeast Quarter; thence

South 0° 03' 53" West along the East boundary of said Southwest Quarter Northeast Quarter, a distance of 23.00 feet to the TRUE POINT OF BEGINNING; thence
South 0° 03' 53" West along the East boundary of said Southwest Quarter Northeast Quarter, a distance of 750.85 feet to a point on the centerline of a drain ditch; thence traversing said centerline
North 37° 52' 12" West a distance of 235.66 feet;
North 87° 14' 12" West a distance of 98.18 feet;
South 51° 15' 01" West a distance of 198.19 feet;
North 83° 24' 59" West a distance of 189.77 feet;
South 77° 11' 01" West a distance of 225.07 feet;
North 87° 36' 09" West a distance of 861.19 feet;
North 74° 22' 51" West a distance of 244.37 feet;
North 50° 59' 26" West a distance of 321.15 feet;
North 06° 55' 46" West a distance of 87.44 feet;
North 42° 32' 41" West a distance of 161.85 feet;
North 22° 03' 05" East a distance of 143.94 feet;
North 18° 44' 45" West a distance of 44.45 feet;
North 61° 49' 01" West a distance of 62.19 feet;
North 45° 11' 01" West a distance of 69.82 feet; thence
South 88° 39' 31" East a distance of 1,006.66 feet; thence
South 88° 47' 02" East a distance of 1,329.96 feet to the TRUE POINT OF BEGINNING.

PARCEL 7:

That part of the North Half of the Northeast Quarter in Section 8, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho, lying North and East of the Oregon Shortline Railroad right of way.

EXCEPTING THEREFROM:

BEGINNING at the Northeast corner of said Section 8 and run thence

South 450 feet; thence

West 250 feet; thence

North 450 feet; thence

East 250 feet to the POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM:

This parcel is a portion of the Northeast Quarter Northeast Quarter Section 8, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

COMMENCING at the Northeast corner of said Northeast Quarter Northeast Quarter; thence

South 0° 05' 59" West along the East boundary of said Northeast Quarter Northeast Quarter a distance of 482.46 feet to the TRUE POINT OF BEGINNING; thence continuing

South 0° 05' 59" West along the East boundary a distance of 711.54 feet; thence

North 18° 17' 45" West a distance of 419.67 feet; thence
North 42° 53' 36" East a distance of 13.96 feet; thence
North 18° 12' 50" West a distance of 316.77 feet; thence
North 81° 15' 12" East a distance of 66.11 feet; thence
South 87° 03' 07" East a distance of 157.36 feet to the TRUE POINT OF BEGINNING.

PARCEL 8:

All that portion of the South Half of the Southwest Quarter lying North and East of the Railroad right-of-way in Section 5, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho.



0003405957

**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 #: 0003405957

Date Filed: 1/22/2019 8:06:13 AM

Entity Name and Mailing Address:

ROWN FARMS, LLC

The file number of this entity on the records of the Idaho Secretary of State is: 0000339288

Address

PO BOX 300

PARMA, ID 83660-0300

Entity Details:

Entity Status

Active-Existing

This entity is organized under the laws of:

IDAHO

If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: W110126

The registered agent on record is:

Registered Agent

MICHELLE BAUER

Registered Agent

Physical Address

913 W RIVER ST STE 110

BOISE, ID 83702

Mailing Address

Limited Liability Company Managers and Members

Names of managers or members	Title	Address
ROWN INVESTMENTS LLC	Member	913 W RIVER ST STE 110 BOISE, ID 83702
JON C WATSON	Manager	29580 APPLE VALLEY RD PARMA, ID 83660
MARGARET WATSON	Manager	29580 APPLE VALLEY RD PARMA, ID 83660

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

Doug DeLong

Sign Here

Signer's Title: Controller

01/22/2019

Date

B0152-5159 01/22/2019 8:06 AM Received by ID Secretary of State Lawrence Denney



June 20, 2019

Patrick Kelly, Water Rights Supervisor
IDWR Western Region Office
2735 Airport Way
Boise, ID 83705

Subject: Water Right Ownership Change Notice

Dear Patrick,

Enclosed on behalf of ROWN Investments, LLC, is a *Notice of Change in Water Right Ownership* for five water rights appurtenant to lands ROWN Investments have recently purchased in Canyon County.

Check No. 10587 for \$125 is enclosed for the filing fee. Thank you very much for your consideration and assistance in this matter. Please call me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lori Graves", is written over a light blue horizontal line.

Lori Graves
Water Rights Specialist

Cc: Jon Watson

Enclosures

SPF file number: 1493.0010



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

Brad Little
Governor

Gary Spackman
Director

July 11, 2019

ROWN INVESTMENTS LLC
PO BOX 300
PARMA ID 83660-0300

Re: Change in Ownership for Water Right No(s): 63-203C, 63-204C, 63-209, 23-20921, 63-20922

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) 334-2190.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kensie Thorneycroft'.

Kensie Thorneycroft
Office Specialist 2

Enclosure(s)