

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
JUL 05 2019
Department of Water Resources
Eastern 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?
13-638 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
13-960D <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
13-4077 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
13-7064 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
<i>3 owners</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Mathews Ranch LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): THATCHER FARMS LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 4014 NIKE DR. WEST JORDAN UT 84088
Mailing address City State ZIP
- 801-282-3331 mcqueen@xmission.com
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: February 5, 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.

8. Signature: [Signature] Member 7/2/2019
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: [Signature] Date: 7/5/2019 Receipt No. E045137 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: [Signature] Processed by: [Signature] Date: 7/8/2019

EXHIBIT D

FORM OF DEED

Recording requested by, and when recorded please return to:

WARRANTY DEED

THIS INDENTURE, made effective the 5th day of February, 2019, between Mathews Ranch, LLC, as Grantor and Thatcher Farms, LLC, 4014 Nike Dr., West Jordan, UT 84088, as Grantee.

WITNESSETH: Grantor for value received, do by these presents, grant, bargain, sell and convey unto Grantee, its heirs and assigns, all that certain lot, piece, or parcel of land situate, lying and being in the County of Caribou, State of Idaho particularly described as:

See Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER WITH ALL WATER RIGHTS APPURTENANT TO, USED ON OR ASSOCIATED WITH THE LAND CONVEYED, INCLUDING WITHOUT LIMITATION, 1167 shares, Thatcher Irrigation Company, Certificate No. 101; IDWR, Water Right No. 13-960D; IDWR, Water Right No. 13-638; IDWR, Water Right No. 13-7064; and IDWR, Water Right No. 13-4077.

TO HAVE AND TO HOLD said Property, with appurtenances, unto the said Grantee, and to Grantee's heirs and assigns forever, and the said Grantor does hereby covenant to and with the said Grantee, that the Grantor conveys to Grantee fee title to the Property, free from all encumbrances, but subject to federal patents; building or use restrictions; building and zoning regulations and ordinances of any governmental unit; all rights of way and easements claimed, established or of record; accruing taxes and assessments for 2019 and subsequent years; encumbrances which are not shown by public records; discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records; and unpatented mining claims.

DONE AND DATED this 5 day of February, 2019.

GRANTOR

MATHEWS RANCH, LLC

By: Blain Mathews
Shir Mathews

STATE OF IDAHO)

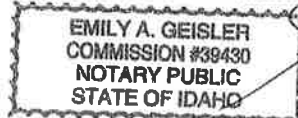
:SS

County of Caribou)

On this 5 day of FEBRUARY, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared X, Member, known or identified to me to be the member of the limited liability company who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same. BLAIR MATHEWS & SHERRI MATHEWS

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

(seal)



NOTARY PUBLIC FOR ID
Residing at: Bozeman
My Commission Expires: 01.29.21

EXHIBIT A
LEGAL DESCRIPTION OF REAL PROPERTY

Caribou County, Idaho; Township 11 South, Range 40 East of the Boise Meridian:

Section 25: South half of the South half of the Southwest quarter

Section 26: South half of the South half of the Southeast quarter; and the Southwest quarter of the Southwest quarter

Also, BEGINNING at a point of the center line of Thatcher Canal 118 feet West of the South quarter corner, and running thence West along the South section line 1207 feet, more or less, to the South 1/16th corner on South section line; thence North 705 feet; thence East to center of Thatcher Canal; thence Southeasterly along center line of said canal following the meanderings thereof, to the POINT OF BEGINNING.

EXCEPT THEREFROM:

BEGINNING at a point 705 feet North of the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 26, and running thence East 430 feet to the West side of the county road; thence South 37°43' East along the said county road 427 feet; thence South 71° West 348 feet; thence North 38°45'50" West 578.5 feet to the POINT OF BEGINNING.

Also Excepting:

Beginning at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 26, and running Thence South along the West line of said Southeast 1/4 of the Southwest 1/4 625.6 feet; Thence East 441.9 feet to the Westerly right of way fence line of the Gentile Valley County Road; Thence North 30°07' West along said fence line 558 feet; Thence North 48°34' West along the Southwesterly right of way of the Thatcher Irrigation Canal 216 feet, more or less, to the Point of Beginning.

Also Including:

Section 35: North half and the Southwest quarter

Section 36: All that part of the North half of the Northwest quarter; Southwest quarter of the Northwest quarter; Northwest quarter of the Southwest quarter, lying and being in Caribou County.

Also, BEGINNING at a point in the Bear River 2095.5 feet, more or less, North of the Southeast corner of the Southwest quarter of the Southwest quarter of said Section 36, and running thence North 841.5 feet, more or less, to the center of Bear River; thence following the meanderings of Bear River in a Southeasterly and Southwesterly direction, to the POINT OF BEGINNING.

Also, all that portion of the Northwest quarter of the Northeast quarter lying West of Bear River in Section 36, aforesaid.

Excepting therefrom: That portion of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 lying East of the centerline of the Bear River in Section 36 aforesaid.



State of Idaho

DEPARTMENT OF WATER RESOURCES

Eastern Region • 900 N SKYLINE DR STE A • IDAHO FALLS, ID 83402-1718

Phone: (208)525-7161 • Fax: (208)525-7177 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

July 08, 2019

THATCHER FARMS LLC
4014 W NIKE DR
WEST JORDAN UT 84088-5943

Re: Change in Ownership for Water Right No(s): 13-638, 13-960D, 13-4077 & 13-7064

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) 497-3787.

Sincerely,

Jonie Barg
Technical Records Specialist 1

Enclosure(s)

cc: Water District 11
Wayne Anderson (13-7064)
Keith Barthlome (13-7064)