

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

FEB 05 2019

DEPT OF WATER RESOURCES
SOUTHERN 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?
35-2357 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
35-13265 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
35-2472 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
35-12931 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Kevin L. Johns and Tracy Johns
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Springfield Farm LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 1250 NE Loop 410, Suite 300 San Antonio, TX 78209
Mailing address City State ZIP
- 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: January 30, 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:  President 1/31/19
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 AI Date 2/5/19 Receipt No. 5037145 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 JB Processed by CK Date 2/20/19

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

Recording Requested by and
After Recording Return to:
Kimberly D. Maloney
Givens Pursley LLP
601 W. Bannock Street
P.O. Box 2720
Boise, ID 83701

Instrument # 704240
BINGHAM COUNTY, IDAHO
2019-01-30 03:41:04 PM No. of Pages: 6
Recorded for: TITLEONE - BURLEY
PAMELA W. ECKHARDT Fee: \$15.00
Ex-Officio Recorder Deputy GPerschon
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, KEVIN LEE JOHNS, aka Kevin Johns, and TRACY L. JOHNS, aka Traci Johns, husband and wife (collectively, "Grantor"), does hereby grant, bargain, sell and convey unto SPRINGFIELD FARM LLC, a Delaware limited liability company, whose current mailing address is 1250 NE Loop 410, Suite 300, San Antonio, Texas 78209 ("Grantee"), the following described real property, located in Bingham County, Idaho, to wit:

See Exhibit A attached hereto and incorporated herein by
this reference (the "Land"),

TOGETHER WITH all water and water rights and other entitlements to water appurtenant to or beneficially used upon the Land including, but not limited to, those described on Exhibit B (whether or not such rights are appurtenant to the Land), reserving to Grantor no portions thereof, and all others represented by any decree, license, permit, claim, permit application or storage entitlement, and all other ditch and canal company, water association, irrigation district, or other water delivery entity shares and entitlements to receive water from any such company, association, district or other entity, and all ditch rights, easements, and rights of way associated with any irrigation or other water well, pump, delivery ditch, canal, lateral, pipeline, or facilities used to divert, convey or deliver any water, water rights, or entitlements appurtenant to or beneficially used upon the Land, and all minerals and mineral rights appurtenant thereto, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all estate, right, title and interest in and to the Land, as well in law as in equity (collectively, the Land and all appurtenances are, the "Premises").

TO HAVE AND TO HOLD the Premises unto Grantee, its successors and assigns, forever, and subject to the matters set forth on Exhibit C to this Warranty Deed attached hereto and incorporated herein (the "Permitted Exceptions"). Grantor does hereby covenant to and with Grantee, and its successors and assigns forever, that Grantor is owner in fee simple of the Premises; that Grantor has a good right to convey the fee simple; that the Premises are free from any and all liens, claims, encumbrances or other defects of title except the Permitted Exceptions; that Grantor shall and will warrant and defend the quiet and peaceful possession of said Premises by Grantee, and its successors and assigns forever, against all other claims whatsoever except as

Recording Requested by and
After Recording Return to:
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Givens Pursley LLP
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excluded or excepted herein and that Grantor and its successors and assigns will, on demand of the Grantee or its successors or assigns, execute any instrument necessary for the further assurance of the title to the Premises that may be reasonably required.

DATED effective as of the 30 day of January, 2019.

Kevin Lee Johns
Kevin Lee Johns

Tracy L. Johns
Tracy L. Johns

STATE OF IDAHO)
) ss.
County of Bingham)

On this 30 day of January, 2019, before me, a Notary Public in and for said State, personally appeared Kevin Lee Johns and Tracy L. Johns, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.



Annette Roth
Notary Public for Idaho
Residing at: Rupert, Id
My Commission expires: 8-4-2023

Exhibit A to Warranty Deed

Legal Description

Parcel 1:

Part of Section 10 Township 4 South Range 31 East B.M. Bingham County, Idaho described as:

Beginning at the Southwest corner of said Section 10; Thence, N 00° 05' 43" W 2667.74 feet along the West line of the SW ¼ of the West ¼ corner of said Section; Thence, N 00° 24' 11" E 1324.02 feet along the West line of the NW ¼ of Section 10 to the North 1/16th corner of the NW ¼ of Section 10; Thence, S 89° 41' 04" E 2666.41 feet to the Center-North 1/16th corner of Section 10; Thence, S 00° 04' 17" W 1328.94 feet along the North-South ¼ line to the Center ¼ corner of Section 10; Thence, S 89° 34' 45" E 1331.12 feet along the East-West ¼ line to the Center-East 1/16th corner of Section 10; Thence, S 00° 01' 41" W 1333.48 feet to the SE 1/16th corner of Section 10 and a North line of a parcel described in Deed Instrument No. 652823; Thence, N 89° 34' 58" W 591.74 feet along the North parcel line to a West line of said parcel; Thence, S 00° 01' 42" W 752.84 feet along the West parcel line to a Northerly line of said parcel; Thence, S 73° 54' 56" W 151.17 feet along the Northerly parcel line to a West line of said parcel; Thence, S 00° 01' 42" W 25.47 feet along said West parcel line; Thence, S 89° 01' 39" W 562.65 feet; Thence, S 14° 17' 35" W 129.54 feet; Thence, S 42° 51' 05" W 186.25 feet; Thence, S 00° 25' 43" W 235.45 feet to the South line of the SW ¼ of Section 10; Thence N 89° 35' 30" W 2539.73 feet along the South line of the SW ¼ of Section 10 to the Point of Beginning.

Parcel 1B:

An Access Easement for the benefit of Parcel 1 for Ingress and Egress, over, under and across the land described as follows:

Part of Section 10 Township 4 South Range 31 East B.M. Bingham County, Idaho described as:

A 50-foot-wide access easement that is 25 feet on each side of the following described center line. Commencing at the South ¼ corner of said Section 10; Thence, S 89° 35' 10" E, 44.67 feet along the South line of the said Section to the Point of Beginning of said center line; Thence, N 06° 14' 25" E 140.33 feet; Thence, N 06° 46' 34" E 39.84 feet to the beginning of a curve, Thence along said curve to the left Delta: 16° 03' 38", Radius: 25.00 feet, chord bearing N 01° 15' 15" W 6.98 feet. Thence, N 09° 17' 04" W 60.33 feet to the beginning of a curve; Thence along said curve to the right Delta: 35° 20' 27", Radius: 135.00 feet, chord bearing N 08° 23' 09" E 81.96 feet. Thence, N 26° 03' 23" E 104.85 feet to the beginning of a curve; Thence along said curve to the left Delta: 35° 54' 13", Radius: 85.00 feet, chord bearing N 08° 06' 16" E 52.40 feet. Thence, N 09° 50' 50" W 27.81 feet to the point of terminus of said center line.

Parcel 1C:

An Access Easement for the benefit of Parcel 1 for Ingress and Egress, over, under and across the land described as follows:

Part of Section 10 Township 4 South Range 31 East B.M. Bingham County, Idaho described as:

A 50-foot-wide access easement that is 25 feet on each side of the following described center line. Commencing at the South ¼ corner of said Section 10; Thence, S 89° 35' 10" E, 541.95 feet along the South line of the said

Section to the Point of Beginning of said center line; Thence, N 10° 45' 09" W 73.82 feet; Thence, N 00° 19' 28" W 50.95 feet; Thence, N 03° 10' 54" E 205.88 feet; Thence, N 01° 35' 05" W 80.83 feet to the beginning of a curve; Thence along said curve to the left Delta: 66° 25' 42", Radius: 111.00 feet, chord bearing N 34° 47' 56" W 121.60 feet to a point of intersection with a non-tangent line and the point of terminus of said center line.

Parcel 2:

Township 3 South Range 33 East Boise Meridian, Bingham County, Idaho:

Section 19: Lots 3 and 4; East Half Southwest Quarter.

Exhibit B to Warranty Deed

Water Rights

The following water rights identified in the records of the Idaho Department of Water Resources:

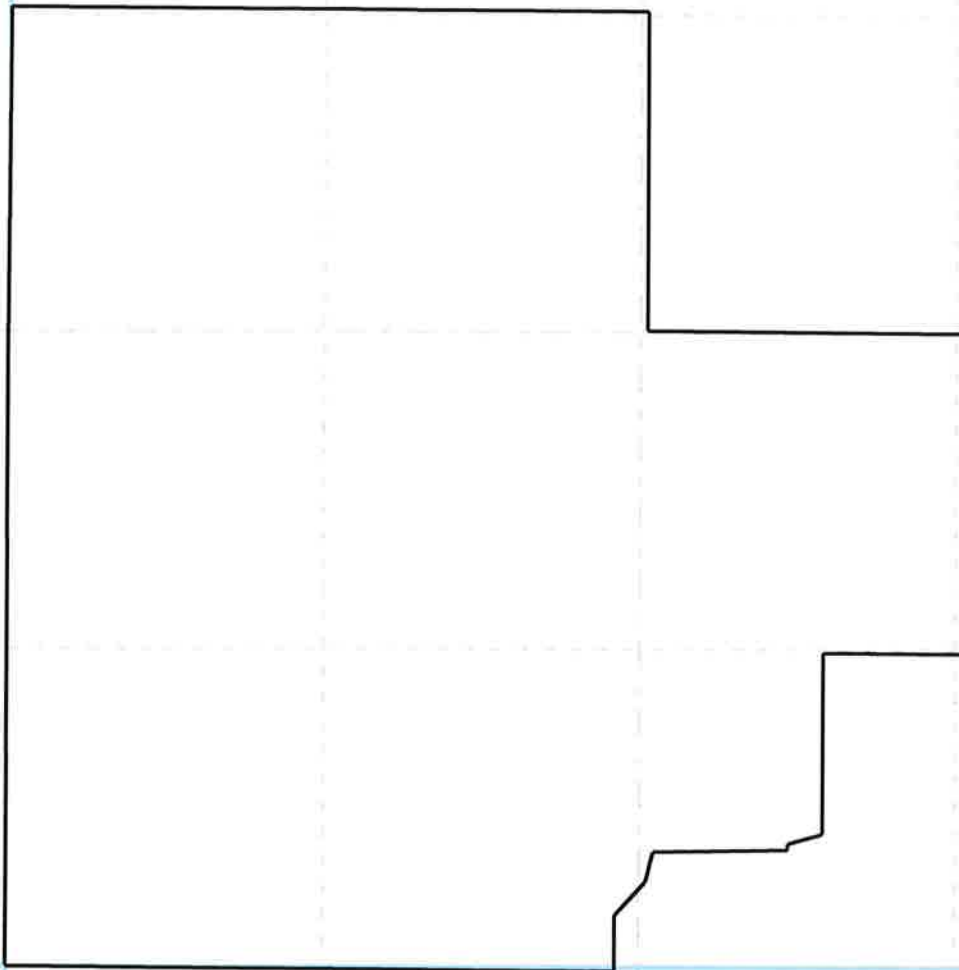
- 35-2357
- 35-13265
- 35-2472
- 35-12931

Reserving no portions of the foregoing water rights to Grantor.

Exhibit C to Warranty Deed

Permitted Exceptions

1. Levies and assessments of the American Falls-Aberdeen Ground Water District, and the rights, powers and easements of said district as by law provided.
2. Right of the public in and to that portion of the premises lying within the right-of-way of West 800 South.
Parcel 1
3. Right of the public in and to that portion of the premises lying within the right-of-way of South 1800 West
aka Judge Road.
Parcel 2
4. Right of the public in and to that portion of the premises lying within the right-of-way of West 400 South.
Parcel 2
5. Right-of-way for Rockford Canal and the rights of access thereto for maintenance of said canal.
Parcel 2
6. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted To: Idaho Power Company
Purpose: Public Utilities
Recorded: September 9, 1959
Book: A, Page: 49
Parcel 2
7. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted To: Idaho Power Company
Purpose: Public Utilities
Recorded: July 7, 1980
Instrument No.: 268522
Book: 44
Parcel 1
8. Taxes, including any assessments collected therewith, for the year 2019 which are a lien not yet due and payable.



2/11/2019

Scale: 1 inch= 800 feet

File:

Tract 1: 298.6659 Acres, Closure: n64.5931w 0.02 ft. (1/908478), Perimeter=15827 ft.

01 /sw,10.4s,31e
02 n00.0543w 2667.74
03 n00.2411e 1324.02
04 s89.4104e 2666.41
05 s00.0417w 1328.94
06 s89.3445e 1331.12
07 s00.0141w 1333.48
08 n89.3458w 591.74
09 s00.0142w 752.84
10 s73.5456w 151.17

11 s00.0142w 25.47
12 s89.0139w 562.65
13 s14.1735w 129.54
14 s42.5105w 186.25
15 s00.2543w 235.45
16 n89.3530w 2539.73



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

February 20, 2019

SPRINGFIELD FARM LLC
1250 NE LOOP 410 STE 300
SAN ANTONIO TX 78209-1533

Re: Change in Ownership for Water Right No(s): 35-2357, 35-13265

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) 525-7161.

Sincerely,

Cher Ramos
Technical Records Specialist 1

Enclosure(s)

cc: Aberdeen-American Falls Ground Water District
Water District 120



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

February 20, 2019

SPRINGFIELD FARM LLC
1250 NE LOOP 410 STE 300
SAN ANTONIO TX 78209-1533

Re: Change in Ownership for Water Right No(s): 35-2472, 35-12931

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.

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Sincerely,

Cher Ramos
Technical Records Specialist 1

Enclosure(s)

cc: Aberdeen-American Falls Ground Water District
Water District 120
Idaho AgCredit PCA



TitleOne
a title & escrow co.

RECEIVED

FEB 05 2019

DEPT. OF WATER RESOURCES
SOUTHERN REGION

January 31, 2019

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

RE: TitleOne File No. 18324700
Goldcrest Farm Trust/Springfield Farm LLC

RECEIVED
FEB 11 2019
Department of Water Resources
Eastern Region

Dear Clerk:

Enclosed with this letter please find the following:

1. The original executed Notice of Change in Water Right Ownership.
2. A copy of the recorded Warranty Deed.
3. TitleOne Corporation's check no. 18979 payable to the Idaho Department of Water Resources in the amount of \$100.00 for the water transfer fees.

Please send the receipted copy to TitleOne Corporation, attention Annette Roth, P. O. Box 177, Burley, ID 83318 at your earliest convenience.

Should you have any questions, please do not hesitate to contact this office at 208-878-3524.

Very truly yours,
TITLEONE CORPORATION

Nancy Garrett
Administrative Assistant

AR/nrg
Enc.
FedEx