RECEIVED
OCT 21 2014
DEPT OF WATER RESOURCES
SOUTHERN REGION

STATE 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.

Please see attached Exhibit "A"

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Joseph E. Tugaw
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Tugaw Ranches, LLC
Name of each new owner as listed on the conveyance document

New owner continued Name connector ☐ and ☐ or ☐ and/or

568 West 1650 South
Mailing address

Oakley ID 83346
City State ZIP

208-300-3327
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: October 3, 2014.

6. 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.

SUPPORT DATA
IN FILE # 45-487A

7. Signature: TUGAW RANCHES, LLC By: [signature] MEMBER
Signature of new owner/claimant — Title, if applicable — Date

Signature: David J. Pickett, Member
Signature of new owner/claimant — Title, if applicable — Date

For IDWR Office Use Only:

Receipted by [signature] Date 10-21-2014 Receipt No. S034353 + S034354 Receipt Amt. $825- $50-

Approved by _____ Processed by _____ Date _____

Form 42-248/42-1409(6) Rev. 07/10

EXHIBIT A

Tract	Type	Basin	Sequence	Suffix	Water Use	Owner
1	WR	45	7480		Irrigation	Tugaw, Joseph E
1	WR	45	487	A	Irrigation	Tugaw Ranch
1	WR	45	487	B	Irrigation	Tugaw Ranch
1	WR	45	491		Irrigation	Tugaw Ranch
1	WR	45	492		Irrigation	Tugaw Ranch
1	WR	45	493		Irrigation	Tugaw Ranch
1	WR	45	495		Irrigation	Tugaw Ranch
1	WR	45	496	B	Irrigation	Tugaw Ranch
1	WR	45	2057		Irrigation	Tugaw Ranch
1	WR	45	2283		Irrigation	Tugaw Ranch
1	WR	45	2321		Irrigation	Tugaw Ranch
1	WR	45	2322		Irrigation	Tugaw Ranch
1	WR	45	2449		Irrigation	Tugaw Ranch
1	WR	45	2486		Irrigation	Tugaw Ranch
1	WR	45	2575		Irrigation	Tugaw Ranch
1	WR	45	13622		Irrigation	Tugaw Ranch
1	WR	45	4212		Irrigation, Stockwater	Tugaw Ranch
1	WR	45	12896		Stockwater	Tugaw, Joseph E
1	WR	45	12899		Stockwater	Tugaw, Joseph E
1	WR	45	12900		Stockwater	Tugaw, Joseph E
1	WR	45	12903		Stockwater	Tugaw, Joseph E
1	WR	45	12904		Stockwater	Tugaw, Joseph E
1	WR	45	13499		Stockwater	Tugaw, Joseph E
1	WR	45	13500		Stockwater	Tugaw, Joseph E
1	WR	45	13501		Stockwater	Tugaw, Joseph E
1	WR	45	13502		Stockwater	Tugaw, Joseph E
1	WR	47	16844		Stockwater	Tugaw, Joseph E
1	WR	47	16845		Stockwater	Tugaw, Joseph E
1	WR	47	16847		Stockwater	Tugaw, Joseph E
1	WR	47	17368		Stockwater	Tugaw, Joseph E
1	WR	45	12585		Stockwater	Tugaw Ranch
1	WR	45	12586		Stockwater	Tugaw Ranch
1	WR	45	12588		Stockwater	Tugaw Ranch
1	WR	47	16348		Stockwater	Tugaw Ranch
1	WR	47	16673		Stockwater	Tugaw Ranch

CASSIA COUNTY
RECORDED FOR:
COLEMAN, RITCHIE & CLUFF
02:51:16 PM 06-05-2014
2014-002330
NO. PAGES: 4 FEE: $19.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: TAP
Electronically Recorded by Simplifile

DAVID A. COLEMAN
COLEMAN, RITCHIE & CLUFF
Attorneys at Law
156 2nd Avenue West
P. O. Box 525
Twin Falls, ID 83303-0525
Telephone: (208) 734-1224
Fax No: (208) 734-3983
Idaho State Bar No: 5742

Attorney for Joan Tugaw

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF

THE STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

MAGISTRATE DIVISION

IN THE MATTER OF THE ESTATE OF JOSEPH EDGAR TUGAW, Deceased.	Case No. CV-2013-2316 **PERSONAL REPRESENTATIVE'S DEED**

FOR VALUE RECEIVED, JOAN L. TUGAW and JULIE A. PRENTISS, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OFJOSEPH EDGAR TUGAW, deceased, as Grantor, does hereby GRANT, SELL and CONVEY to TUGAW RANCHES, LLC, whose address is 3277 Woodridge Drive, Twin Falls ID 83301, all right, title, interest and estate of the decedent at the time of his death, and all right, title and interest that the estate may have subsequently acquired by operation of law or otherwise, in and to the real property situated in the

County of Cassia, State of Idaho, described as follows:

Township 12 South, Range 20 East, B.M., Cassia County, Idaho. Section 14: NE ¼ SE ¼

DATED this 22nd day of May, 2014.

Joan L. Tugaw

JOAN L. TUGAW
Co-Personal Representative of the
Estate of Joseph Edgar Tugaw, deceased

Julie A. Prentiss

JULIE A. PRENTISS
Co-Personal Representative of the
Estate of Joseph Edgar Tugaw, deceased

STATE OF IDAHO)
) ss.
County of Twin Falls)

On this 22nd day of May, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOAN L. TUGAW, known to me to be the person who executed the foregoing instrument and acknowledged to me that she executed the same as Co-Personal Representative of the Estate of Joseph Edgar Tugaw, deceased.

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

David A. Coleman
NOTARY PUBLIC
Residing at Twin Falls, Idaho
My Commission Expires 4-17-2016

STATE OF IDAHO)
) ss.
County of Twin Falls)

On this 23rd day of May, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JULIE A. PRENTISS, known to me to be the person who executed the foregoing instrument and acknowledged to me that she executed the same as Co-Personal Representative of the Estate of Joseph Edgar Tugaw, deceased.

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

David A. Coleman
NOTARY PUBLIC
Residing at Twin Falls, Idaho
My Commission Expires 4-17-2016

CASSIA COUNTY
RECORDED FOR:
TITLEONE - BURLEY
03:28:05 PM 10-07-2014
2014-004119
NO. PAGES: 2 FEE: $13.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: TAP
Electronically Recorded by Simplifile

14240245

WARRANTY DEED

For Value Received JOAN L. TUGAW, the Grantor, does hereby grant, bargain, sell and convey unto the Grantee, TUGAW RANCHES, LLC, an Idaho limited liability company, whose current address is 568 West 1650 South, Oakley, Idaho 83346, the following described premises, in Cassia and Twin Falls Counties, Idaho, to-wit:

Cassia County

Township 12 South, Range 19 East of the Boise Meridian, Cassia County, Idaho

Section 12: Lots 5, 7, 8 and 11

Township 12 South, Range 20 East of the Boise Meridian, Cassia County, Idaho

Section 14: Lots 1, 2 and 4
Section 15: Lots 1, 2 and 3
Section 23: E½NW¼, E½SW¼
Section 24: Lots 2, 3 and 4
Section 25: W½NW¼
Section 26: NE¼, NE¼NW¼

Twin Falls County

Township 11 South, Range 20 East of the Boise Meridian, Twin Falls County, Idaho.

Section 35: All

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by the parties above.

TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - BURLEY
03:59:51 PM 10-07-2014
2014016972
NO. PAGES 2 FEE: $13.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: DJW
Electronically Recorded by Simplifile

14240245

WARRANTY DEED

For Value Received JOAN L. TUGAW, the Grantor, does hereby grant, bargain, sell and convey unto the Grantee, TUGAW RANCHES, LLC, an Idaho limited liability company, whose current address is 568 West 1650 South, Oakley, Idaho 83346, the following described premises, in Cassia and Twin Falls Counties, Idaho, to-wit:

Cassia County

Township 12 South, Range 19 East of the Boise Meridian, Cassia County, Idaho

Section 12: Lots 5, 7, 8 and 11

Township 12 South, Range 20 East of the Boise Meridian, Cassia County, Idaho

Section 14: Lots 1, 2 and 4
Section 15: Lots 1, 2 and 3
Section 23: E½NW¼, E½SW¼
Section 24: Lots 2, 3 and 4
Section 25: W½NW¼
Section 26: NE¼, NE¼NW¼

Twin Falls County

Township 11 South, Range 20 East of the Boise Meridian, Twin Falls County, Idaho.

Section 35: All

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by the parties above.

Recorded Electronically
ID 20140169TB
County TWIN FALLS
Date 10-07-14 Time 3:59:15 pm
Simplifile.com 800.460.5657

Recorded Electronically
ID 2014-004119
County Cassia
Date 10-7-14 Time 3:28:05 pm
Simplifile.com 800.460.5657

14240245

WARRANTY DEED

For Value Received JOAN L. TUGAW, the Grantor, does hereby grant, bargain, sell and convey unto the Grantee, TUGAW RANCHES, LLC, an Idaho limited liability company, whose current address is 568 West 1650 South, Oakley, Idaho 83346, the following described premises, in Cassia and Twin Falls Counties, Idaho, to-wit:

Cassia County

Township 12 South, Range 19 East of the Boise Meridian, Cassia County, Idaho

Section 12: Lots 5, 7, 8 and 11

Township 12 South, Range 20 East of the Boise Meridian, Cassia County, Idaho

Section 14: Lots 1. 2 and 4
Section 15: Lots 1, 2 and 3
Section 23: E½NW¼, E½SW¼
Section 24: Lots 2, 3 and 4
Section 25: W½NW¼
Section 26: NE¼, NE¼NW¼

Twin Falls County

Township 11 South, Range 20 East of the Boise Meridian, Twin Falls County, Idaho.

Section 35: All

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by the parties above.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

DATED this 31 day of October, 2014.

Joan L. Tugaw
JOAN L. TUGAW

STATE OF IDAHO)
) ss.
County of ~~Twin Falls~~ Cassia)

On this 31 day of October, 2014, before me, a Notary Public in and for said County and State, personally appeared JOAN L. TUGAW, known to me to be the person whose name subscribed to the within instrument, and acknowledged to me that she executed the same.

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

Larry Roberts
Notary Public
State of Idaho

NOTARY PUBLIC
Residing at Twin Falls
My Commission Expires 6-30-15

CASSIA COUNTY
RECORDED FOR:
TITLEONE - BURLEY
03:27:57 PM 10-07-2014
2014-004117
NO. PAGES: 7 FEE: $28.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: TAP
Electronically Recorded by Simplifile

14240245

DAVID A. COLEMAN
COLEMAN, RITCHIE & CLUFF
Attorneys at Law
156 2nd Avenue West
P. O. Box 525
Twin Falls, ID 83303-0525
Telephone: (208) 734-1224
Fax No: (208) 734-3983
Idaho State Bar No: 5742

Attorney for Joan Tugaw

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

MAGISTRATE DIVISION

IN THE MATTER OF THE ESTATE OF JOSEPH EDGAR TUGAW, Deceased.	Case No. CV-2013-2316 **PERSONAL REPRESENTATIVE'S DEED**

FOR VALUE RECEIVED, JOAN L. TUGAW and JULIE A. PRENTISS, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF JOSEPH EDGAR TUGAW, deceased, as Grantors, do hereby GRANT, SELL and CONVEY to TUGAW RANCHES, LLC, an Idaho limited liability company, whose address is 568 West 1650 South, Oakley, Idaho 83346, all right, title, interest and estate of the decedent at the time of his death, and all right, title and interest that the estate may have subsequently acquired by operation of law or otherwise, in

14240245

DAVID A. COLEMAN
COLEMAN, RITCHIE & CLUFF
Attorneys at Law
156 2nd Avenue West
P. O. Box 525
Twin Falls, ID 83303-0525
Telephone: (208) 734-1224
Fax No: (208) 734-3983
Idaho State Bar No: 5742

Attorney for Joan Tugaw

TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - BURLEY
03:59:43 PM 10-07-2014
2014016970
NO. PAGES 7 FEE: $28.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: DJW
Electronically Recorded by Simplifile

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

MAGISTRATE DIVISION

IN THE MATTER OF THE ESTATE OF JOSEPH EDGAR TUGAW, Deceased.	Case No. CV-2013-2316 **PERSONAL REPRESENTATIVE'S DEED**

FOR VALUE RECEIVED, JOAN L. TUGAW and JULIE A. PRENTISS, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF JOSEPH EDGAR TUGAW, deceased, as Grantors, do hereby GRANT, SELL and CONVEY to TUGAW RANCHES, LLC, an Idaho limited liability company, whose address is 568 West 1650 South, Oakley, Idaho 83346, all right, title, interest and estate of the decedent at the time of his death, and all right, title and interest that the estate may have subsequently acquired by operation of law or otherwise, in

Recorded Electronica
ID 2014-004117
County Cassia
Date 10-2-14 at 3:27:57pm
Simplifile.com

Recorded Electronically
ID 20140169 70
County TWIN FALLS
Date 10-07-14 Time 3:59:43pm
Simplifile.com 800.460.5657

14240245

DAVID A. COLEMAN
COLEMAN, RITCHIE & CLUFF
Attorneys at Law
156 2nd Avenue West
P. O. Box 525
Twin Falls, ID 83303-0525
Telephone: (208) 734-1224
Fax No: (208) 734-3983
Idaho State Bar No: 5742

Attorney for Joan Tugaw

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF

THE STATE OF IDAHO, IN AND FOR TWIN FALLS

MAGISTRATE

Closing!!

IN THE MATTER OF THE ESTATE OF

JOSEPH EDGAR TUGAW,

Deceased.

13-2316

PERSONAL REPRESENTATIVE'S DEED

FOR VALUE RECEIVED, JOAN L. TUGAW and JULIE A. PRENTISS, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF JOSEPH EDGAR TUGAW, deceased, as Grantors, do hereby GRANT, SELL and CONVEY to TUGAW RANCHES, LLC, an Idaho limited liability company, whose address is 568 West 1650 South, Oakley, Idaho 83346, all right, title, interest and estate of the decedent at the time of his death, and all right, title and interest that the estate may have subsequently acquired by operation of law or otherwise, in

and to the real property situated in the Counties of Cassia and Twin Falls, State of Idaho, described as follows:

See attached legal descriptions identified as Exhibit "1"

DATED this 2ND day of October, 2014.

Joan L. Tugaw
JOAN L. TUGAW
Co-Personal Representative of the
Estate of Joseph Edgar Tugaw, deceased

Julie A. Prentiss
JULIE A. PRENTISS
Co-Personal Representative of the
Estate of Joseph Edgar Tugaw, deceased

STATE OF IDAHO)
Cassia) ss.
County of ~~Twin Falls~~)
MR.

On this 3 day of October, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOAN L. TUGAW, known to me to be the person who executed the foregoing instrument and acknowledged to me that she executed the same as Co-Personal Representative of the Estate of Joseph Edgar Tugaw, deceased.

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

Larry Roberts
Notary Public
State of Idaho

NOTARY ~~PUBLIC~~
Residing at Twin Falls
My Commission Expires 12-30-15

STATE OF Texas)
) ss.
County of Collin)

On this 02nd day of October, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JULIE A. PRENTISS, known to me to be the person who executed the foregoing instrument and acknowledged to me that she executed the same as Co-Personal Representative of the Estate of Joseph Edgar Tugaw, deceased.

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

NOTARY PUBLIC STATE OF TEXAS
Michaela Mellerson
Notary Public
State of Texas
My Comm. Exp. 11/02/16

NOTARY PUBLIC
Residing at TEXAS/COLLIN COUNTY
My Commission Expires 11/02/16

EXHIBIT "1"

PARCEL NO. 1:
TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 1: Lots 2 and 3, SW¼NE¼, SE¼NW¼, E½SW¼, W½SE¼

SAVE AND EXCEPT the following described tracts:

Tract No. 1:
Beginning at the Northeast corner of said Section 1; Thence South 89°59'00" West for 1,314.80 feet along the section line to the Northeast corner of Lot 2, which point is the Point of Beginning;
Thence South 0°16'43" West for 890.00 feet along the East line of Lot 2;
Thence South 89°59'00" West for 135.95 feet;
Thence North 0°16'43" East for 890.00 feet to the section line;
Thence North 89°59'00" East for 135.95 feet along the section line to the Point of Beginning.

Tract No. 2:
Beginning at the N¼ corner of said Section 1; Thence North 89°59'00" East for 1,178.85 feet along the section line to the Point of Beginning; Said point lies South 89°59'00" West 1,450.75 feet from the Northeast corner of said Section 1;
Thence South 00°16'43" West for 342.00 feet;
Thence South 89°59'00" West for 71.00 feet;
Thence North 00°16'43" East for 342.00 feet to the North boundary of said Section 1;
Thence North 89°59'00" East for 71.00 feet along the section line to the Point of Beginning.

Tract No. 3:
Commencing at the N¼ corner of said Section 1, Township 12 South, Range 19 East Boise Meridian, which point is the True Point of Beginning; Said point lies South 89°59'00" West 2629.60 feet from the Northeast corner of said Section 1;
Thence North 89°59'00" East for 90.00 feet along the section line;
Thence South 00°18'47" West for 343.00 feet parallel to the West boundary of the NW¼NE¼;
Thence South 89°59'00" West for 90.00 feet to the West boundary of the NW¼NE¼;
Thence North 00°18'47" East for 343.00 feet along the West boundary of the NW¼NE¼ to the True Point of Beginning.

PARCEL NO. 2:
An easement for ingress and egress for benefit of Parcel No. 1, as created by Warranty Deed by and between Everett M. Fuller and Leah Fuller, husband and wife, grantors and Joseph E. Tugaw, grantee, dated April 6, 1979 and recorded May 4, 1998 as Instrument No. 255311, records of Cassia County, Idaho.

PARCEL NO. 3:
TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 12: W½NE¼, E½W½, W½SW¼

Section 13: NW¼, N½SW¼, SW¼SW¼

Section 24: NW¼NW¼

Section 29: SE¼NE¼, E½SW¼, SE¼

Section 32: NE¼NE¼

-Continued-

CONTINUATION
EXHIBIT "1"

TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 10: E½

Section 13: Part of the SW¼SW¼, more particularly described as follows:

Beginning at the Section Corners of Sections 13, 14, 23 and 24, Township 12 South, Range 20 East of the Boise Meridian,
Thence East along the South section line of Section 13 a distance of 874.5 feet;
Thence North 41°50' West 1307.5 feet to the West section line of Section 13;
Thence South along the West section line of Section 13 a distance of 973.5 feet to the Point of Beginning.

Also described as: That part of the SW¼SW¼ lying South and West of the Oakley cut off road.

Section 14: SE¼, N½ **SAVE AND EXCEPT** the following described tracts:

Tract No. 1:
NE¼SE¼

Tract No. 2:
A portion of the NW¼NW¼ described as follows:

Beginning at Section corner of Sections 10, 14, 11 and 15 starting from iron stake going south 30 feet;
Thence going East 132 feet to the Point of Beginning;
Thence going East 416 feet;
Thence South 208 feet;
Thence West 416 feet;
Thence North 208 feet to the Point of Beginning.

Section 15: E½NE¼

Section 23: E½

Section 24: W½W½

PARCEL NO. 4:
TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 12: Lots 5, 7, 8 and 11

TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 14: Lots 1, 2 and 4

Section 15: Lots 1, 2 and 3

Section 23: E½NW¼, E½SW¼

Section 24: Lots 2, 3 and 4

Section 25: W½NW¼

Section 26: NE¼, NE¼NW¼

-Continued-

CONTINUATION

EXHIBIT "1"

PARCEL NO. 5:
INTENTIONALLY DELETED

PARCEL NO. 6:
TOWNSHIP 11 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 35: ALL

TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - BURLEY
03:59:48 PM 10-07-2014
2014016971
NO. PAGES 4 FEE: $19.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: DJW
Electronically Recorded by Simplifile

QUITCLAIM DEED

14240245

For Value Received

Joan L. Tugaw, a widow

Hereinafter called the grantor, hereby remises, releases, and forever Quitclaims unto

Tugaw Ranches, LLC, an Idaho limited liability company
ADDRESS: 568 West 1650 South
Oakley, Idaho 83346

Hereinafter called the grantee, the following described premises, in **Cassia** County, Idaho to-wit:

See attached Exhibit "1" for legal descriptions

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee, and the grantee's heirs and assigns forever.

Dated: October 3rd, 2014

Joan L. Tugaw

STATE OF IDAHO)
) ss.
COUNTY OF Cassia)

On this 3rd day of October, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared **Joan L. Tugaw**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Larry Roberts
Notary Public
State of Idaho

Notary Public
Residing at: Twin Falls, ID
My Commission expires: 4-30-15

QUITCLAIM DEED

1424024S

CASSIA COUNTY
RECORDED FOR:
TITLEONE - BURLEY
03:28:02 PM 10-07-2014
2014-004118
NO. PAGES: 4 FEE: $19.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: TAP
Electronically Recorded by Simplifile

For Value Received

Joan L. Tugaw, a widow

Hereinafter called the grantor, hereby remises, releases, and forever Quitclaims unto

Tugaw Ranches, LLC, an Idaho limited liability company
ADDRESS: 568 West 1650 South
Oakley, Idaho 83346

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See attached Exhibit "1" for legal descriptions

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee, and the grantee's heirs and assigns forever.

Dated: October 3rd, 2014

Joan L. Tugaw

STATE OF IDAHO)
) ss.
COUNTY OF Cassia)

On this 3rd day of October, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared **Joan L. Tugaw**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Larry Roberts
Notary Public
State of Idaho

Notary Public
Residing at: Twin Falls, ID
My Commission expires: 4-30-15

Recorded Electronically
ID 20140169771
County TWIN FALLS
Date 10/07/14 Time 3:59:48pm
Simplifile.com 800.460.5657

QUITCLAIM DEED

14240245

For Value Received

Recorded Electronically
ID 2014-004118
County Cassia
Date 10-7-14 Time 3:28:02pm
Simplifile.com 800.460.5657

Joan L. Tugaw, a widow

Hereinafter called the grantor, hereby remises, releases, and forever Quitclaims unto

Tugaw Ranches, LLC, an Idaho limited liability company
ADDRESS: 568 West 1650 South
Oakley, Idaho 83346

Hereinafter called the grantee, the following described premises, in **Cassia** County, Idaho to-wit:

See attached Exhibit "1" for legal descriptions

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee, and the grantee's heirs and assigns forever.

Dated: October 3rd, 2014

Joan L. Tugaw

STATE OF IDAHO)
) ss.
COUNTY OF Cassia)

On this 3rd day of October, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared **Joan L. Tugaw**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Larry Roberts
Notary Public
State of Idaho

Notary Public
Residing at: Twin Falls, ID
My Commission expires: 6-30-15

EXHIBIT "1"

PARCEL NO. 1:
TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 1: Lots 2 and 3, SW¼NE¼, SE¼NW¼, E½SW¼, W½SE¼

SAVE AND EXCEPT the following described tracts:

Tract No. 1:
Beginning at the Northeast corner of said Section 1; Thence South 89°59'00" West for 1,314.80 feet along the section line to the Northeast corner of Lot 2, which point is the Point of Beginning;
Thence South 0°16'43" West for 890.00 feet along the East line of Lot 2;
Thence South 89°59'00" West for 135.95 feet;
Thence North 0°16'43" East for 890.00 feet to the section line;
Thence North 89°59'00" East for 135.95 feet along the section line to the Point of Beginning.

Tract No. 2:
Beginning at the N¼ corner of said Section 1; Thence North 89°59'00" East for 1,178.85 feet along the section line to the Point of Beginning; Said point lies South 89°59'00" West 1,450.75 feet from the Northeast corner of said Section 1;
Thence South 00°16'43" West for 342.00 feet;
Thence South 89°59'00" West for 71.00 feet;
Thence North 00°16'43" East for 342.00 feet to the North boundary of said Section 1;
Thence North 89°59'00" East for 71.00 feet along the section line to the Point of Beginning.

Tract No. 3:
Commencing at the N¼ corner of said Section 1, Township 12 South, Range 19 East Boise Meridian, which point is the True Point of Beginning; Said point lies South 89°59'00" West 2629.60 feet from the Northeast corner of said Section 1;
Thence North 89°59'00" East for 90.00 feet along the section line;
Thence South 00°18'47" West for 343.00 feet parallel to the West boundary of the NW¼NE¼;
Thence South 89°59'00" West for 90.00 feet to the West boundary of the NW¼NE¼;
Thence North 00°18'47" East for 343.00 feet along the West boundary of the NW¼NE¼ to the True Point of Beginning.

PARCEL NO. 2:
An easement for ingress and egress for benefit of Parcel No. 1, as created by Warranty Deed by and between Everett M. Fuller and Leah Fuller, husband and wife, grantors and Joseph E. Tugaw, grantee, dated April 6, 1979 and recorded May 4, 1998 as Instrument No. 255311, records of Cassia County, Idaho.

PARCEL NO. 3:
TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 12: W½NE¼, E½W½, W½SW¼

Section 13: NW¼, N½SW¼, SW¼SW¼

Section 24: NW¼NW¼

Section 29: SE¼NE¼, E½SW¼, SE¼

Section 32: NE¼NE¼

-Continued-

CONTINUATION
EXHIBIT "1"

TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 10: E½

Section 13: Part of the SW¼SW¼, more particularly described as follows:

Beginning at the Section Corners of Sections 13, 14, 23 and 24, Township 12 South, Range 20 East of the Boise Meridian,
Thence East along the South section line of Section 13 a distance of 874.5 feet;
Thence North 41°50' West 1307.5 feet to the West section line of Section 13;
Thence South along the West section line of Section 13 a distance of 973.5 feet to the Point of Beginning.

Also described as: That part of the SW¼SW¼ lying South and West of the Oakley cut off road.

Section 14: SE¼, N½ **SAVE AND EXCEPT** the following described tracts:

Tract No. 1:
NE¼SE¼

Tract No. 2:
A portion of the NW¼NW¼ described as follows:

Beginning at Section corner of Sections 10, 14, 11 and 15 starting from iron stake going south 30 feet;
Thence going East 132 feet to the Point of Beginning;
Thence going East 416 feet;
Thence South 208 feet;
Thence West 416 feet;
Thence North 208 feet to the Point of Beginning.

Section 15: E½NE¼

Section 23: E½

Section 24: W½W½

PARCEL NO. 4:
TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 12: Lots 5, 7, 8 and 11

TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 14: Lots 1, 2 and 4

Section 15: Lots 1, 2 and 3

Section 23: E½NW¼, E½SW¼

Section 24: Lots 2, 3 and 4

Section 25: W½NW¼

Section 26: NE¼, NE¼NW¼

-Continued-

CONTINUATION

EXHIBIT "1"

PARCEL NO. 5:
INTENTIONALLY DELETED

PARCEL NO. 6:
TOWNSHIP 11 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 35: ALL

State of Idaho
DEPARTMENT OF WATER RESOURCES
Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, Idaho 83301-5858
Phone: (208) 736-3033 • Fax: (208) 736-3037 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

November 19, 2014

TUGAW RANCHES LLC
568 W 1650 S
OAKLEY ID 83346

RE: Change of Ownership for Water Right Nos. – See Attached List

Dear Water Right Holder(s):

The department acknowledges receipt of correspondence changing ownership of the above referenced water right(s). The department has modified its records to reflect the change in ownership and has enclosed computer-generated reports for your records.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing an ownership change notice, the department does not review the history of water use to determine if the right has been forfeited 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 Sections 42-222 and 42-223, Idaho Code.

Also, please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact this office if you have any questions regarding this matter.

Sincerely,

Trish Fawcett
Technical Records Specialist

Enclosure(s)

Cc: TitleOne (14240245)

EXHIBIT A

Tract	Type	Basin	Sequence	Suffix	Water Use	Owner
1	WR	45	7480		Irrigation	Tugaw, Joseph E
1	WR	45	487	A	Irrigation	Tugaw Ranch
1	WR	45	487	B	Irrigation	Tugaw Ranch
1	WR	45	491		Irrigation	Tugaw Ranch
1	WR	45	492		Irrigation	Tugaw Ranch
1	WR	45	493		Irrigation	Tugaw Ranch
1	WR	45	495		Irrigation	Tugaw Ranch
1	WR	45	496	B	Irrigation	Tugaw Ranch
1	WR	45	2057		Irrigation	Tugaw Ranch
1	WR	45	2283		Irrigation	Tugaw Ranch
1	WR	45	2321		Irrigation	Tugaw Ranch
1	WR	45	2322		Irrigation	Tugaw Ranch
1	WR	45	2449		Irrigation	Tugaw Ranch
1	WR	45	2486		Irrigation	Tugaw Ranch
1	WR	45	2575		Irrigation	Tugaw Ranch
1	WR	45	13622		Irrigation	Tugaw Ranch
1	WR	45	4212		Irrigation, Stockwater	Tugaw Ranch
1	WR	45	12896		Stockwater	Tugaw, Joseph E
1	WR	45	12899		Stockwater	Tugaw, Joseph E
1	WR	45	12900		Stockwater	Tugaw, Joseph E
1	WR	45	12903		Stockwater	Tugaw, Joseph E
1	WR	45	12904		Stockwater	Tugaw, Joseph E
1	WR	45	13499		Stockwater	Tugaw, Joseph E
1	WR	45	13500		Stockwater	Tugaw, Joseph E
1	WR	45	13501		Stockwater	Tugaw, Joseph E
1	WR	45	13502		Stockwater	Tugaw, Joseph E
1	WR	47	16844		Stockwater	Tugaw, Joseph E
1	WR	47	16845		Stockwater	Tugaw, Joseph E
1	WR	47	16847		Stockwater	Tugaw, Joseph E
1	WR	47	17368		Stockwater	Tugaw, Joseph E
1	WR	45	12585		Stockwater	Tugaw Ranch
1	WR	45	12586		Stockwater	Tugaw Ranch
1	WR	45	12588		Stockwater	Tugaw Ranch
1	WR	47	16348		Stockwater	Tugaw Ranch
1	WR	47	16673		Stockwater	Tugaw Ranch

TitleOne
a title & escrow co.

October 20, 2014

Trish Fawcett
ID Dept. of Water Resources
650 Addison Ave., Suite 500
Twin Falls, ID 83301

Dear Trish:

Enclosed with this letter please find the following:

1. The original executed Notice of Change in Water Right Ownership.
2. TitleOne's check no. 1020 payable to the Idaho Department of Water Resources in the amount of $825.00 for the water transfer fees.
3. Land Title & Escrow's check no. 3380 payable to Idaho Dept. of Water Resources in the amount of $50.00 for the water transfer fees.
4. A copy of the Personal Representative's Deed, Quitclaim Deed and Warranty Deed.

Would you please make the necessary changes in the records to indicate the new owner as Tugaw Ranches, LLC and send a receipted copy to this office.

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

Very truly yours,
TITLEONE

Nancy Garrett
Administrative Assistant

/nrg
Enc.