

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED

MAY 03 2018

DEPT. OF WATER RESOURCES
SOUTHERN REGION

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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
36-4009	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Rocky Mountain Agronomics Inc.
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Harper Land, L.L.C.
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- | | | | |
|---------------------------|-------------|-----------|--------------|
| <u>672 West 100 South</u> | <u>Paul</u> | <u>ID</u> | <u>83347</u> |
| Mailing address | City | State | ZIP |
| <u>(208) 438-4194</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.

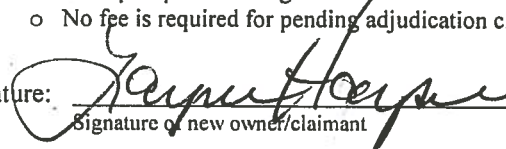
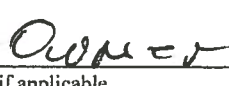
5. Date you acquired the water rights and/or claims listed above: _____.

6. If the water right described herein has been rented from the Water Supply Bank, rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:

- Rental payments will go to the lessor(s) of record at the beginning of the rental season.
- If a change in ownership is processed by the Department during a rental season, rental payment will be made to the person or entity who is the lessor of record at the beginning of that rental season.
- New lessor(s) of record will receive payment after the following rental season.

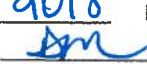
7. This form must be signed and submitted with the following **REQUIRED** items:

- 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.

8. Signature:   4/27/2018
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  Date 5-3-2018 Receipt No. 5036721 Receipt Amt. \$25-
Approved by _____ Processed by  Date 5-3-2018

WARRANTY DEED

#45698

For Value Received

Rocky Mountain Agronomics, Inc., an Idaho corporation

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

Harper Land, L.L.C., an Idaho limited liability company
Address: 672 West 100 South
Paul, ID 83347

Hereinafter called the Grantee, the following described premises situated in Minidoka County, Idaho, to-wit:

PARCEL NO. 1:

TOWNSHIP 9 SOUTH, RANGE 23 EAST, BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

Section 7: SE $\frac{1}{4}$ SE $\frac{1}{4}$ and Lot 4.

Instrument # 499505

MINIDOKA COUNTY, RUPERT, IDAHO
11-4-2008 01:48:09 No. of Pages: 2
Recorded for: BURLEY LAND TITLE
DUANE SMITH Fee: 6.00
Ex-Officio Recorder Deputy

PARCEL NO. 2:

TOWNSHIP 9 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

Section 7: A Part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7, more particularly described as follows:

The True Point of Beginning is located from the Southeast corner of Section 7, North 0°04'00" West 1321.92 feet along the East section line to the Section Sixteenth corner which is the True Point of Beginning;
Thence South 89°48'01" West 153.00 feet along the Section Sixteenth line;
Thence North 0°04'00" West 18.00 feet;
Thence North 89°03'09" East for 153.02 feet;
Thence South 0°04'00" East for 20.00 feet along the East section line to the True Point of Beginning.

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto.

SUBJECT TO:

All reservations in patents or deeds in the chain of title.

Taxes for 2008 and subsequent years.

Assessments of the Minidoka Irrigation District and the rights and powers of said District as by law provided.

County road right-of-way as disclosed by Warranty Deed from Robert W. Schab, a single person to Roger D. Mortensen and Kathryn Mortensen, husband and wife, dated April 17, 1981 and recorded January 20, 1982 as Instrument No. 320561, records of Minidoka County, Idaho, which reads as follows: "SUBJECT TO a 25.00 foot county road right of way along the East boundary of said tract."

Terms and conditions of Request/Permission To Cross Waterway between Rocky Mountain Agronomics, Inc. and Minidoka Irrigation District, dated February 14, 2001 and recorded April 11, 2001 as Instrument No. 452689, records of Minidoka County, Idaho.

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and to the successors heirs and assigns of the Grantee forever. The Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all incumbrances except as above described and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: November 3, 2008

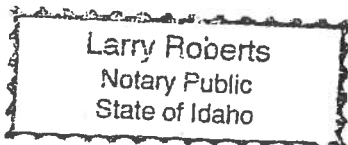
Rocky Mountain Agronomics, Inc., an
Idaho corporation

BY: Brad Bandy
Brad Bandy, President

BY: Kyle Carpenter
Kyle Carpenter, Vice-President

STATE OF IDAHO)
) ss.
COUNTY OF CASSIA)

On this 3rd day of November, 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared Brad Bandy and Kyle Carpenter, known or identified to me to be the President and Vice-President of Rocky Mountain Agronomics, Inc. the corporation that executed the instrument or the persons who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



Larry Roberts
Notary Public
Residing at: Burley, Idaho
My Commission expires: 06-30-2009



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

C.L. "Butch" Otter
Governor

Gary Spackman
Director

May 03, 2018

HARPER LAND LLC
672 W 100 S
PAUL ID 83347-8741

Re: Change in Ownership for Water Right No(s): 36-4009

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,

Denise Maline
Administrative Assistant I

Enclosure(s)

c: TitleOne Corporation, Burley (Instrument #499505)
Parsons, Smith & Stone LLP



TitleOne

a title & escrow co.

RECEIVED

MAY 03 2018

DEPT OF WATER RESOURCES
SOUTHERN REGION

May 2, 2018

Trish Fawcett
ID Dept. of Water Resources
650 Addison Avenue West, Ste. 500
Twin Falls, ID 83301

RE: TitleOne File No.
Rocky Mountain Agronomics, Inc./Harper Land, L.L.C.

Dear Trish:

Enclosed with this letter please find the following documents:

1. The original executed Notice of Change in Water Right Ownership by Layne Harper.
2. A copy of the recorded Warranty Deed.
3. Parsons, Smith & Stone, LLP's check no. 12333 payable to Idaho Department of Water Resources in the amount of \$25.00 for the water transfer fee.

Please make the necessary changes in the records to indicate the new owners. Please send a receipted copy to this office.

Should you have any questions, or if TitleOne Corporation may be of further assistance, please do not hesitate to contact this office.

Very truly yours,
TITLEONE CORPORATION

Nancy Garrett
Administrative Assistant

AR/nrg
Enc.
FedEx