

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

APR 12 2018

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?
36-8341	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Crop Production Services
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Golden Valley LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 9757 Hwy 45 Nampa ID 83686
Mailing address City State ZIP
- (208) 467-7958 dlee@biowest.ag
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 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.

8. Signature: [Signature] 4/10/18
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 4-12-2018 Receipt No. 50316685 Receipt Amt. \$25-

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 _____ Processed by _____ Date _____

QUITCLAIM DEED

#23210

For Value Received

MICHAEL LYNCH & DIANNE R. LYNCH, husband & wife, as tenants in common, as to an undivided forty-eight (48%) percent interest

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

GOLDEN VALLEY LLC, an Idaho limited liability company

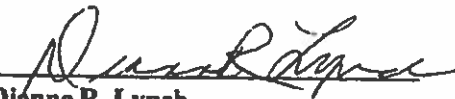
Hereinafter called the grantee, the following described premises, in Minidoka County, Idaho to-wit:

See attached Exhibit "A"

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

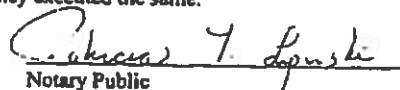
Dated: 9/29, 2009


Michael Lynch

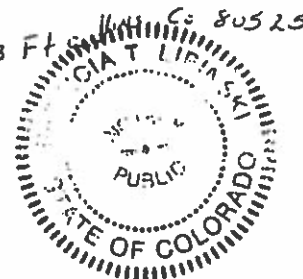

Dianne R. Lynch

STATE OF IDAHO Colorado)
COUNTY OF Lemmon)

On this 30th day of September, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared MICHAEL LYNCH and DIANNE R. LYNCH, 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.


Notary Public

Residing at: 1101 Oakridge Dr Suite B Ft Collins, CO 80525
My Commission expires: 03-03-2011



Instrument # 504556

MINIDOKA COUNTY, RUPERT, IDAHO
10-1-2008 01:58:38 No. of Pages: 2

Recorded for : RUPERT LAND TITLE

DUANE SMITH Fee: 6.00
Ex-Officio Recorder Deputy



EXHIBIT "A"

Order Number: 23210

PARCEL NO. 1:

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

SECTION 25: That part of the N $\frac{1}{2}$ SE $\frac{1}{4}$, more particularly described as follows:

Beginning at a point 100 feet North and 25 feet West of the Northeast corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$, which said point is the TRUE POINT OF BEGINNING;
Thence West along the North boundary of the Union Pacific Railroad right of way for 400 feet;
Thence North for 300 feet;
Thence East for 400 feet;
Thence South for 300 feet to the TRUE POINT OF BEGINNING.

Said Tract is also known as Parcel No. 1 of the Rupert Industrial Site, according to the official plat thereof now on file in the office of the County Recorder, Minidoka County, Idaho.

PARCEL NO. 2:

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

SECTION 25: That part of the SE $\frac{1}{4}$, more particularly described as follows:

A parcel of land situated in Lot 2 of Rupert Industrial located in the SE $\frac{1}{4}$ of Section 25, Township 9 South, Range 23 East, Boise Meridian, Minidoka County, Idaho, as recorded September 20, 1968 as Document No. 198788 in the office of the County Recorder, Minidoka County, Idaho, more particularly described as follows:

A strip of land being the Easterly 100 feet of Lot 2.

Recording Requested By and
When Recorded Return to:

GOLDEN VALLEY LLC
9757 Hyw 45
Nampa, ID 83686

Instrument # 496215

MINIDOKA COUNTY, RUPERT, IDAHO
4-11-2008 03:33:03 No. of Pages: 3
Recorded for : BURLEY LAND TITLE
DUANE SMITH Fee: 9.00
Ex-Officio Recorder Deputy

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

43957mc

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), made as of the 8th day of April, 2008, is between #177 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER, LLC, an Idaho limited liability company ("Grantor"), and GOLDEN VALLEY LLC, AN IDAHO LIMITED LIABILITY COMPANY, AS A TENANT IN COMMON, AS TO AN UNDIVIDED FIFTY-TWO (52%) PERCENT INTEREST; AND MICHAEL LYNCH & DIANNE R. LYNCH, HUSBAND & WIFE, AS TENANTS IN COMMON, AS TO AN UNDIVIDED FORTY-EIGHT (48%) PERCENT INTEREST ("Grantee"), whose legal address is: 9757 Hyw 45, Nampa, ID 83686.

WITNESSETH, That Grantor, for and in consideration of One Dollar and No/100 (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all the real property, together with improvements, located in the County of Minidoka, State of Idaho, more particularly described as follows:

See legal description attached hereto and made a part thereof as Exhibit "A"

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of in and to the above bargained premises, with the hereditaments, easements, rights of way and appurtenances, and with all of Grantor's interest, if any, in and to any and all minerals, water, ditches, wells, reservoirs and drains, and all water, ditch, well, reservoir and drainage rights which are appurtenant to, located on, now or hereafter acquired under or above or used in connection with the property (collectively, the "Property").

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, and its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, Grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, as of October 9, 2007.

The Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof BY, THROUGH OR UNDER Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date set forth above.

#177 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER, LLC,
an Idaho limited liability company

By: Pioneer 1031 Company, Member

By: Candy Kirkes
Its: Assistant Secretary

STATE OF IDAHO

COUNTY OF ADA

)
) ss.
)

The foregoing instrument was acknowledged before me this 8th day of April, 2008, by Candy Kirkes, as Assistant Secretary of Pioneer 1031 Company, an Idaho corporation, Member of #177 Pioneer Exchange Accommodation Titleholder, LLC, an Idaho limited liability company.

WITNESS my hand and official seal.

My commission expires: 10/30/09

Mary J. Allen
Notary Public

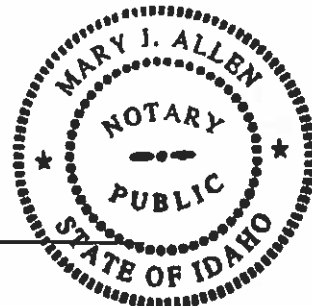


EXHIBIT "A"

PARCEL NO. 1:

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

SECTION 25: That part of the N $\frac{1}{4}$ SE $\frac{1}{4}$, more particularly described as follows:

Beginning at a point 100 feet North and 25 feet West of the Northeast corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$, which said point is the TRUE POINT OF BEGINNING;

Thence West along the North boundary of the Union Pacific Railroad right of way for 400 feet;

Thence North for 300 feet;

Thence East for 400 feet;

Thence South for 300 feet to the TRUE POINT OF BEGINNING.

Said Tract is also known as Parcel No. 1 of the Rupert Industrial Site, according to the official plat thereof now on file in the office of the County Recorder, Minidoka County, Idaho.

PARCEL NO. 2:

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

SECTION 25: That part of the SE $\frac{1}{4}$, more particularly described as follows:

A parcel of land situated in Lot 2 of Rupert Industrial located in the SE $\frac{1}{4}$ of Section 25, Township 9 South, Range 23 East, Boise Meridian, Minidoka County, Idaho, as recorded September 20, 1968 as Document No. 198788 in the office of the County Recorder, Minidoka County, Idaho, more particularly described as follows:

A strip of land being the Easterly 100 feet of Lot 2.

WARRANTY DEED

493333

#43957MC

For Value Received

QUAD CAPITAL, LLC by and through ROBERT TOMINAGA, JERRY TOMINAGA, and ROD LAKE, members. ROGER DUFFIN, one of the original members has relinquished all his rights and interest in QUAD CAPITAL, LLC to the remaining three members listed herein.

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

**#177 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER, LLC, an Idaho limited liability company
Address: 9757 HIGHWAY 45, NAMPA, ID 83686**

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

SEE ATTACHED EXHIBIT "A"

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 2007 and subsequent years, a lien, but not yet due or payable.

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

Reservations in Warranty Deed, dated November 22, 1971, executed by Union Pacific Land Resources Corporation, a corporation of the State of Utah, Grantor, and Entrada Industries, Inc., a corporation of the State of Delaware, Grantee, recorded January 19, 1972 as Document No. 221726, Minidoka County records, which recites inter alia: "Excepting from this grant and reserving unto the Grantor, its successors and assigns forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including, without limiting the generality of the foregoing, oil and gas rights thereby, together with the sole, exclusive and perpetual right to explore for, remove and dispose of said minerals by any means or methods suitable to the Grantor, its successors and assigns, but without entering upon or using the surface of the lands hereby conveyed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by the Grantee, its successors or assigns.

Easement Agreement, dated August 19, 2005, executed by and between Quad Capital, LLC, and Western Farm Service, Inc., a Delaware corporation, recorded August 30, 2005 as Document No. 480055, Minidoka County records.

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: September 28, 2007

QUAD CAPITAL, LLC

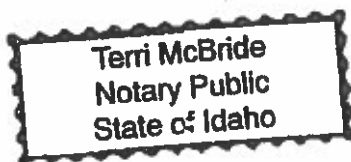
BY: [Signature]
ROBERT TOMINAGA, Member

BY: [Signature]
ROD LAKE, Member

BY: [Signature]
JERRY TOMINAGA, Member

STATE OF IDAHO)
)ss.
COUNTY OF CASSIA)

On this 28th day of September, 2007, before me, the undersigned, a Notary Public, personally appeared ROBERT TOMINAGA, ROD LAKE and JERRY TOMINAGA known or identified to me to be the members of QUAD CAPITAL, LLC, the limited liability company that executed the foregoing instrument, and acknowledged to n that such limited liability company executed the same.



[Signature]
Notary Public
Residing at: Reper
My Commission Expires: 2-5-08

EXHIBIT "A"

PARCEL NO. 1:

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

SECTION 25: That part of the N $\frac{1}{4}$ SE $\frac{1}{4}$, more particularly described as follows:

Beginning at a point 100 feet North and 25 feet West of the Northeast corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$, which said point is the TRUE POINT OF BEGINNING;
Thence West along the North boundary of the Union Pacific Railroad right of way for 400 feet;
Thence North for 300 feet;
Thence East for 400 feet;
Thence South for 300 feet to the TRUE POINT OF BEGINNING.

Said Tract is also known as Parcel No. 1 of the Rupert Industrial Site, according to the official plat thereof now on file in the office of the County Recorder, Minidoka County, Idaho.

PARCEL NO. 2:

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

SECTION 25: That part of the SE $\frac{1}{4}$, more particularly described as follows:

A parcel of land situated in Lot 2 of Rupert Industrial located in the SE $\frac{1}{4}$ of Section 25, Township 9 South, Range 23 East, Boise Meridian, Minidoka County, Idaho, as recorded September 20, 1968 as Document No. 198788 in the office of the County Recorder, Minidoka County, Idaho, more particularly described as follows:

A strip of land being the Easterly 100 feet of Lot 2.

Instrument # 493333
MINIDOKA COUNTY, RUPERT, IDAHO
2007-10-09 04:17:02 No. of Pages: 3
Recorded for : BURLEY LAND TITLE
DUANE SMITH Fee: 9.00
Ex-Officio Recorder Deputy



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 01, 2018

GOLDEN VALLEY LLC
9757 HIGHWAY 45
NAMPA ID 83686-9358

Re: Change in Ownership for Water Right No: 36-8341

Dear Water Right Holder:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right 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,

Allison Inouye
Water Resource Agent

Enclosure