

RECEIVED

FEB 22 2016

DEPT OF WATER RESOURCES
SOUTHERN REGIONSTATE 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. 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?
36-13320	Yes ☒	Yes ☐		Yes ☐	Yes ☐
36-17067	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Western Mortgage & Reality CO
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Bingham Ranch LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 1144 S 300 W Burley Idaho 83318
Mailing address City State ZIP
- stan.sharbing@gmail.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: January 11, 2016
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.

SUPPORT DATA

IN FILE # 36-13320

8. Signature: Stanley Bingham 2-10-2016
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 DM Date 2-22-2016 Receipt No. 5035290 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 _____ Processed by _____ Date _____

QUITCLAIM DEED

For value received, Western Mortgage & Realty Co., as grantor hereby quitclaims unto Bingham Ranch LLC, the grantee whose current address is 1144 South 300 East Burley, Idaho 83318, all of the grantor's right, title, and interest in and to the following described water rights situated in Power County, Idaho.

A portion of water right 36-13320, priority date 9/8/1962, for 0.09 and 22.0 acre feet annually.

See Exhibit A for details of the place of use located in Township 07 South Range 23 East Section 14 in Minidoka County, Idaho.

Grantor has caused this quitclaim deed to be executed this 11th day of January, 2016.

By: [Signature]
<GRANTOR>

Vice President

<TITLE>

By: _____
<GRANTOR>

<TITLE>

State of Washington)
) S.S.
County of Franklin)

On this 11th day of January, in the year of 2016, before me, a Notary Public, personally appeared Tim M. Tippet, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same.

S
E
A
L



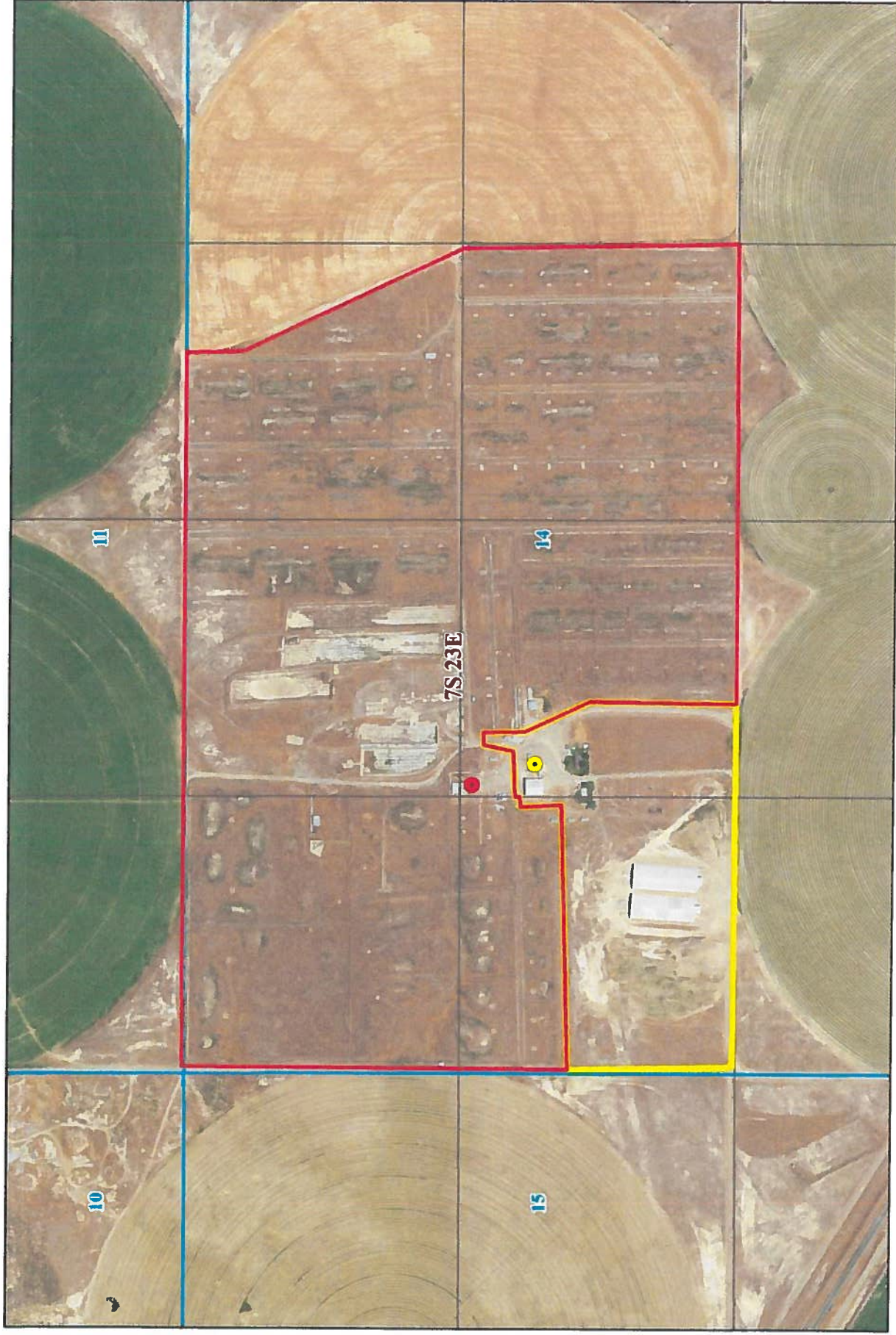
[Signature]
Janelle McClory Notary Public
In and for said State and County

04-21-2018

My Commission Expires on

Exhibit A

Path: F:\Project\Frank Tegs LLC\Aerial Maps\36-13320 Parcels Sale Deeds.mxd



WESTERN MORGAGE & REALTY CO.

WATER RIGHT SPLIT 36-13320

NAIP 2013 AERIAL



BROCKWAY ENGINEERING, PLLC
ALR - Date: 7/20/2015

DESERT SKY RANCH, INC.

1144 S 300 W
Burley, ID 83318

FAX

From: Stanley Bingham

To: Kent Gunnell,
Agricultural Loan Officer
D. L. Evans Bank

Fax #: 208-673-6242

Memo:

Attached is a copy of the Appraisal for Desert Sky Ranch Inc. property and the ~~Minidoka County Tax Assessment for the same property.~~

(Bus) (208) 233-4132

Kirkham Appraisals Inc.

P.O. Box 2303
Pocatello, Idaho 83206

(Fax) (208) 233-4162

AN APPRAISAL REPORT OF

439.19+/- Acres of Agricultural Ground

LOCATED AT

400 West & 1350 North
Paul, Idaho 83347

CLIENT

Citizens Community Bank

Kirkham Appraisals Inc.

P.O. Box 2503
Pocatello, Idaho 83206
(Bus) (208) 233-4132
(Fax) (208) 233-4162

August 17, 2015

Mrs. Cathy Droghei
Citizens Community Bank
280 South Arthur
Pocatello, ID 83204

Re: 439.19+/- Acre Farm
400 West & 1350 North
Paul, Idaho 83347

Dear Cathy Droghei,

At your request, we have appraised a real property interest for the above real estate. Our objective was to form one or more opinions about the market value for a 100% ownership interest in the subject property's fee simple estate assuming no liens or encumbrances other than normal covenants and restrictions of record.

The subject property consists of a two slightly irregular tracts of land, containing three parcels constituting 439.19+/- acres. The property has an existing feed lot on approximately 193.53+/-, but there is no CAFO permit on this section so it will be considered grazing land for the purposes of this appraisal. The other tract consists of 245.66+/- acres of dry grazing land with outcroppings on the south end. There are several improvements on Tract I that was previously used as a feed lot which included several working barns, four above grade gas tanks, steel and wood corrals and alleyways, concrete feeders, and a stock water well. There are no known surface water rights. There are no known leases or encumbrances of the subject property.

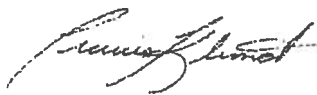
This valuation contains analyses, opinions, and conclusions along with market data and reasoning appropriate for the scope of work detailed later herein. It was prepared solely for the intended use and intended user(s) explicitly identified in the attached report. Unauthorized users do so at their own risk. The appraisal is communicated in the attached document, which conforms to the version of the Uniform Standards of Professional Appraisal Practice (USPAP) in effect on this report's preparation date of August 17, 2015.

This letter is not an appraisal report hence it must not be removed from the attached 107-page document. If this letter is disjoined from the attached appraisal report, then the value opinions set forth in this letter are invalid because the analyses, opinions, and conclusions cannot be properly understood.

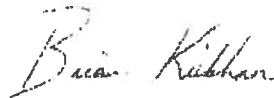
In general, valuation of the subject property involves no atypical issues. All value opinions are affected by all the information, extraordinary assumptions, hypotheses, general limiting conditions, facts, descriptions, and disclosures stated in the attached appraisal report. After careful consideration of all factors pertaining to and influencing value, the data and analysis thereof firmly supports the following final value opinion(s) for the subject property as of August 06, 2015:

\$440,000 Market Value "As Is"

Thank you for your business. Let us know how we may further serve you.



Travis Klundt
Certified General Appraiser-2212
McKinlay & Klundt Appraisal Co.
License Expiration Date: 01/13/16



Brian Kirkham
Certified General Appraiser-3486
McKinlay & Klundt Appraisal Co.
License Expiration Date: 05/09/15



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

April 13, 2016

BINGHAM RANCH LLC
1144 S 300 W
BURLEY ID 83318

WESTERN MORTGAGE & REALTY CO
PO BOX 3110
PASCO WA 99302-3110

Re: Change of Ownership/Split of Water Right 36-13320
Split into 36-13320 (Western Mortgage & Realty Co) and 36-17067 (Bingham Ranch)

Dear Water Right Holder(s):

The Department acknowledges receipt of correspondence splitting ownership of the above referenced water rights. The Department has modified its records to reflect the change in ownership and has enclosed a computer-generated report 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,

A handwritten signature in cursive script, reading "Trish Fawcett".

Trish Fawcett
Technical Records Specialist

Enclosure

Cc: Brockway Engineering PLLC