

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED

JAN 10 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. 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?
36-17114	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: Alonzo B Leavell
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): JT Land, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 368 S. 200 E. Jerome ID 83338
Mailing address City State ZIP
- 208.280.1113 jtraughber88@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: December 14, 2017
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: Jacob M. Traughber Member 12-15-17
Signature of new owner/claimant Title, if applicable Date
- Signature: Jennifer L. Leavell Member 12-15-17
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by DM Date 1-10-2018 Receipt No. 5036528 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 _____

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

Instrument # 2174784
JEROME COUNTY, JEROME, IDAHO
12-18-2017 01:42:29 PM No. of Pages: 12
Recorded for: TITLEONE - TWIN FALLS
MICHELLE EMERSON Fee: \$15.00
Ex-Officio Recorder Deputy: jw
Electronically Recorded by Simplifile

DEED TO A WATER RIGHT

FOR VALUABLE CONSIDERATION, the receipt and sufficiency whereof are hereby acknowledged, **ALONZO B. LEAVELL and CHARMY LEAVELL**, husband and wife, the "Grantors" do hereby grant and convey unto **JT LAND, LLC**, an Idaho limited liability company, the "Grantee", whose address is 368 South 200 East, Jerome, Idaho, 83338, a portion of existing Water Right No. 37-11199, which portion is now identified by the Idaho Department of Water Resources as Water Right No. 36-17114, consisting of 14.8 acre feet per annum diverted at .060 cubic feet per second, that was formerly appurtenant to real property located in Gooding County, Idaho, described on **EXHIBIT A** attached hereto, but is now appurtenant to the real property described on **EXHIBIT B** attached hereto, as a result of Idaho Department of Water Resources Transfer No. 81865.

Grantors warrant that: they are the owners of Water Right No. 37-17114; the Grantors have not conveyed any interest in Water Right No. 37-17114 to any person other than Grantee; Water Right No. 37-17114 is free from all encumbrances; and Grantors will warrant and defend the same against all lawful claims of all persons claiming by, through or under Grantors.

DATED this 13th day of December, 2017.

"GRANTORS"

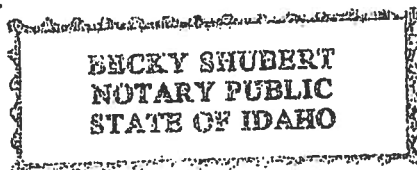

ALONZO B. LEAVELL

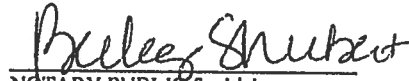

CHARMY LEAVELL

STATE OF IDAHO)
County of Gooding)^{SS:}

On this 13th day of December, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ALONZO B. LEAVELL and CHARMY LEAVELL, husband and wife, known to me to be the persons whose names are subscribed to the within and foregoing instrument, and who acknowledged to me that they executed the same.

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




NOTARY PUBLIC for Idaho
Residing at: Gooding, ID
Comm. Expires: 02-23-2023

DEED TO A WATER RIGHT -1-

H:\1 REW\data\J-LUT Land\Leavell Water Right PSA\PSA WR 37-11199 (portion nka 37-17114)\Deed to a Water Right 37-11199 nka 37-17114.doc

DEED TO A WATER RIGHT

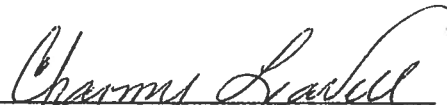
FOR VALUABLE CONSIDERATION, the receipt and sufficiency whereof are hereby acknowledged, **ALONZO B. LEAVELL and CHARMY LEAVELL**, husband and wife, the "Grantors" do hereby grant and convey unto **JT LAND, LLC**, an Idaho limited liability company, the "Grantee", whose address is 368 South 200 East, Jerome, Idaho, 83338, a portion of existing Water Right No. 37-11199, which portion is now identified by the Idaho Department of Water Resources as Water Right No. 36-17114, consisting of 14.8 acre feet per annum diverted at .060 cubic feet per second, that was formerly appurtenant to real property located in Gooding County, Idaho, described on **EXHIBIT A** attached hereto, but is now appurtenant to the real property described on **EXHIBIT B** attached hereto, as a result of Idaho Department of Water Resources Transfer No. 81865.

Grantors warrant that: they are the owners of Water Right No. 37-17114; the Grantors have not conveyed any interest in Water Right No. 37-17114 to any person other than Grantee; Water Right No. 37-17114 is free from all encumbrances; and Grantors will warrant and defend the same against all lawful claims of all persons claiming by, through or under Grantors.

DATED this 13th day of December, 2017.

"GRANTORS"

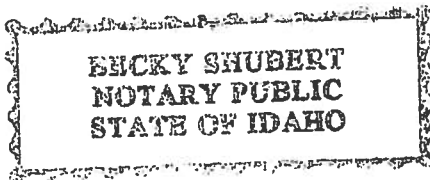

ALONZO B. LEAVELL


CHARMY LEAVELL

STATE OF IDAHO)
County of Gooding)
 ss:

On this 13th day of December, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ALONZO B. LEAVELL and CHARMY LEAVELL, husband and wife, known to me to be the persons whose names are subscribed to the within and foregoing instrument, and who acknowledged to me that they executed the same.

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



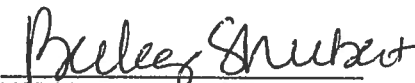

NOTARY PUBLIC for Idaho
Residing at: Gooding, ID
Comm. Expires: 02-23-2023

Exhibit A
(Deed to Water Right)

Parcel 1:

A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 31, Township 5 South, Range 15 East, Boise Meridian, Gooding County, Idaho, and being more particularly described as follows:

Commencing at the West Quarter corner of said Section 31 which is the northwest corner of Government Lot 3, from which the Center Quarter corner of said Section 31 bears South 89°35'10" East, 2631.65 feet;

THENCE South 89°35'10" East along the North boundary of Government Lot 3 for a distance of 1309.51 feet to the Northwest Corner of the NE4 SW4 of said Section 31;

THENCE South 89°35'10" East along the North boundary of said NE4 SW4 for a distance of 903.03 feet to the POINT OF BEGINNING;

THENCE South 89°35'10" East continuing along said line for a distance of 207.78 feet;

THENCE South 00°00'00" East for a distance of 323.71 feet to the Northerly Right-of-Way of the Union Pacific Railroad;

THENCE South 84°55'28" West along said Right-of-Way for a distance of 211.09 feet;

THENCE North 00°24'50" East for a distance of 343.90 feet to the POINT OF BEGINNING;

The above described parcel contains 1.60 acres, more or less and is subject to and includes the use of the following easement;

An easement for the purpose of ingress and egress, twenty feet in width, ten feet on either side along the centerline described below located in a portion of the Northeast Quarter of the Southwest Quarter of Section 31, Township 5 South, Range 15 East, Boise Meridian, Gooding County, Idaho, and more particularly described as follows:

Commencing at the West Quarter corner of said Section 31, from which the Northwest corner of said Section 31 bears North 00° 32' 14" East, 2653.67 feet;

THENCE South 89°35'10" East along the North boundary of Government Lot 3 for a distance of 1309.51 feet to the Northwest Corner of the NE4 SW4 of said Section 31;

THENCE South 89°35'10" East along the North boundary of said NE4 SW4 for a distance of 692.69 feet to the POINT OF BEGINNING;

THENCE South 04°29'18" East a distance of 76.68 feet to a point of curvature;
THENCE southeasterly 301.98 feet along the arc of a curve to the left with a radius of 210.00 feet, a central angle of 82°23'34", and a chord which bears South 45°41'05" East for a distance of 276.63 feet to a point of tangency;
THENCE South 86°52'51" East a distance of 214.50 feet to the POINT OF TERMINUS.

Parcel 2:

A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 31, Township 5 South, Range 15 East, Boise Meridian, Gooding County, Idaho, and being more particularly described as follows:

Commencing at the West Quarter corner of said Section 31 which is the northwest corner of Government Lot 3, from which the Center Quarter corner of said Section 31 bears South 89°35'10" East, 2631.65 feet;

THENCE South 89°35'10" East along the North boundary of Government Lot 3 for a distance of 1309.51 feet to the Northwest Corner of the NE4 SW4 of said Section 31;

THENCE South 89°35'10" East along the North boundary of said NE4 SW4 for a distance of 195.00 feet to the POINT OF BEGINNING;

THENCE South 89°35'10" East continuing along said line for a distance of 271.41 feet;

THENCE South 00°00'00" West for a distance of 235.60 feet;

THENCE South 42°33'55" West for a distance of 221.75 feet to the Northerly Right-of-Way of the Union Pacific Railroad;

THENCE South 84°55'28" West along said Right-of-Way for a distance of 128.73 feet;

THENCE North 00°56'50" East along the East boundary of the former Stan and Carol Neal lands for a distance of 412.33 feet to the POINT OF BEGINNING.

The above described parcel contains 2.26 acres, more or less.

Parcel 3:

A parcel of land located in Government Lot 3 of Section 31, Township 5 South, Range 15 East, Boise Meridian, Gooding County, Idaho, and being more particularly described as follows:

Commencing at the West Quarter corner of said Section 31 which is the northwest corner of Government Lot 3, from which the Center Quarter corner of said Section 31 bears South 89°35'10" East, 2631.65 feet;

THENCE South 89°35'10" East along the North boundary of said Government Lot 3 for a distance of 834.41 feet to the POINT OF BEGINNING;

THENCE South 89°35'10" East along the North boundary of said Government Lot 3 for a distance of 262.59 feet;

THENCE South 01°53'10" East for a distance of 222.62 feet along the West boundary of the former Stan and Carol Neal lands;

THENCE North 89°35'10" West for a distance of 272.00 feet;

THENCE North 00°32'14" East for a distance of 222.44 feet to the POINT OF BEGINNING;

The above described parcel contains 1.36 acres, more or less;

Parcel 4:

✓ Township 5 South, Range 15 East of the Boise Meridian, Gooding County, Idaho

Section 31: A parcel of land located in the South One-Half of said Section more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 31;
Thence South 89°53'21" East along the Northerly boundary of said Northeast Quarter of the Southwest Quarter a distance of 195.00 feet to the **TRUE POINT OF BEGINNING**;
Thence continuing along said Northerly boundary, South 89°53'21" East 1127.14 feet to the Center Quarter of said Section 31;
Thence South 00°03'21" East 62.69 feet to the centerline of Clover Creek;
Thence along said centerline the following four courses:
 South 64°55'27" East 131.80 feet;
 South 07°40'12" East 84.36 feet;
 South 57°22'02" East 37.27 feet;
 South 30°30'33" East 72.62 feet to the Northerly Right of Way of the Oregon Short Line Railroad;
Thence leaving said centerline South 84°37'17" West 1331.49 feet along said Northerly Right of Way;
Thence leaving said Northerly Right of Way, North 00°03'53" West 411.82 feet to the **TRUE POINT OF BEGINNING**.

Parcel 5:

Township 5 South, Range 15 East of the Boise Meridian, Gooding County, Idaho

Section 31: Lot 3 North of the Right of Way of the Union Pacific Railroad Company, **EXCEPT** the following described tract of land:

BEGINNING at a point on the North boundary of said Lot 3, which point bears South 89°57' East for a distance of 1097.0 feet from the West Quarter corner of said Section 31, said point being **THE TRUE POINT OF BEGINNING**;

Thence South 2°21' East along a fence as constructed for a distance of 448.0 feet to the North Right of Way boundary of the Union Pacific Railroad;
Thence North 84°15' East along the North Right of Way boundary of said Railroad to point of intersection with the East line of Lot 3;
Thence North along the East line of Lot 3 to the Northeast corner thereof;
Thence West along the North line of Lot 3 to **THE TRUE POINT OF BEGINNING**.

Parcel 6:

Township 5 South, Range 15 East of the Boise Meridian, Gooding County, Idaho

Section 31: A parcel of land located in the Southeast Quarter, more particularly described as follows:

COMMENCING at a 5/8" Rebar which marks the C1/4 of said Section 31;
Thence North 00°03'21" West along the North-South Centerline of said Section 31, 20.00 feet;
Thence South 89°54'48" East 435.05 feet to the REAL POINT OF BEGINNING;
Thence South 89°54'48" East 40.00 feet;
Thence South 00°05'12" West 20.00 feet to the Northerly boundary of said Southeast Quarter;
Thence South 89°54'48" East along said Northerly boundary 50.00 feet;
Thence leaving said Northerly boundary North 00°05'12" East 100.00 feet;
Thence South 89°54'48" East 450.00 feet parallel to said Northerly boundary;
Thence South 00°05'12" West 100.00 feet to said Northerly boundary;
Thence South 89°54'48" East 346.83 feet to the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 31;
Thence South 00°02'34" East 177.09 feet along the Easterly boundary of said Northwest Quarter of the Southeast Quarter to the Northerly Right of Way of the Oregon Short Line Railroad;
Thence South 84°37'17" West 891.28 feet along said Northerly Right of Way;
Thence leaving said Northerly Right of Way North 00°05'12" East 281.98 feet to the REAL POINT OF BEGINNING.

Parcel 7:

TOWNSHIP 5 SOUTH OF RANGE 15 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 31: Part of the Northwest 1/4 of the Southeast 1/4 and part of the Southwest 1/4 of the Northeast 1/4 described as follows:

Commencing at a found 1/2-inch pin marking the Center 1/4 corner of said Section 31, from which a found railroad spike marking the West 1/4 corner of said Section 31 bears North 89 Degrees 35 Minutes 02 Seconds West at a distance of 2632.00 feet; Thence along the North line of the Northwest 1/4 of the Southeast 1/4 of said Section 31, South 89 Degrees 36 Minutes 25 Seconds East, a distance of 524.68 feet to a 1/2-inch pin with plastic cap stamped PLS 907 marking the POINT OF BEGINNING;

Thence perpendicular to the North line of said Northwest 1/4 of the Southeast 1/4, North 00 Degrees 23 Minutes 35 Seconds East, a distance of 100.00 feet to a 1/2-inch pin;
Thence parallel to and 100 feet distant from the North line of said Northwest 1/4 of the Southeast 1/4, South 89 Degrees 36 Minutes 25 Seconds East, a distance of 450.00 feet to a 1/2-inch rebar with plastic cap stamped PLS 907;
Thence perpendicular to the North line of said Northwest 1/4 of the Southeast 1/4, South 00 Degrees 23 Minutes 35 Seconds West, a distance of 100.00 feet to a 1/2-inch pin with cap stamped PLS 907;
Thence along the North line of said Northwest 1/4 of the Southeast 1/4, South 89 Degrees 36 Minutes 25 Seconds East, a distance of 59.76 feet;
Thence perpendicular to the North line of said Northwest 1/4 of the Southeast 1/4, South 00 Degrees 23 Minutes 35 Seconds West, a distance of 75.32 feet;
Thence North 83 Degrees 53 Minutes 19 Seconds West, a distance of 106.50 feet to 1/2-inch pin with an illegible plastic cap;
Thence North 80 Degrees 30 Minutes 09 Seconds West, a distance of 408.95 feet to the POINT OF BEGINNING

DEED TO A WATER RIGHT -5-

H:\REWDATA\LVT Land\Levell Water Right PSA\PSA WR 37-11199 (portion nka 37-171114)\Deed to a Water Right 37-11199 nka 37-17114.doc

Parcel 8:

A parcel of land located in the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 31, Township 5 South, Range 15 East, Boise Meridian, Gooding County, Idaho, and being more particularly described as follows:

Beginning at the Center Quarter corner of said Section 31, from which the West Quarter corner of said Section 31 bears North 89°35'10" West, 2631.65 feet;

THENCE North 00°14'51" East along the West boundary of said SW4 NE4 for a distance of 20.00 feet;

THENCE South 89°36'32" East along a line parallel with and 20.00 feet North from the South boundary of said SW4 NE4 for a distance of 475.05 feet;

THENCE South 00°23'50" West for a distance of 20.00 feet to a point on said South boundary;

THENCE South 89°36'32" East along said South boundary for a distance of 50.15 feet;

THENCE South 80°30'00" East for a distance of 86.44 feet;

THENCE South 00°15'43" West for a distance of 231.45 feet to the North Right-of-Way of the Union Pacific Railroad;

THENCE South 84°55'28" West along said Right-of-Way for a distance of 323.47 feet to the Westerly boundary of lands described in a deed located in Gooding County Records Book F Page 337;

THENCE North 05°53'11" West along said Westerly boundary for a distance of 39.26 feet;

THENCE North 37°10'11" West continuing along said Westerly boundary for a distance of 195.09 feet;

THENCE North 65°44'11" West continuing along said Westerly boundary for a distance of 181.31 feet to the Westerly boundary of said NW4 SE4;

THENCE North 00°16'10" East along the Westerly boundary of said NW4 SE4 for a distance of 8.89 feet to the POINT OF BEGINNING.

The above described parcel contains 2.76 acres, more or less and is subject to the rights of and includes use of the following easements;

An easement for the purpose of ingress and egress, twenty feet in width located in the Northwest Quarter of the Southeast Quarter of Section 31, Township 5

South, Range 15 East, Boise Meridian, Gooding County, Idaho, and being more particularly described as follows: Page 2 of 3
www.jl

Commencing at the Center Quarter corner of said Section 31, from which the West Quarter corner of said Section 31 bears North 89°35'10" West, 2631.65 feet;

THENCE South 89°36'32" East along the North boundary of said NW4 SE4 for a distance of 525.15 feet;

THENCE South 80°30'00" East for a distance of 76.31 feet to the POINT OF BEGINNING;

THENCE continuing South 80°30'00" East along said line, for a distance of 20.26 feet;

THENCE South 00°15'43" West for a distance of 228.89 feet to the Northerly Right-of-Way of the Union Pacific Railroad;

THENCE South 84°55'28" West continuing along said Right-of-Way for a distance of 20.09 feet;

THENCE North 00°15'43" East for a distance of 234.01 feet to the POINT OF BEGINNING.

The above described parcel contains 0.11 acres, more or less.

An easement for the purpose of constructing and maintaining utilities, ten feet in width located in the Northwest Quarter of the Southeast Quarter of Section 31, Township 5 South; Range 15 East, Boise Meridian, Gooding County, Idaho, and being more particularly described as follows:

Commencing at the Center Quarter corner of said Section 31, from which the West Quarter corner of said Section 31 bears North 89°35'10" West, 2631.65 feet;

THENCE South 89°36'32" East along the North boundary of said NW4 SE4 for a distance of 525.15 feet ;

THENCE South 80°30'00" East for a distance of 408.69 feet;

THENCE South 00°15'43" West for a distance of 139.96 feet to the POINT OF BEGINNING;

THENCE continuing South 00°15'43" West along said line for a distance of 10.04 feet to the Northerly Right-of-Way of the Union Pacific Railroad;

THENCE South 84°55'28" West continuing along said Right-of-Way for a distance of 642.91 feet;

THENCE North 05°53'11" West for a distance of 10.00 feet; Page 3

THENCE North 84°55'28" East along a line parallel to and 10.00 feet Northerly from said Right-of-Way for a distance of 643.98 feet to the POINT OF BEGINNING.

The above described parcel contains 0.15 acres, more or less.

Parcel 9:

Township 5 South, Range 18, East of the Boise Meridian, Gooding County, Idaho

Section 31: Two tracts of land in the SW $\frac{1}{4}$ NE $\frac{1}{4}$, described as follows:

Beginning at a point on the South line and 825 feet East of the Southwest corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$;

Thence East along the South line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ 450 feet;

Thence North 100 feet;

Thence West 450 feet parallel with the South line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$;

Thence South 100 feet to the TRUE POINT OF BEGINNING.

AND:

Beginning at the Southwest corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$;

Thence East 475 feet along the South line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$;

Thence North 20 feet;

Thence West 475 feet parallel to the South line;

Thence South 20 feet to the TRUE POINT OF BEGINNING.

AND:

All that part of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ SE $\frac{1}{4}$ lying North of the right-of-way of the Oregon Short Line Railroad Company.

EXCEPTING the West 185 feet lying North of the North right-of-way line of Union Pacific Railroad in the NE $\frac{1}{4}$ SW $\frac{1}{4}$, as set forth in Deed dated February 20, 1881, recorded February 24, 1881, as Instrument No. 341, records of Gooding County, Idaho.

ALSO EXCEPTING a strip of land 150 feet in width, 75 feet on each side, along and parallel with the center line of Lateral B-5, across the NW $\frac{1}{4}$ SE $\frac{1}{4}$ as lies North of the Railroad as set forth in a Deed dated May 1, 1909 and recorded February 8, 1910, in Book 17 of Deeds, Page 80, records of Lincoln County, Idaho, now in Book F of Deeds, Page 337, records of Gooding County, Idaho.

EXCEPTING roadway serving the NW $\frac{1}{4}$ SE $\frac{1}{4}$ with the right of ingress and egress, extending from the East end of the above tract Northeasterly to the Gooding-Fairfield highway over so much of the intervening lands as are owned by the City of Gooding, as set forth in Deed from the City of Gooding to J.L. Berry and Delvin F. Lincoln, dated February 4, 1948, recorded March 8, 1948, in Book 38 of Deeds, Page 486, records of Gooding County, Idaho.

Exhibit B
(Deed to Water Right)

TOWNSHIP 9 SOUTH, RANGE 17 EAST BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 9: NWNW; NWSW; SWNW

Close

IDAHO DEPARTMENT OF WATER RESOURCES
Water Right Report

12/5/2017

WATER RIGHT NO. 36-17114

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	ALONZO B LEAVELL PO BOX 54 GOODING, ID 83330 2089348598
Original Owner	LONNIE LEAVELL
Original Owner	ORIE S LEAVELL PO BOX 54 GOODING, ID 83330 2089348190
Original Owner	RHEA CATTLE CO PO BOX 272 ARLINGTON, NE 68002 4024784344

Priority Date: 04/01/1960

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
STOCKWATER	01/01	12/31	0.06 CFS	12.6 AFA
COMMERCIAL	01/01	12/31	0.06 CFS	7.9 AFA
Total Diversion			0.06 CFS	

Location of Point(s) of Diversion:

GROUND WATER|SWNW|Sec. 09|Township 09S|Range 17E|JEROME County
GROUND WATER|SWNW|Sec. 09|Township 09S|Range 17E|JEROME County

Place(s) of use:

Place of Use Legal Description: STOCKWATER JEROME County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
09S	17E	9		NWNW			SWNW							
				NWSW										

Place of Use Legal Description: COMMERCIAL JEROME County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
09S	17E	9		NWNW			SWNW							
				NWSW										

Conditions of Approval:

1. Pursuant to transfer #81865, this right shall not be diverted prior to 1/1/2020.
2. Commercial and stockwater uses are associated with a dairy facility.
3. R05 Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 130.
4. R02 A lockable device subject to the approval of the Department shall be maintained on the diverting works in a manner that will provide the watermaster suitable control of the diversion.
5. 214 Prior to the diversion and use of water under Transfer approval 81865, the right holder shall install and maintain acceptable measuring devices at the authorized points of diversion in accordance with Department specifications, or shall obtain an approved variance from the Department to determine the amount of water diverted from power records or to maintain an existing measuring device.
6. 213 Upon specific notification of the Department, the right holder shall install and maintain data loggers to record water usage information at the authorized points of diversion in accordance with Department specifications.
7. 082 Prior to the diversion and use of water under this approval, the right holder shall comply with applicable county zoning and use ordinances.
8. 106

- Prior to the diversion and use of water under this approval, the right holder shall comply with applicable water quality monitoring and/or permitting requirements administered by the Department of Environmental Quality or the Department of Agriculture.
9. T07 The right holder shall accomplish the change authorized by this transfer within three years of the date of this approval.
10. T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
11. T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

Dates:

Licensed Date:

Decreed Date: 03/31/2003

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector:

Water District Number: 130

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

Close

QUITCLAIM DEED

#J-41882

The purpose of this deed is to combine the parcels into one tax **Instrument # 2141869**

For Value Received

JEROME COUNTY, JEROME, IDAHO
6-16-2014 03:28:34 No. of Pages: 2
Recorded for : LAND TITLE & ESCROW
MICHELLE EMERSON Fee: 13.00
Ex-Officio Recorder Deputy *Chenck*

JT LAND, LLC., an Idaho limited liability company

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

JT LAND, LLC., an Idaho limited liability company
Whose address is: 368 South 200 East, Jerome, ID 83338

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

**TOWNSHIP 9 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO**

Section 9: S½NE¼NW¼;

AND

**TOWNSHIP 9 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO**

Section 9: S½NW¼NW¼;

EXCEPTING THEREFROM a parcel of land located in the NW¼NW¼, more particularly described as follows:

Commencing at the Northwest corner of Section 9;
Thence South 0°22'06" East, 649.74 feet along the West Section line of Section 9 to a point on said line which is the
TRUE POINT OF BEGINNING;
Thence South 89°53'17" East, 1311.53 feet to a point on the East boundary of the NW¼NW¼;
Thence South 0°22'06" East, 170.26 feet along said East boundary to a point;
Thence North 89°53'17" West, 1311.53 feet to a point on the West Section line of Section 9;
Thence North 0°22'06" West, 170.26 feet along said Section line to the TRUE POINT OF BEGINNING.

AND

**TOWNSHIP 9 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO**

Section 9: SE¼NW¼;

AND

**TOWNSHIP 9 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO**

Section 8: That part of the SE¼NE¼ lying Northeasterly of Interstate 84N, formerly known as Interstate 80N.

Section 9: SW¼NW¼;

A tract of land in the NW¼SW¼, described as follows:

Beginning at the Northwest corner of the NW¼SW¼;
Thence South 0°19' East for a distance of 223.1 feet;
Thence North 89°41' East for a distance of 302.4 feet;
Thence North 30°31' East for a distance of 122.4 feet;
Thence South 86°32' East for a distance of 119.0 feet;
Thence North 54°19' East for a distance of 207.7 feet;
Thence North 89°49' West for a distance of 653.3 feet to THE POINT OF BEGINNING.

EXCEPTING THEREFROM the following described tract:

A parcel of land being on the Northeasterly side of the center line of Interstate 80N, Project No. I-80N-3(11) 164, Highway Survey, as shown on the plans thereof now on file in the office of the Department of Highways of the State of Idaho, and being a portion of the NW¼SW¼, described as follows:

Commencing at the West quarter corner of Section 9, Township 9 South, Range 17, East Boise Meridian;
Thence South 0°00'19" East (shown of record to be South 0°19' East) along the West line of the NW¼SW¼ of said Section 9 a distance of 135.14 feet to a point in a line parallel with and 100.0 feet Northeasterly from the center line and opposite Station 452+14.09 of said Interstate 80N, Project No. I-80N-3(11)164 Highway Survey, THE REAL POINT OF BEGINNING;

Thence South 43°11'19" East along said parallel line 127.0 feet, more or less, to a point in the Southerly line of the property as described in that certain Warranty Deed dated January 16, 1956, recorded January 17, 1956 in Book 149 Page 380, records of Jerome County, Idaho;

Thence Westerly (shown of record to be South 89°41' West) along said Southerly property line 85.0 feet, more or less, to a point in the West line of said NW¼SW¼;

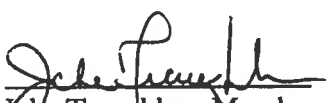
Thence North 0°00'19" West (shown of record to be North 0°19' West) along said West line 91.0 feet, more or less, to THE REAL POINT OF BEGINNING.

The Bearings as shown in the above description, unless otherwise noted, are from the Idaho Plane Coordinate System, based on the transverse mercator projection for the Central Zone of Idaho. To convert to geodetic bearings, a correction of 0°19'31" must be subtracted from all Northeast and Southwest bearings and added to all Northwest and Southeast bearing.

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

Dated: May 14, 2014

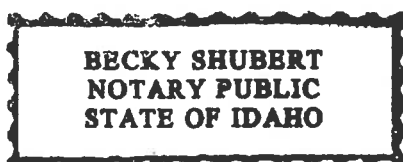
JT LAND, LLC, an Idaho limited liability company

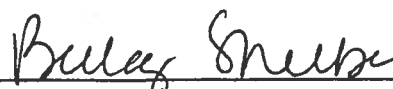

Jake Traughber, Member


Jennifer Traughber, Member

STATE OF IDAHO)
) ss.
COUNTY OF Jerome)

On this 15th day of May, 2014, before me, the undersigned, a Notary Public, personally appeared Jake Traughber and Jennifer Traughber known or identified to me (or proved on the oath of) to be (the manager, the managers, a member, the members) of JT LAND< LLC, the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.





Notary Public
Residing at: Jerome ID
My Commission Expires: 02-23-2017



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

February 12, 2018

JT LAND LLC
368 S 200 E
JEROME ID 83338-6526

Re: Change in Ownership for Water Right No(s): 36-17114

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 of the owner of a water right, to the Department. Notice of the change must be provided to the Department within **120 days** of the change. Water right forms are available from any office of the Department, or at www.idwr.idaho.gov.

If you have any questions concerning the enclosed information, please contact me at (208) 736-3033.

Sincerely,

A handwritten signature in cursive script that reads "Benny Walker". The signature is written in dark ink and is positioned above the typed name and title.

Benny Walker
Senior Water Resource Agent

Enclosure(s)