

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 05 2017

Notice of Change in Water Right Ownership

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?
37-21934	Yes ☒	Yes ☐		Yes ☐	Yes ☐
37-21932	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: STAKER & PARSON COMPANIES, a Utah Corporation
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): 4 Hans-Sorensen Farms LLC, an Idaho limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 1509 North 470 East Shoshone ID 83352
Mailing address City State ZIP
- 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):
 - 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 # 37-21932

8. Signature: Tracy Sorensen Title, if applicable _____ Date _____
Signature of new owner/claimant

Signature: Connie Sorensen Title, if applicable _____ Date _____
Signature of new owner/claimant

For IDWR Office Use Only:

Received by DM Date 12-18-2017 Receipt No. 5036492 Receipt Amt. \$175-
9-5-2017 5036335 \$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 _____



LINCOLN COUNTY
Recorded for:
TITLEONE - TWIN FALLS
02:43:48 PM 08-31-2017
0000198928
No. Pages 3 Fee: \$15.00
BRENDA FARNWORTH
County Clerk
Deputy: JH
Electronically Recorded by Simplifile

Order Number: 17292369

Warranty Deed

For value received,

STAKER & PARSON COMPANIES, a Utah Corporation

the grantor, does hereby grant, bargain, sell, and convey unto

4 Hans-Sorensen Farms LLC, an Idaho limited liability company

whose current address is 1509 North 470 East Shoshone, ID 83352

the grantee, the following described premises, in Lincoln County, Idaho, to wit:

PARCEL NO. 1:

TOWNSHIP 3 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN, LINCOLN COUNTY, IDAHO

Section 21: A parcel of land described as follows:

Commencing at the Southwest corner of Section 21, from which the West One Quarter (W $\frac{1}{4}$) corner of Section 21 bears North 00°09'01" East, 2634.99 feet, said Southwest corner of Section 21 being the TRUE POINT OF BEGINNING;
Thence North 00°09'01" East along the West boundary of the SW $\frac{1}{4}$ of Section 21 for a distance of 509.16 feet;
Thence North 89°36'46" East parallel with the North boundary of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21 for a distance of 808.33 feet;
Thence North 00°09'01" East parallel with the West boundary of the SW $\frac{1}{4}$ of Section 21 for a distance of 808.33 feet to a point on the North boundary of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21;
Thence North 89°36'46" East along the North boundary of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21 for a distance of 521.58 feet to the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21;
Thence North 00°05'09" East along the West boundary of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21 for a distance of 1318.00 feet to the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21;
Thence North 00°11'26" East along the West boundary of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 21 for a distance of 1318.59 feet to the Northwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 21;
Thence North 89°29'10" East along the North boundary of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 21 for a distance of 1324.56 feet to the Northwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 21;
Thence North 89°29'10" East along the North boundary of the S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 21 for a distance of 1436.88 feet to a point on the boundary of a parcel owned by the Shoshone Highway District;
Thence South 75°23'29" East along the Southerly boundary of the parcel owned by the Shoshone Highway District for a distance of 449.91 feet;
Thence North 47°02'17" East along the Southerly boundary of the parcel owned by the Shoshone Highway District for a distance of 173.91 feet to a point on the North boundary of the S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 21;
Thence North 89°29'10" East along the North boundary of the S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 21 for a distance of 581.98 feet to a point on the Northwestern right of way boundary of the Big Wood Canal Company waterway;
Thence along the Northwestern right of way boundary of the water way on approximately the following courses:
South 12°23'18" West, 152.00 feet;
South 20°52'22" West, 207.55 feet;
South 34°28'07" West, 49.35 feet;
South 65°36'52" West, 149.27 feet;
South 59°43'32" West, 153.12 feet;
South 63°14'50" West, 196.75 feet;
South 66°55'18" West, 68.09 feet;
South 60°33'05" West, 190.42 feet;
South 73°50'41" West, 74.83 feet;
South 64°51'22" West, 46.54 feet;
South 71°06'09" West, 63.62 feet;
South 78°37'58" West, 138.21 feet;
South 77°51'15" West, 399.82 feet;
South 72°40'51" West, 91.94 feet;

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



Order Number: 17292369

Warranty Deed

For value received,

STAKER & PARSON COMPANIES, a Utah Corporation

the grantor, does hereby grant, bargain, sell, and convey unto

4 Hans-Sorensen Farms LLC, an Idaho limited liability company

whose current address is 1509 North 470 East Shoshone, ID 83352

the grantee, the following described premises, in Lincoln County, Idaho, to wit:

PARCEL NO. 1:

TOWNSHIP 3 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN, LINCOLN COUNTY, IDAHO

Section 21: A parcel of land described as follows:

Commencing at the Southwest corner of Section 21, from which the West One Quarter (W¹/₄) corner of Section 21 bears North 00°09'01" East, 2634.99 feet, said Southwest corner of Section 21 being the TRUE POINT OF BEGINNING;

Thence North 00°09'01" East along the West boundary of the SW¹/₄ of Section 21 for a distance of 509.16 feet;

Thence North 89°36'46" East parallel with the North boundary of the SW¹/₄SW¹/₄ of Section 21 for a distance of 808.33 feet;

Thence North 00°09'01" East parallel with the West boundary of the SW¹/₄ of Section 21 for a distance of 808.33 feet to a point on the North boundary of the SW¹/₄SW¹/₄ of Section 21;

Thence North 89°36'46" East along the North boundary of the SW¹/₄SW¹/₄ of Section 21 for a distance of 521.58 feet to the Southwest corner of the NE¹/₄SW¹/₄ of Section 21;

Thence North 00°05'09" East along the West boundary of the NE¹/₄SW¹/₄ of Section 21 for a distance of 1318.00 feet to the Northwest corner of the NE¹/₄SW¹/₄ of Section 21;

Thence North 00°11'26" East along the West boundary of the SE¹/₄NW¹/₄ of Section 21 for a distance of 1318.59 feet to the Northwest corner of the SE¹/₄NW¹/₄ of Section 21;

Thence North 89°29'10" East along the North boundary of the SE¹/₄NW¹/₄ of Section 21 for a distance of 1324.56 feet to the Northwest corner of the SW¹/₄NE¹/₄ of Section 21;

Thence North 89°29'10" East along the North boundary of the S¹/₂NE¹/₄ of Section 21 for a distance of 1436.88 feet to a point on the boundary of a parcel owned by the Shoshone Highway District;

Thence South 75°23'29" East along the Southerly boundary of the parcel owned by the Shoshone Highway District for a distance of 449.91 feet;

Thence North 47°02'17" East along the Southerly boundary of the parcel owned by the Shoshone Highway District for a distance of 173.91 feet to a point on the North boundary of the S¹/₂NE¹/₄ of Section 21;

Thence North 89°29'10" East along the North boundary of the S¹/₂NE¹/₄ of Section 21 for a distance of 581.98 feet to a point on the Northwesternly right of way boundary of the Big Wood Canal Company waterway;

Thence along the Northwesternly right of way boundary of the water way on approximately the following courses:

South 12°23'18" West, 152.00 feet;

South 20°52'22" West, 207.55 feet;

South 34°28'07" West, 49.35 feet;

South 65°36'52" West, 149.27 feet;

South 59°43'32" West, 153.12 feet;

South 63°14'50" West, 196.75 feet;

South 66°55'18" West, 68.09 feet;

South 60°33'05" West, 190.42 feet;

South 73°50'41" West, 74.83 feet;

South 64°51'22" West, 46.54 feet;

South 71°06'09" West, 63.62 feet;

South 78°37'58" West, 138.21 feet;

South 77°51'15" West, 399.82 feet;

South 72°40'51" West, 91.94 feet;

South 63°38'08" West, 71.29 feet;
 South 41°19'13" West, 64.43 feet;
 South 30°24'07" West, 119.50 feet;
 South 27°17'25" West, 300.00 feet;
 South 29°00'23" West, 133.46 feet to the point of curvature of a curve right;
 Southwesterly along the arc of the curve right for a distance of 279.21 feet to the point of curvature of a reverse curve left, said arc having a radius of 330.00 feet and a chord bearing and distance of South 53°14'41" West, 270.95 feet;
 Southwesterly along the arc of the reverse curve left for a distance of 250.77 feet, said arc having a radius of 327.00 feet and a chord bearing and distance of South 55°30'49" West, 244.67 feet;
 South 33°32'40" West, 197.11 feet;
 South 39°56'43" West, 199.85 feet;
 South 40°54'31" West, 281.97 feet;
 South 39°07'01" West, 230.05 feet;
 South 41°22'16" West, 337.41 feet;
 South 39°08'52" West, 253.74 feet;
 South 44°15'24" West, 124.79 feet;
 South 51°04'46" West, 61.24 feet;
 South 64°15'35" West, 309.86 feet;
 South 62°53'35" West, 328.33 feet;
 South 68°05'21" West, 139.08 feet to the point of curvature of a curve left;
 Southwesterly along the arc of the curve left for a distance of 207.12 feet, said arc having a radius of 285.00 feet and a chord bearing and distance of South 47°16'11" West, 202.59 feet;
 South 26°27'01" West, 119.67 feet;
 South 13°27'43" West, 336.84 feet to a point on the South boundary of the SW¼SW¼ of Section 21;
 Thence departing the center of the canal on a bearing of South 89°38'06" West along the South boundary of the SW¼SW¼ of Section 21 for a distance of 796.68 feet to THE TRUE POINT OF BEGINNING.

SUBJECT TO:

1. An easement to the Big Wood Canal Company for the use and maintenance of the waterway along the Southeasterly boundary of the before described parcel.
2. An easement to the Shoshone Highway District for the use and maintenance of a county road known as old Highway U.S. 93.

PARCEL NO. 2:

TOWNSHIP 3 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN, LINCOLN COUNTY, IDAHO

Section 28: A parcel of land, described as follows:

Commencing at the Northwest corner of Section 28, from which the West One Quarter (W¼) corner of Section 28 bears South 00°04'50" East, 2653.26 feet, said Northwest corner of Section 28 being THE TRUE POINT OF BEGINNING;
 Thence North 89°38'06" East along the North boundary of the NW¼ of Section 28 for a distance of 796.68 feet to a point on the West boundary of a parcel deeded to the Big Wood Canal Company;
 Thence South 13°27'43" West along the West boundary of the parcel deeded to the Big Wood Canal Company for a distance of 1275.97 feet;
 Thence South 08°15'20" West continuing along the West boundary of the parcel deeded to the Big Wood Canal Company for a distance of 94.94 feet to a point on the South boundary of the NW¼NW¼ of Section 28;
 Thence South 89°37'33" East along the South boundary of the NW¼NW¼ of Section 28 for a distance of 50.48 feet to a point in the center of the Big Wood Canal Company waterway;
 Thence along the center of the water way on approximately the following courses:
 South 12°57'26" West, 440.00 feet;
 South 03°48'31" East, 44.00 feet;
 South 03°30'45" West, 316.00 feet;
 South 11°59'58" East, 70.00 feet;
 South 23°05'29" East, 118.00 feet;
 South 26°02'28" East, 412.74 feet to a point on the South boundary of the SW¼NW¼ of Section 28;
 Thence departing the center of the waterway on a bearing of North 88°53'11" West along the South boundary of the SW¼NW¼ of Section 28 for a distance of 659.80 feet to the Southwest corner of the NW¼ of Section 28;
 Thence North 00°04'50" West along the West boundary of the NW¼ of Section 28 for a distance of 2653.26 feet to THE TRUE POINT OF BEGINNING.

SUBJECT TO:

1. A 25.00 foot wide county road easement along the North and West boundaries of the before described parcel.
2. An easement to the Big Wood Canal Company for the use and maintenance of the waterway along the Easterly boundary of the before described parcel.

3. An easement to the Shoshone Highway District for the use and maintenance of the county road known as old Highway U.S. 93.

Together with all water and water rights, ditches and ditch rights used thereon or appurtenant thereto, including but not limited to 35 shares of capital stock in Big Wood Canal Company and State of Idaho Department of water right number 37-21934.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

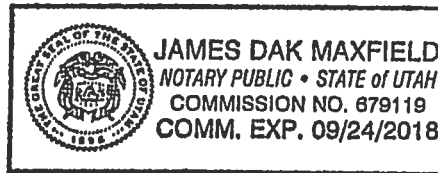
Dated: July 26, 2017

STAKER & ANDERSON COMPANIES, a Utah Corporation
BY *Randy Anderson*
Randy Anderson, President of the North Region

State of Utah, County of Weber, ss.

On this 29 day of August in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Randy Anderson known or identified to me to be the President of the North Region of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

James D. Maxfield
Notary Public
Residing In: Clinton, UT
My Commission Expires: 24 Sep 2018
(seal)





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

4 HANS SORENSEN FARMS LLC
1509 N 470 E
SHOSHONE ID 83352-5248

Re: Change in Water Right Ownership: 37-21932 (Split into 37-21932 and 37-23096), and
37-21934 (Split into 37-21934 and 37-23097)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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,

Trish Fawcett
Technical Records Specialist I

Enclosure(s)

c: STAKER & PARSON COMPANIES
TitleOne (17292369)



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 16, 2017

4 HANS SORENSEN FARMS LLC
15090N 470 E
SHOSHONE ID 83352

Re: Change in Water Right Ownership for Water Right 37-21934 and 37-21932

Dear Mr. and Mrs. Sorensen:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership. The Change of Ownership form listed only water right 37-21934 to be changed. Our review of your notice shows water right 37-21932 also has the same place of use and should also have ownership updated. In addition, both of the rights need to have ownership split between you and Staker & Parson Companies. I am enclosing water right reports of both water rights for your reference.

Effective July 1, 2000, the legislature enacted House Bill No. 545 requiring a filing fee for a change in water right ownership. The fee is \$25 per water right, except for ownership changes resulting in the division of a water right, which is \$100 per water right. All ownership change notices received after June 30, 2000 must include the appropriate filing fees in order to be processed. **An additional \$175 is due so that your notice can be completed as requested.**

Because the Department cannot process the ownership change without proper fee, we will hold any action on your notice pending receipt of the necessary fee. If we do not receive the necessary fee by **December 15**, we will return your notice and all attachments and your notice will not be processed.

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

Sincerely,

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

Trish Fawcett
Technical Records Specialist



706 Main St., PO Box 473
Gooding, ID 83330
Ph. (208) 934-8477
Fx. (866) 244-0878
www.titleonecorp.com

Idaho Department of Water Resources
650 Addison Avenue West, Suite 500
Twin Falls, ID 83301

Date: August 31, 2017

Re: Escrow No. 17292369

RECEIVED

SEP 05 2017

DEPT OF WATER RESOURCES
SOUTHERN REGION

In connection with the above referenced transaction, I am enclosing the following:

- TitleOne check number 1029 for \$25.00
- Change over ownership form
- Copy of Recorded Warranty Deed
-

Your business is greatly appreciated. If you have any questions, please do not hesitate to contact me.

Sincerely,

Becky Shubert
(208) 934-8477
bshubert@titleonecorp.com