

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

NOV 24 2017

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?
45-14012	Yes ☐	Yes ☐		Yes ☐	Yes ☐
45-14014	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: M FOUR LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): IDAHO AGRICULTURAL INVESTMENTS LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 162 2ND AVE. WEST TWIN FALLS ID 83301
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: NOV. 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: [Signature] MANAGER 11/14/17
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 11-24-2017 Receipt No. 3036468 Receipt Amt. \$50-

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 _____

SUPPORT DATA

IN FILE # 45-14012



TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - TWIN FALLS
02:52:37 PM 11-14-2017
2017018510
NO. PAGES 3 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: JWD
Electronically Recorded by Simplifile

Order Number: 17300296

Warranty Deed

For value received,

M Four, LLC, an Idaho limited liability company

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

Idaho Agri Investments, LLC, an Idaho Limited Liability Company

whose current address is 162 2nd Ave. West Twin Falls, ID 83301

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

Part of the S½ of Section 36 in Township 10 South, Range 19 East and Part of the N½ of Section 1 of Township 11 South, Range 19 East of the Boise Meridian, Twin Falls County, State of Idaho, described as follows:

Beginning at the Southeast corner of Section 36 in Township 10 South, Range 19 East Boise Meridian, said corner marked by a 5/8 inch rebar;
Thence South 89°55'28" West along the South line of Section 36 for a distance of 1842.62 feet to THE POINT OF BEGINNING;
Thence South 22°29'24" East for a distance of 117.52 feet to a ½ inch rebar;
Thence South 69°19'24" West for a distance of 270.40 feet to a ½ inch rebar;
Thence along a non-tangent curve to the left for a distance of 373.76 feet to the North line of Section 1, said curve having a radius of 1100.00 feet, a delta angle of 19°28'04", and a long chord bearing of North 56°51'21" West, for a distance of 371.96 feet;
Thence along a curve to the left for a distance of 646.63 feet to a ½ inch rebar, said curve having a radius of 1100.00 feet, a delta angle of 33°40'52", and a long chord bearing of North 83°25'49" West, for a distance of 637.36 feet;
Thence South 37°42'29" West for a distance of 93.33 feet to the South line of Section 36;
Thence South 37°42'29" West for a distance of 104.97 feet to a ½ inch rebar;
Thence South 88°46'35" West for a distance of 631.53 feet to a ½ inch rebar;
Thence South 09°13'46" West for a distance of 255.30 feet to a ½ inch rebar;
Thence South 83°20'11" West for a distance of 111.28 feet to a ½ inch rebar;
Thence North 77°22'58" West for a distance of 558.28 feet to a ½ inch rebar;
Thence North 02°09'08" West for a distance of 237.81 feet to the North line of Section 1;
Thence North 02°09'08" West for a distance of 239.69 feet to a ½ inch rebar;
Thence North 71°25'29" West for a distance of 203.81 feet to a ½ inch rebar;
Thence North 17°11'24" East for a distance of 63.59 feet to a ½ inch rebar;
Thence South 89°33'16" East for a distance of 198.70 feet to a ½ inch rebar;
Thence North 00°57'47" East for a distance of 1355.71 feet to a ½ inch rebar;
Thence North 51°03'33" East for a distance of 1298.94 feet to a ½ inch rebar;
Thence North 51°03'33" East for a distance of 132.24 feet to the centerline of the Main Canal;
Thence along a non-tangent curve to the left along said canal centerline for a distance of 393.24 feet, said curve having a radius of 440.74 feet, a delta angle of 51°07'14", and a long chord bearing of South 78°39'50" East, for a distance of 380.32 feet;
Thence North 75°46'37" East along said canal centerline for a distance of 40.23 feet;
Thence along a tangent curve to the right along said canal centerline for a distance of 527.70 feet, said curve having a radius of 440.74 feet, a delta angle of 68°36'04", and a long chord bearing of South 69°55'23" East, for a distance of 496.74 feet;
Thence South 35°37'17" East along said canal centerline for a distance of 316.94 feet;
Thence along a non-tangent curve to the right along said canal centerline for a distance of 371.00 feet, said curve having a radius of 509.52 feet, a delta angle of 41°43'11", and a long chord bearing of South 09°18'16" East, for a distance of 362.86 feet;
Thence South 17°00'44" West along said canal centerline for a distance of 257.28 feet;
Thence along a tangent curve to the left along said canal centerline for a distance of 360.75 feet, said curve having a radius of 509.52 feet, a delta angle of 40°34'00", and a long chord bearing of South 03°16'16" East, for a distance of 353.26 feet;
Thence South 23°33'16" East along said canal centerline for a distance of 517.34 feet;
Thence South 23°44'41" East along said canal centerline for a distance of 1.67 feet;

Thence South 77°46'14" West for a distance of 110.95 feet to a ½ inch rebar;
Thence South 77°46'14" West for a distance of 303.83 feet to a ½ inch rebar;
Thence South 16°09'48" East for a distance of 139.27 feet to a ½ inch rebar;
Thence North 74°44'50" East for a distance of 320.46 feet to a ½ inch rebar;
Thence South 24°30'11" East for a distance of 368.87 feet to a ½ inch rebar;
Thence South 22°29'24" East for a distance of 234.49 feet to THE POINT OF BEGINNING.

TOGETHER WITH a perpetual non-exclusive easement for ingress, egress and roadway purposes, more particularly described as follows:

Part of the SE¼ of Section 35 and Part of the SW¼ of Section 36 in Township 10 South, Range 19 East of the Boise Meridian, Twin Falls County, Idaho, described as follows:

Beginning at the Southeast corner of Section 36 in Township 10 South, Range 19 East Boise Meridian, said corner marked by a 5/8 inch rebar;
Thence South 89°55'28" West along the South line of Section 36 for a distance of 5287.33 feet to the Southwest corner of Section 36;
Thence North 00°06'53" West along the West line of Section 36 for a distance of 321.93 feet to THE POINT OF BEGINNING;
Thence South 89°57'44" West for a distance of 504.30 feet to a ½ inch rebar;
Thence South 81°52'30" West for a distance of 227.46 feet to a ½ inch rebar;
Thence North 21°06'56" West for a distance of 49.34 feet to a ½ inch rebar;
Thence North 78°21'07" East for a distance of 198.97 feet to a ½ inch rebar;
Thence South 89°33'16" East for a distance of 552.29 feet to the East line of Section 35;
Thence South 89°33'16" East for a distance of 651.54 feet to a ½ inch rebar;
Thence South 17°11'24" West for a distance of 63.59 feet to a ½ inch rebar;
Thence North 84°14'50" West for a distance of 166.49 feet to a ½ inch rebar;
Thence South 89°57'44" West for a distance of 466.98 feet to THE POINT OF BEGINNING.

TOGETHER WITH a perpetual easement for the purpose of constructing, operating, repairing, altering, protecting, restoring and maintaining existing water lines, irrigation lines and related equipment, structures and appurtenances, more particularly described as follows:

Part of the SE¼ of Section 36 in Township 10 South, Range 19 East of the Boise Meridian, Twin Falls County, Idaho, described as follows:

Beginning at the Southeast corner of Section 36 in Township 10 South, Range 19 East Boise Meridian, said corner marked by a 5/8 inch rebar;
Thence South 89°55'28" West along the South line of Section 36 for a distance of 1728.01 feet to the centerline of the Main Canal;
Thence along a non-tangent curve to the left along said canal centerline for a distance of 89.39 feet, said curve having a radius of 1273.24 feet, a delta angle of 04°01'21", and a long chord bearing of North 21°44'01" West, for a distance of 89.37 feet;
Thence North 23°44'41" West along said canal centerline for a distance of 662.55 feet;
Thence South 77°46'14" West for a distance of 110.95 feet to a ½ inch rebar which shall be THE POINT OF BEGINNING;
Thence South 12°13'46" East for a distance of 5.00 feet;
Thence South 77°46'14" West for a distance of 303.49 feet;
Thence North 16°09'48" West for a distance of 5.01 feet to a ½ inch rebar;
Thence North 77°46'14" East for a distance of 303.83 feet to THE POINT OF BEGINNING.

SUBJECT TO a perpetual easement and right of way for roadway purposes and for the purposes of ingress and egress and constructing, operating, repairing, altering, protecting, restoring, and maintaining water lines, irrigation lines, ditches and related equipment structures and appurtenances, more particularly described as follows:

Part of the SE¼ of Section 36 in Township 10 South, Range 19 East of the Boise Meridian, Twin Falls County, Idaho, described as follows:

Beginning at the Southeast corner of Section 36 in Township 10 South, Range 19 East Boise Meridian, said corner marked by a 5/8 inch rebar;
Thence South 89°55'28" West along the South line of Section 36 for a distance of 1728.01 feet to the centerline of the Main Canal;
Thence along a non-tangent curve to the left along said canal centerline for a distance of 89.39 feet, said curve having a radius of 1273.24 feet, a delta angle of 04°01'21", and a long chord bearing of North 21°44'01" West, for a distance of 89.37 feet;
Thence North 23°44'41" West along said canal centerline for a distance of 662.55 feet;
Thence South 77°46'14" West for a distance of 100.65 feet to THE POINT OF BEGINNING;
Thence South 77°46'14" West for a distance of 15.03 feet;

Thence North 15°49'39" West for a distance of 131.58 feet;
Thence North 24°32'37" West for a distance of 146.77 feet;
Thence North 29°15'31" West for a distance of 159.19 feet;
Thence North 10°04'44" West for a distance of 307.25 feet;
Thence North 43°29'33" West for a distance of 80.33 feet;
Thence North 46°30'26" East for a distance of 15.00 feet;
Thence South 43°29'33" East for a distance of 84.83 feet;
Thence South 10°04'44" East for a distance of 309.22 feet;
Thence South 29°15'31" East for a distance of 157.28 feet;
Thence South 24°32'37" East for a distance of 148.53 feet;
Thence South 15°49'39" East for a distance of 133.67 feet to THE POINT OF BEGINNING.

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: November 13, 2017

M Four, LLC

By: Phillip Munsee
Phillip Munsee, Member/Manager

By: Patricia Munsee
Patricia Munsee, Member

By: Kelly Munsee
Kelly Munsee, Member/Manager

State of Idaho,
County of Twin Falls, ss.

On this 13th day of Nov. 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Phillip Munsee, Patricia Munsee and Kelly Munsee, known or identified to me to be Members/Managers of the limited liability company that executed the within instrument and acknowledged to me that they executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Desiree M. Iverson

Notary Public for Idaho
Residing In: Twin Falls
My Commission Expires: 1-18-2023

