

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

OCT 04 2017

WATER RESOURCES
WESTERN 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?
63-8426	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-11690	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Norman R. Cole Trust / Allen Brothers Inc.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Naito Farms, LLC / Sidney Naito
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☒ and/or
- Mailing address: 9640 Hwy 45 City: Nampa State: ID ZIP: 83686
- Telephone: 208-880-1023 Email: sidnaito@gmail.com

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. 4, 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.

8. Signature: [Signature] Title, if applicable: _____ Date: 9-29-17
Signature of new owner/claimant
- Signature: _____ Title, if applicable: _____ Date: _____
Signature of new owner/claimant

For IDWR Office Use Only:

Received by [Signature] Date 10/04/17 Receipt No. WDH5721 Receipt Amt. \$50.00

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 SUPPORT DATA Approved by AS Processed by AS Date 10/4/2017

IN FILE # 63-8426



Pioneer Title Co.
GOING BEYOND

100 10th Avenue South
Nampa, ID 83651

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 608791 BA/HH

WARRANTY DEED

For Value Received Karen Hoppert, Trustee, of the Karen Hoppert Revocable Trust dated March 1, 2015

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Naito Farms, LLC, an Idaho Limited Liability Company

et al. hereinafter referred to as Grantee, whose current address is 9640 Hwy 45
Nampa, ID 83686

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: November 4, 2016

Karen Hoppert, Trustee of the Karen Hoppert Revocable Trust dated March 1, 2015

By: Karen Hoppert
Karen Hoppert, Trustee

State: OREGON County of: WASHINGTON

On this 11th day of November in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Karen Hoppert as Trustee(s) of Karen Hoppert, Trustee of the Karen Hoppert Revocable Trust dated March 1, 2015 known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument as said Trustee(s), and acknowledged to me that he/she/they executed the same as Trustee(s) of said trust and as his/her/their free and voluntary act and deed of said trust, for the uses and purposes therein mentioned.

Shelly R. Nikiirk

Residing at: PORTLAND, OR

Commission Expires: DEC. 17, 2018



EXHIBIT A

PARCEL 1:

That portion of the Southeast Quarter of Section 15, Township 2 North, Range 2 West lying South of the New York Canal (also known as the Main Southside Canal) Boise Meridian, Canyon County, Idaho.

EXCEPT the following Parcels: Parcel 1:

This parcel is a portion of the Southeast Quarter Southeast Quarter of Section 15, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

COMMENCING at the Southeast corner of said Southeast Quarter Southeast Quarter; thence North 00 degrees 50'58" East along the East boundary of said Southeast Quarter Southeast Quarter a distance of 444.93 feet to the TRUE POINT OF BEGINNING; thence North 85 degrees 38'38" West a distance of 116.50 feet; thence North 72 degrees 27'04" West a distance of 40.90 feet; thence North 42 degrees 40'56" West a distance of 71.13 feet; thence North 74 degrees 06'14" West a distance of 59.04 feet; thence North 00 degrees 50'06" East a distance of 148.00 feet; thence South 89 degrees 09'02" East perpendicular to the East boundary of said Southeast Quarter Southeast Quarter a distance of 59.50 feet; thence South 00 degrees 50'06" West a distance of 30.25 feet; thence South 89 degrees 09'02" East perpendicular to the East boundary of said Southeast Quarter Southeast Quarter a distance of 202.00 feet; thence South 00 degrees 50'58" West a distance of 203.52 feet to the TRUE POINT OF BEGINNING.

EXCEPT any portion lying within S. Powerline Road.

AND FURTHER EXCEPTING: Parcel II

This parcel is a portion of the Southeast Quarter Southeast Quarter of Section 15, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

COMMENCING at the Southeast corner of said Southeast Quarter Southeast Quarter; thence North 00 degrees 50'58" East along the East boundary of said Southeast Quarter Southeast Quarter a distance of 648.45 feet to the TRUE POINT OF BEGINNING; thence North 89 degrees 09'02" West perpendicular to said East boundary a distance of 202.00 feet; thence North 00 degrees 50'06" East a distance of 30.25 feet; thence North 89 degrees 09'02" West perpendicular to the East boundary of said Southeast Quarter Southeast Quarter a distance of 59.50 feet; thence North 00 degrees 50'06" East a distance of 99.15 feet; thence North 79 degrees 25'20" East a distance of 92.90 feet; thence South 87 degrees 03'08" East a distance of 170.59 feet to a point on the East boundary of said Southeast Quarter Southeast Quarter; thence South 00 degrees 50'58" West along said East boundary a distance of 141.56 feet to the TRUE POINT OF BEGINNING.

EXCEPT any portion lying within S. Powerline Road.

PARCEL 2:

The Northwest Quarter of the Northeast Quarter of Section 21, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

