

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 07 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?
45-7032	Yes ☐	Yes ☐		Yes ☐	Yes ☐
45-7330	Yes ☐	Yes ☐		Yes ☐	Yes ☐
45-7117	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: G5 Land Company, L.L.C., a Wyoming limited liability company
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Wayne C. Andersen, LLC, an Idaho limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 991 South 1100 West Burley ID 83318
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 # 45-7032

8. Signature: Wayne C. Andersen Member 9-1-17
Signature of new owner/claimant Title, if applicable Date
- Signature: Ronda Andersen member 9-1-17
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by DM Date 9-7-2017 Receipt No. 5036340 Receipt Amt. \$75-

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 _____



CASSIA COUNTY
RECORDED FOR:
TITLEONE - BURLEY
02:20:57 PM 09-01-2017
2017-003497
NO. PAGES: 3 FEE: \$15.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: HilYoung
Electronically Recorded by Simplifile

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

Order Number: 17289073

WARRANTY DEED

For Value Received,

G5 Land Company, L.L.C., a Wyoming limited liability company, the Grantor, does hereby grant, bargain sell and convey unto, Wayne C. Andersen, LLC, an Idaho limited liability company, whose current address is 911 South 1100 West, Burley, ID 83318, the Grantee, the following described premises, in Cassia County, Idaho, To Wit:

TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 1: S½

Section 12: N½

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: 08/31/2017



Order Number: 17289073

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Dated: 08/31/2017

G5 Land Company, L.L.C., a Wyoming limited liability company

BY: Cranney Real Estate Mgt., L.L.C., a Wyoming limited liability company, as Manager

BY: Cranney Capital Holding, L.L.C., a Delaware limited liability company, as Manager

BY: Ryan Wayne Cranney
Ryan Wayne Cranney, its President

BY: Arden Lee Cranney
Arden Lee Cranney, its Secretary

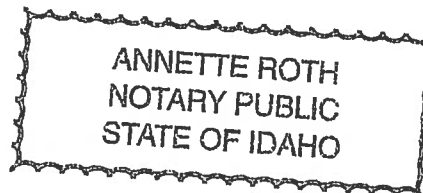
BY: S. Tyler Cranney
S. Tyler Cranney, its Treasurer

STATE OF IDAHO)
) ss.
County of CASSIA)

On this 1 day of September, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Ryan Wayne Cranney, known or identified to me to be the President of Capital Holding, L.L.C., said limited liability company known to me to be the Manager of Cranney Real Estate Mgt, L.L.C., the limited liability company known to me to be the Manager of G5 Land Company, L.L.C., the limited liability company that executed the instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that said limited liability company executed on behalf of G5 Land Company, L.L.C. and that said 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.

Annette Roth
NOTARY PUBLIC for Idaho
My Commission Expires: 04-2023

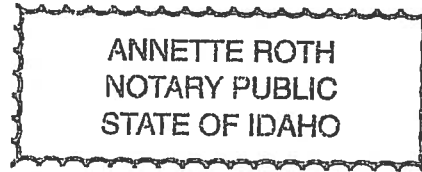


STATE OF IDAHO)
County of CASSIA) ss.

On this 1 day of September, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Arden Lee Cranney, known or identified to me to be the Secretary of Capital Holding, L.L.C, said limited liability company known to me to be the Manager of Cranney Real Estate Mgt, L.L.C., the limited liability company known to me to be the Manager of G5 Land Company, L.L.C., the limited liability company that executed the instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that said limited liability company executed on behalf of G5 Land Company, L.L.C. and that said 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.


 NOTARY PUBLIC for Idaho
 My Commission Expires: 8-4-2023

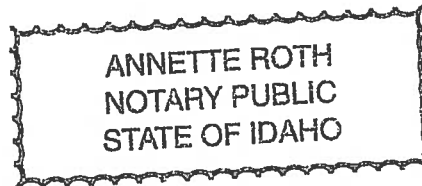


STATE OF IDAHO)
County of CASSIA) ss.

On this 1 day of September, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared, S. Tyler Cranney known or identified to me to be the Treasurer of Capital Holding, L.L.C, said limited liability company known to me to be the Manager of Cranney Real Estate Mgt, L.L.C., the limited liability company known to me to be the Manager of G5 Land Company, L.L.C., the limited liability company that executed the instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that said limited liability company executed on behalf of G5 Land Company, L.L.C. and that said 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.

Arnette Ruth
NOTARY PUBLIC for Idaho
My Commission Expires: 8-4-2023



CASSIA COUNTY
RECORDED FOR:
TITLEONE - BURLEY
02:21:03 PM 09-01-2017
2017-003498
NO. PAGES: 3 FEE: \$15.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: HilYoung
Electronically Recorded by Simplifile

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

17289073

DEED OF PARTIAL RELEASE
(Cassia County, IDAHO)

22111350
22111351
22111352
10410700
22106894
22109537
10148800
22105735
10410600

WHEREAS, to secure the payment of indebtedness G5 LAND COMPANY, L.L.C., a Wyoming limited liability company ("G5 Land Company"); CRANNEY RANCHES, L.L.C., a Wyoming limited liability company, a/k/a Cranney Ranches, a Wyoming limited liability company ("Cranney Ranches, L.L.C."); and CRANNEY LAND COMPANY, L.L.C., a Wyoming limited liability company ("Cranney Land Company, L.L.C.") (G5 Land Company, Cranney Ranches, L.L.C., and Cranney Land Company, L.L.C. are herein individually and collectively, "Grantor"), executed a certain mortgage (the "Mortgage") dated December 6, 2016 to RABO AGRIFINANCE LLC (the "Mortgagee") recorded in the Office of the County Clerk of Cassia County, Idaho on January 3, 2017 in Book 2017 at Page 000027;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the Mortgagee, for valuable consideration the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the owner or owners thereof, the following described real property located in Cassia County, Idaho, to wit:

See the attached Exhibit A attached

TO HAVE AND TO HOLD THE SAME WITH ALL APPURTENANCES unto the said owner or owners, forever freed, exonerated and discharged of and from the lien of the Mortgage.

PROVIDED always, nevertheless, that nothing herein contained shall in anywise affect, alter or diminish the aforesaid lien or encumbrance on the remaining part of the real property described in the Mortgage, or the remedies at law for recovering from the parties liable to pay the same the sums secured thereby.

IN WITNESS WHEREOF, the Mortgagee has caused this instrument to be signed by its duly authorized officer this 28th day of August, 2017.

17289073

DEED OF PARTIAL RELEASE

(Cassia County, IDAHO)

22111350
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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the Mortgagee, for valuable consideration the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the owner or owners thereof, the following described real property located in Cassia County, Idaho, to wit:

See the attached Exhibit A attached

TO HAVE AND TO HOLD THE SAME WITH ALL APPURTENANCES unto the said owner or owners, forever freed, exonerated and discharged of and from the lien of the Mortgage.

PROVIDED always, nevertheless, that nothing herein contained shall in anywise affect, alter or diminish the aforesaid lien or encumbrance on the remaining part of the real property described in the Mortgage, or the remedies at law for recovering from the parties liable to pay the same the sums secured thereby.

IN WITNESS WHEREOF, the Mortgagee has caused this instrument to be signed by its duly authorized officer this 28th day of August, 2017.

Rabo AgriFinance LLC, a Delaware limited liability company

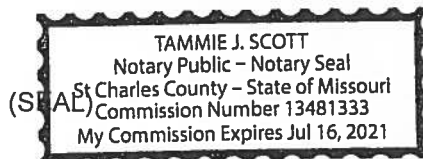
By:

Rhiana Luaders
Rhiana Luaders
Vice President

STATE OF MISSOURI)
)
COUNTY OF ST. LOUIS)

On the 28th day of August 2017, before me, a Notary Public in and for the State of Missouri, personally appeared Rhiana Luaders, Vice President of Rabo AgriFinance LLC, known to me to be the person who executed the within instrument on behalf of said company and acknowledged to me that he/she executed the same for the purposes therein stated.

In witness whereof, I hereunto set my hand and official seal.



Tammie J. Scott
[name printed] Tammie J. Scott
Notary Public, State of Missouri

My commission expires: 7-16-2021

Exhibit A
Legal Description of Property Released from the Mortgage

TOWNSHIP 12 SOUTH, RANGE 21 EAST BOISE MERIDIAN, CASSIA COUNTY, IDAHO

Section 1: S1/2

Section 12: N1/2

Water Right No. 45-7032

Water Right No. 45-7330

Water Right No. 45-7117

Irrigation Equipment:

4-8 tower Valley Pivots

1 Deep well Turbine pump with 400 hp GE Motor

1 Deep well Turbine pump with 200 hp GE Motor

1 Deep well Turbine pump with 200 hp Motor

1 booster pump with 100 hp Motor



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

September 15, 2017

Wayne C Andersen LLC
911 S 700W
Burley, ID 83318

RE: Change of Ownership for Water Right Nos. 45-7032, 45-7330, 45-7117

Dear Water Right Holder:

The department acknowledges receipt of correspondence changing ownership of the above referenced water right. The department has modified its records to reflect the change in ownership and has enclosed computer-generated reports 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,

Kent L. Aasa
Water Resource Agent

Enclosure

Cc TitleOne (17289073)



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

September 15, 2017

RABO Agrifinance LLC
14767 N Outer 40 RD STE 400
Chesterfield MO 63017

RE: Change of Ownership for Water Right Nos. 45-7032, 45-7330, 45-7117

Dear Water Right Holder:

The department acknowledges receipt of correspondence changing ownership of the above referenced water right. The department has modified its records to reflect the change in ownership and has enclosed computer-generated reports for your records.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Kent L. Aasa'.

Kent L. Aasa
Water Resource Agent

Enclosure

Cc TitleOne (17289073)



RECEIVED

SEP 07 2017

DEPT OF WATER RESOURCES
SOUTHERN REGION

September 6, 2017

Trish Fawcett
ID Dept. of Water Resources
650 Addison Ave. West, Ste. 500
Twin Falls, ID 83301

RE: TitleOne File No. 17289073
Wayne C. Andersen, LLC/G5 Land Company

Dear Trish:

Enclosed with this letter please find the following documents:

1. The original executed Notice of Change in Water Right Ownership.
2. A copy of the recorded Warranty Deed.
3. A copy of the recorded Deed of Partial Release.
4. TitleOne Corporation's check no. 11497 payable to the Idaho Department of Water Resources in the amount of \$75.00 for water transfer fee.

Please make the necessary changes to indicate Wayne C. Andersen, LLC as new owner.
Please send a receipted copy to this office.

Should you have any questions, or if TitleOne Corporation may be of further assistance,
please do not hesitate to contact this office.

Very truly yours,
TITLEONE CORPORATION

Nancy Garrett
Administrative Assistant

AR/nrg
Enc.
FedEx