

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 11 2017

Department of Water Resources
Eastern 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?
35-2371 A OK	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: Daniel T. Polatis and Joann Polatis
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): B V Furniss Farm LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- | | | | |
|----------------------------|-----------------------------|-----------|--------------|
| <u>1424 West 100 South</u> | <u>Blackfoot</u> | <u>ID</u> | <u>83221</u> |
| Mailing address | City | State | ZIP |
| <u>(208)684-5396</u> | <u>vfurniss@hotmail.com</u> | | |
| 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: 08/14/2017
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):
 - ☐ \$25 per *undivided* water right.
 - ☐ \$100 per *split* water right.
 - ☐ 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: Blair V. Furniss Member _____ 8/28/2017
 Signature of new owner/claimant Title, if applicable Date
- Signature: Valerie Furniss Member _____ 8/28/2017
 Signature of new owner/claimant Title, if applicable Date

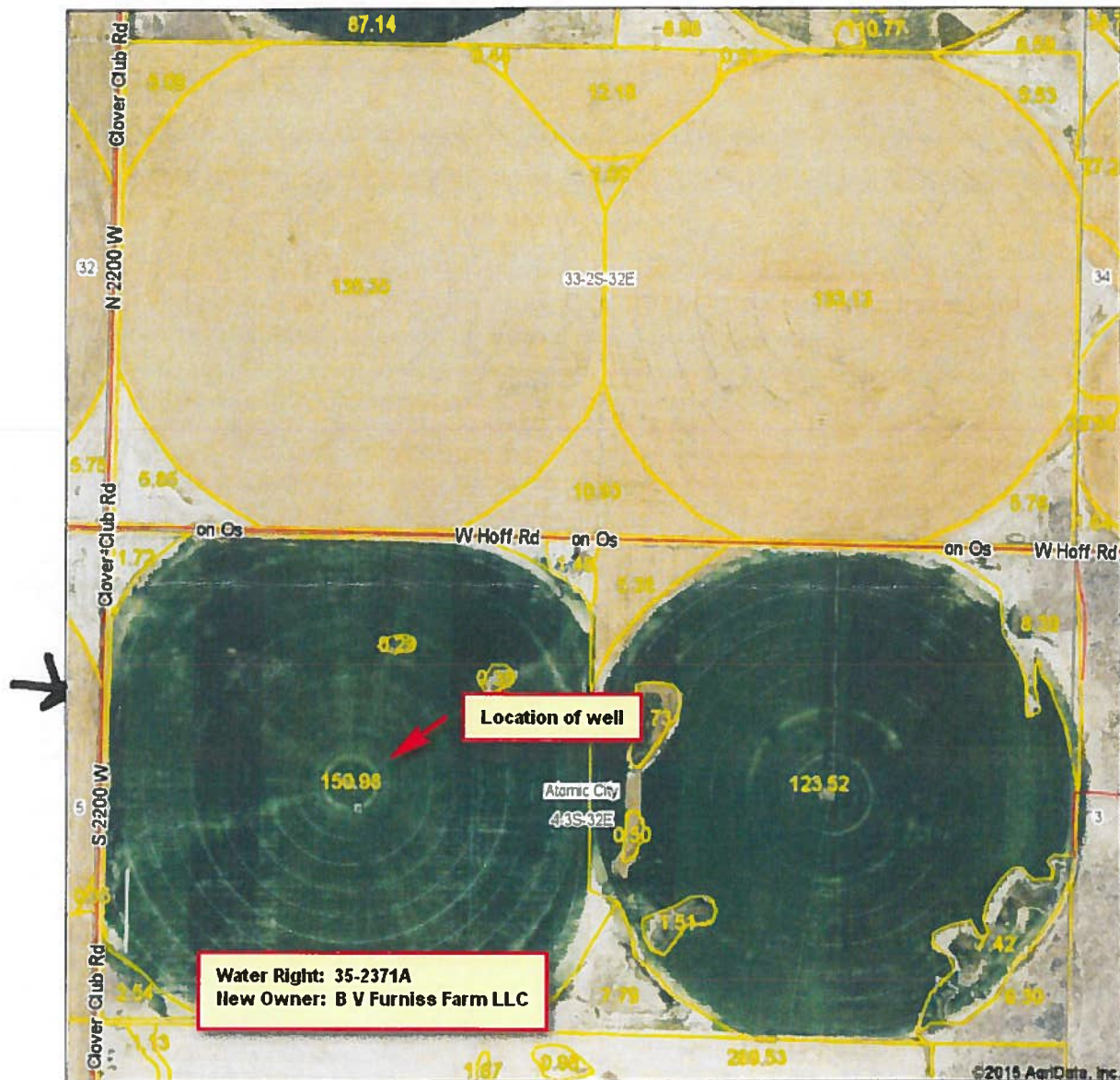
For IDWR Office Use Only:

Received by JB Date 9/11/2017 Receipt No. E043367 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 JB Processed by JB Date 9/13/2017

Aerial Map



map center: 43° 11' 51.44, 112° 43' 17.14

scale: 9497

Maps Provided By:  **surety**
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4-3S-32E
Bingham County
Idaho



2/3/2015

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
B V Furniss Farm LLC
1424 W 100 S
Blackfoot, ID 83221

Instrument # 690010
BINGHAM COUNTY, IDAHO
2017-09-01 03:05:20 PM No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - BLACKFO
PAMELA W. ECKHARDT Fee: \$15.00
Ex-Officio Recorder Deputy JPulley
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **647089-B (Id)**

Date: **August 09, 2017**

For Value Received, **B V Furniss Farm LLC, (shown of record as B V Furniss Farm, LLC) an Idaho limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **B V Furniss Farm LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **1424 W 100 S, Blackfoot, ID 83221**, the following described premises, situated in **Bingham County, Idaho**, to-wit:

Township 3 South, Range 32 E.B.M., Bingham County, Idaho
Section 4: NW¼

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 08/09/2017

Warranty Deed
- continued

File No.: 647089-B (Id)

B V Furniss Farm LLC, an Idaho limited liability company

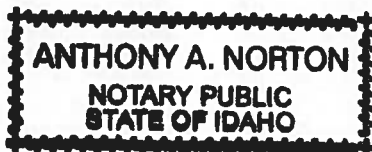
By: Blair Furniss
Blair Furniss, manager

By: Valerie Furniss
Valerie Furniss, member

STATE OF Idaho)
ss.

COUNTY OF Bingham)

On this 15th day of September, 2017, before me, a Notary Public in and for said State, personally appeared **Blair Furniss and Valerie Furniss**, known or identified to me to be the person whose name is subscribed to the within Instrument as the Manager/Member of the **B V Furniss Farm LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that they executed the same in said Limited Liability Company's name.



Anthony A. Norton
Notary Public of Idaho
Residing at: Blackfoot, ID
Commission Expires: 12-10-2019

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
168 West Pacific Street/PO Box 868
Blackfoot, ID 83221

Instrument # 689331
BINGHAM COUNTY, IDAHO
2017-08-14 10:53:10 AM No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - BLACKFO
PAMELA W. ECKHARDT Fee: \$15.00
Ex-Officio Recorder Deputy JPulley
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **647089-B (Id)**

Date: **August 09, 2017**

For Value Received, **Hoff Road Farm, L.L.C., a Wyoming limited liability company and Blair Furniss and Valerie Furniss, husband and wife and Clark T. Polatis and Mindy K. Polatis, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **B V Furniss Farm, LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is 1424 W. 100 S. , Blackfoot ID 83221, the following described premises, situated in **Bingham County, Idaho**, to-wit:

Township 3 South, Range 32 E.B.M., Bingham County, Idaho
Section 4: NW¼

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 08/09/2017

Warranty Deed
- continued

File No.: 647089-B (Id)

Blair Furniss

Blair Furniss

Clark T. Polatis

Clark T. Polatis

Valerie Furniss

Valerie Furniss

Mindy K. Polatis

Mindy K. Polatis

Hoff Road Farm, L.L.C.

By: Daniel T. Polatis

Daniel T. Polatis, Manager of Serenity Farms
Management, L.C., General Partner of Farm Domain of
Dan Limited Partnership, Member of Hoff Road Farm,
LLC

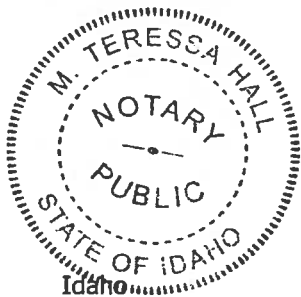
By: Daniel T. Polatis

Daniel T. Polatis, Manager of Serenity Farms
Management, L.C., Manager of Hoff Road Farm, LLC

STATE OF Idaho)
ss.

COUNTY OF Bingham)

On this 11 day of August, 2017, before me, a Notary Public in and for said State, personally appeared **Blair Furniss and Valerie Furniss**, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.



M. Teresa Hall

Notary Public of Idaho

Residing at: Blackfoot, ID

Commission Expires: 8/24/19

STATE OF Idaho)
ss.

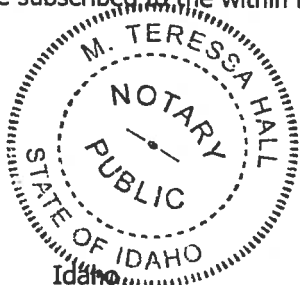
COUNTY OF Bingham)

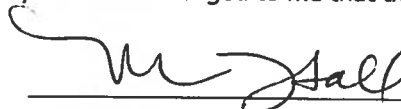
Date: 08/09/2017

Warranty Deed
- continued

File No.: 647089-B (Id)

On this 10 day of August, 2017, before me, a Notary Public in and for said State, personally appeared **Clark T. Polatis and Mindy K. Polatis**, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.

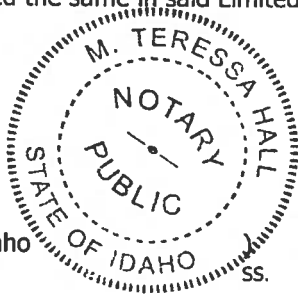




Notary Public of Idaho
Residing at: Blackfoot, ID
Commission Expires: 8/24/19

STATE OF Idaho)
COUNTY OF Bingham)
ss.

On this 10 day of August, 2017, before me, a Notary Public in and for said State, personally appeared **Daniel T. Polatis, Manager of Serenity Farms Management, L.C., General Partner of Farm Domain of Dan Limited Partnership**, known or identified to me to be the person whose name is subscribed to the within Instrument as the Member of the **Hoff Road Farm, L.L.C.**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.

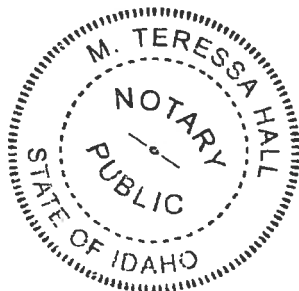




Notary Public of Idaho
Residing at: Blackfoot, ID
Commission Expires: 8/24/19

STATE OF Idaho)
COUNTY OF Bingham)
ss.

On this 10 day of August, 2017, before me, a Notary Public in and for said State, personally appeared **Daniel T. Polatis, Manager of Serenity Farms Management, L.C.**, known or identified to me to be the person whose name is subscribed to the within Instrument as the Manager of the **Hoff Road Farm, L.L.C.**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.





Notary Public of Idaho
Residing at: Blackfoot, ID
Commission Expires: 8/24/19

Instrument # 677498

BINGHAM COUNTY, IDAHO

2016-06-27 08:11:40 AM No. of Pages: 1

Recorded for: BOWEN LAW PROFESSIONAL GROUP

PAMELA W. ECKHARDT Fee: \$10.00

Ex-Officio Recorder Deputy JPulley

Index To: QUIT CLAIM DEED

Electronically Recorded by Simplifile

WHEN RECORDED MAIL TO:

Bowen Law Professional Group

P. O. Box 11637

Salt Lake City, UT 84147-0637

MAIL TAX NOTICE TO:

Hoff Road Farm, L.L.C.

131 South 1075 West

Blackfoot, ID 83221

Parcel No: RP0082200, RP0082100, and RP0080600

QUITCLAIM DEED

Daniel T. Polatis, Grantor,

hereby QUITCLAIMS unto

Hoff Road Farm, L.L.C., a Wyoming limited liability company, Grantee, whose current address is 131 South 1075 West, Blackfoot, ID 83221

for the sum of TEN DOLLARS (\$10.00) or other valuable consideration, the following described real property, situated in Bingham County, State of Idaho:

Township 2 South, Range 32 E.B.M., Bingham County, Idaho Section 33: S1/2
Township 3 South, Range 32 E.B.M., Bingham County Idaho Section 4: N1/2

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

Parcel No: RP0082200, RP0082100, and RP0080600

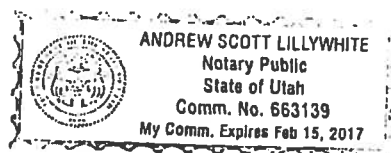
WITNESS the hand of said Grantor this 24th day of June, 2016

Daniel T. Polatis
Daniel T. Polatis

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 24th day of June, 2016, personally appeared before me Daniel T. Polatis, the signer of the above instrument, who duly acknowledged to me that he executed the same.

WITNESS my hand and seal.



Andrew Scott Lillywhite
Notary Public

Instrument # 677499

BINGHAM COUNTY, IDAHO
2016-06-27 08:11:40 AM No. of Pages: 2
Recorded for: BOWEN LAW PROFESSIONAL GROUP
PAMELA W. ECKHARDT Fee: \$13.00
Ex-Officio Recorder Deputy JPulley
Index To: QUIT CLAIM DEED
Electronically Recorded by Simplifile

WHEN RECORDED MAIL TO:

Bowen Law Professional Group
P. O. Box 11637
Salt Lake City, UT 84147-0637

MAIL TAX NOTICE TO:

Hoff Road Farm, L.L.C.
131 South 1075 West
Blackfoot, ID 83221

Parcel No: RP0082200, RP0082100, and RP0080600

QUITCLAIM DEED

For Value Received,

Kirk Daniel Polatis, personal representative of the estate of **JoAnn Jackson Polatis**, Grantor,

JoAnn Jackson Polatis also known as JoAnn Polatis in that certain Warranty Deed recorded August 8, 2007 as Document No. 585101.

does hereby convey, release, remise, and forever QUITCLAIM unto

Hoff Road Farm, L.L.C., a Wyoming limited liability company, hereinafter called the Grantee,
whose current address is 131 South 1075 West, Blackfoot, ID 83221,

the following described premises, situated in **Bingham County, Idaho**, to-wit:

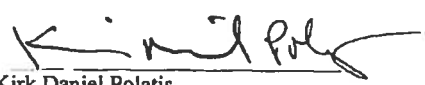
Township 2 South, Range 32 E.B.M., Bingham County, Idaho Section 33: S1/2
Township 3 South, Range 32 E.B.M., Bingham County Idaho Section 4: N1/2

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

Parcel No: RP0082200, RP0082100, and RP0080600

Signatures on next page.
This portion intentionally blank.

WITNESS the hand of said Grantor this 20th day of JUNE, 2016.

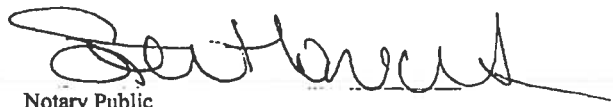


Kirk Daniel Polatis
Personal Representative of the estate of
JoAnn Jackson Polatis

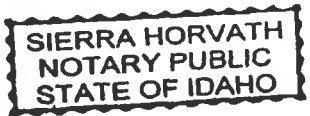
STATE OF IDAHO)
: ss.
COUNTY OF Bonneville)

On this 20th day of JUNE, 2016, personally appeared before me Kirk Daniel Polatis as
Personal Representative of the estate of JoAnn Jackson Polatis, the signer of the above instrument, who duly
acknowledged to me that he executed the same.

WITNESS my hand and seal.



Notary Public



33974 *kw*

Warranty Deed

431290

For Value Received LARRY E. VANORDEN and PAUNIE T. VANORDEN, husband and wife

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto DANIEL T. POLATIS and JOANN POLATIS, husband and wife, and BLAIR FURNISS and VALERIE FURNISS, husband and wife, and CLARK T. POLATIS and MINDY K. POLATIS, husband and wife, and RANDALL J. POLATIS and JOYCE L. POLATIS, husband and wife whose address is: 131 South 10th Ave. Blackfoot, ID 83221

Hereinafter called the Grantee, the following described premises situated in Bingham County, Idaho, to-wit:

Township 2 South, Range 32 E.B.M., Bingham County, Idaho
Section 33: S½

Township 3 South, Range 32 E.B.M., Bingham County, Idaho
Section 4: N½

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances therunto belonging or in anywise appertaining, including all water, water rights, ditch and ditch rights.

Also subject to an unrecorded Real Estate Contract as disclosed by a Notice of Real Estate Contract, recorded May 1, 1989, as Instrument No. 380218, records of Bingham County, Idaho, in favor of The Federal Land Bank of Spokane, which obligation is not assumed by the Grantees herein. The Grantors herein agree to pay said obligation according to the terms thereof and to hold the Grantees harmless from any default on account thereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: DECEMBER 16, 1994

Larry E. VanOrden
LARRY E. VANORDEN
Paunie T. VanOrden
PAUNIE T. VANORDEN

Blair Furniss
BLAIR FURNISS
Valerie Furniss
VALERIE FURNISS

Randall J. Polatis
RANDALL J. POLATIS
Joyce L. Polatis
JOYCE L. POLATIS

Daniel T. Polatis
DANIEL T. POLATIS
Joann Polatis
JOANN POLATIS
Clark T. Polatis
CLARK T. POLATIS
Mindy K. Polatis
MINDY K. POLATIS

FIRST AMERICAN TITLE

DEC 20 PM 2 27
RECEIVED OF

STATE OF IDAHO)

: ss.

COUNTY OF BINGHAM)

On this 17 day of DECEMBER, 1994, before me the undersigned, a Notary Public in and for the said county and state, personally appeared DANIEL T. POLATIS AND JOANN POLATIS, known or proved to me to be the persons who executed the foregoing instrument, and acknowledged to me that they executed the same.

Notary Public for Idaho

Residing at: BLACKFOOT

My Commission Expires: 5/20/2000

STATE OF IDAHO)

: ss.

COUNTY OF BINGHAM)

On this 19 day of DECEMBER, 1994, before me the undersigned, a Notary Public in and for the said county and state, personally appeared BLAIR FURNISS AND VALERIE FURNISS, known or proved to me to be the persons who executed the foregoing instrument, and acknowledged to me that they executed the same.

Notary Public for Idaho

Residing at: BLACKFOOT

My Commission Expires: 5/20/2000

STATE OF IDAHO)

: ss.

COUNTY OF BINGHAM)

On this 19 day of DECEMBER, 1994, before me the undersigned, a Notary Public in and for the said county and state, personally appeared CLARK T. POLATIS AND MINDY K. POLATIS, known or proved to me to be the persons who executed the foregoing instrument, and acknowledged to me that they executed the same.

Notary Public for Idaho

Residing at: BLACKFOOT

My Commission Expires: 5/20/2000

STATE OF IDAHO)

: ss.

COUNTY OF BINGHAM)

On this 19 day of DECEMBER, 1994, before me the undersigned, a Notary Public in and for the said county and state, personally appeared RANDALL J. POLATIS AND JOYCE L. POLATIS, known or proved to me to be the persons who executed the foregoing instrument, and acknowledged to me that they executed the same.

Notary Public for Idaho

Residing at: BLACKFOOT

My Commission Expires: 5/20/2000

STATE OF IDAHO

: ss.

COUNTY OF BINGHAM)

On this 17 day of DECEMBER, 1994, before me the undersigned, a Notary Public in and for the said county and state, personally appeared LARRY E. VANORDEN, known or proved to me to be the person who executed the foregoing instrument, and acknowledged to me that he executed the same.

[Signature]
Notary Public for Idaho
Residing at: BLACKFOOT
My Commission Expires: 5/20/2000

STATE OF IDAHO

)
: ss.
)

COUNTY OF BINGHAM

On this 16 day of DECEMBER, 1994, before me the undersigned, a Notary Public in and for the said county and state, personally appeared PAUNIE T. VANORDEN, known or proved to me to be the person who executed the foregoing instrument, and acknowledged to me that she executed the same.

[Signature]
Notary Public for Idaho
Residing at: BLACKFOOT
My Commission Expires: 5/20/2000

431250



State of Idaho

DEPARTMENT OF WATER RESOURCES

900 N Skyline Dr., Ste A, Idaho Falls, Idaho 83402-1718

Phone: (208) 525-7161 FAX: (208) 525-7177 www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

September 15, 2017

B V Furniss Farm LLC
1424 W 100 S
Blackfoot ID 83221

RE: Change of Ownership for Water Right No(s). 35-2371A

Dear Water Right Holder(s):

The department acknowledges receipt of correspondence changing ownership of the above referenced water right(s) to you. 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 deliberately abandoned or 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,

Jonie Barg
Technical Records Specialist

Enclosure(s)

cc: Water District 120
Bingham Ground Water District