

645435

RECEIVED

AUG 17 2017

DEPT OF WATER RESOURCES
SOUTHERN REGION!!STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
43-2308A	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: Ralph Peak Family Trust
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Branch Farms LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- Mailing address: PO Box 24 City: Matta State: IO ZIP: 83342
208-260-1020 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: August 10, 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] Title, if applicable: _____ Date: _____
Signature: [Signature] Title, if applicable: _____ Date: _____

For IDWR Office Use Only:

Received by: [Signature] Date: 8-17-2017 Receipt No. 5036296 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 _____ Processed by _____ Date _____



PioneerTitleCo.
GOING BEYOND

775 S. Rivershore Ln., Ste. 120
Eagle, ID 83616

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

CASSIA COUNTY
RECORDED FOR:
PIONEER TITLE COMPANY OF ADA C
11:35:17 AM 08-11-2017
2017-003209
NO. PAGES: 3 FEE: \$15.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: HYoung
Electronically Recorded by Simplifile

File No. 628239 AA/

WARRANTY DEED

For Value Received Ralph F. Peak and Mary Lou Peak, Trustees of the Ralph Peak Family Trust
dated September 22, 1992, as amended
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Branch Farms, LLC, an Idaho limited liability company
hereinafter referred to as Grantee, whose current address is PO Box 24 Malta, ID 83342
The following described premises, to-wit:

See Exhibit "A" attached hereto

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: August 3, 2017

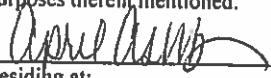
Ralph Peak Family Trust dated September 22, 1992, as amended

By: Ralph F. Peak
Ralph F. Peak, Trustee

By: Mary Lou Peak
Mary Lou Peak, Trustee

State of Idaho, County of Ada

On this 10 day of August in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Ralph F. Peak and Mary Lou Peak as Trustees of Ralph Peak Family Trust dated September 22, 1992, as amended known or identified to me to be the persons whose names are subscribed to the within instrument as said Trustees, and acknowledged to me that they executed the same as Trustees of said trust and as their free and voluntary act and deed of said trust, for the uses and purposes therein mentioned.


Residing at: _____
Commission Expires: _____

RESIDING IN KUNA, ID
COMMISSION EXPIRES 1-24-18



EXHIBIT 'A'

LEGAL DESCRIPTION:

**TOWNSHIP 13 SOUTH, RANGE 27 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 30: Part of Lot 3, more particularly described as follows:

**Commencing at the Northwest corner of Lot 3; Thence East 843 feet 6 inches, which is the True Point of Beginning;
Thence Southerly 1320 feet, more or less, to a point on the South boundary line of Lot 3, which point is 890 feet West of the Southeast corner of said Lot 3;
Thence East 890 feet, more or less, to the Southeast corner of said Lot 3;
Thence North 1320 feet, more or less, to the Northeast corner of Lot 3;
Thence West 880 feet, more or less, to the Point of Beginning.**



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

August 17, 2017

BRANCH FARMS LLC
PO BOX 24
MALTA ID 83342

RE: Change of Ownership for Water Right Nos. 43-2308A

Dear Water Right Holder(s):

The department acknowledges receipt of correspondence changing ownership of the above referenced water right(s). 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,

A handwritten signature in cursive script, appearing to read 'Trish Fawcett'.

Trish Fawcett
Technical Records Specialist

Enclosure(s)

Cc: First American Title Co.