

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
APR 12 2017
DEPT OF WATER RESOURCES
SOUTHERN REGION

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?
37-10698	Yes ☐	Yes ☐		Yes ☐	Yes ☐
~~37-10698~~	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Hazel M and Loren W. Graves
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Southfield Land and Livestock, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

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):
- ☐ \$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: Southfield Land and Livestock by Edwin Southfield 04-07-2017
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 TF Date 4.12.2017 Receipt No. 5036062 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 _____



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

Instrument # 257986
GOODING COUNTY, GOODING, IDAHO
04-10-2017 09:37:21 No. of Pages: 2
Recorded for: TITLEONE - GOODING
DENISE GILL Fee: \$13.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile

Order Number: 17288870

Warranty Deed

For value received,

Patrick Michael Richards and Deborah Ann Richards, husband and wife

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

Southfield Land and Livestock, LLC, an Idaho limited liability company

whose current address is c/o West Point Farms, 1449 E 3100 S Wendell, ID 83355

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

TOWNSHIP 6 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 18: Lots 1, 2 and 3 North of Nafziger pivot.

EXCEPTING therefrom that portion of the above described property lying within a tract of land in Sections 7 and 18, more particularly described as follows:

Beginning at the Northeast corner of said Section 7;
Thence South 0°05'09" East a distance of 131.75 feet along the Easterly boundary of said Section 7 to the Southerly right of way boundary of State Highway No. 20 and THE TRUE POINT OF BEGINNING;
Thence South 0°05'09" East a distance of 5136.07 feet along the Easterly boundary of said Section 7 to the Southeast corner thereof;
Thence South 0°10'32" East a distance of 3390.55 feet along the Easterly boundary of said Section 18 to center of a gravel road;
Thence Westerly along the center of said gravel road the following courses and distances South 83°06'23" West a distance of 1233.75 feet;
Thence South 69°19'46" West a distance of 1447.91 feet;
Thence South 59°44'42" West a distance of 655.17 feet;
Thence South 56°27'21" West a distance of 334.08 feet;
Thence South 62°42'32" West a distance of 232.23 feet leaving the center of said gravel road to a point in the road fence which is 1400.00 feet from the center of an irrigation pivot;
Thence Westerly along the edge of said pivot 2227.67 feet on the arc of a non-tangent curve to the right with a radius of 1400.00 feet, a central angle of 91°10'06" and a chord which bears North 60°34'28" West a distance of 1999.98 feet to a point on the Westerly boundary of said Section 18;
Thence North 0°03'00" East a distance of 726.59 feet along the Westerly boundary of said Section 18 to a point 1400.00 feet from the center of said irrigation pivot;
Thence Northeasterly along the edge of said irrigation pivot 1812.12 feet on the arc of a non-tangent curve to the right with a radius of 1400.00 feet, a central angle of 74°31'50" and a chord which bears North 52°21'20" East a distance of 1695.42 feet to a point on the Westerly boundary of the E½NW¼ of said Section 18;
Thence North 0°00'23" West a distance of 1922.36 feet to the Northwest corner of said E½NW¼;
Thence North 0°00'23" West a distance of 600.00 feet on the projection northwardly of the Westerly boundary of said E½NW¼;
Thence North 89°56'40" East a distance of 1339.67 feet parallel with and 600.00 feet Northerly from the Southerly boundary of said Section 7 to the Westerly boundary of the E½ of said Section 7;
Thence North 0°00'22" West a distance of 2072.19 feet along the Westerly boundary of the E½ of said Section 7;
Thence North 89°59'10" East a distance of 1262.81 feet to a point 50.00 feet Westerly from the Westerly boundary of the E½NE¼ of said Section 7;
Thence North 0°05'50" West a distance of 2460.67 feet parallel with the Westerly boundary of said E½NE¼ to the Southerly right of way boundary of said State Highway No.30;
Thence North 89°46'37" East a distance of 1413.30 feet along said right of way boundary to THE TRUE 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



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Section 18: Lots 1, 2 and 3 North of Nafziger pivot.

EXCEPTING therefrom that portion of the above described property lying within a tract of land in Sections 7 and 18, more particularly described as follows:

Beginning at the Northeast corner of said Section 7;
Thence South 0°05'09" East a distance of 131.75 feet along the Easterly boundary of said Section 7 to the Southerly right of way boundary of State Highway No. 20 and THE TRUE POINT OF BEGINNING;
Thence South 0°05'09" East a distance of 5136.07 feet along the Easterly boundary of said Section 7 to the Southeast corner thereof;
Thence South 0°10'32" East a distance of 3390.55 feet along the Easterly boundary of said Section 18 to center of a gravel road;
Thence Westerly along the center of said gravel road the following courses and distances South 83°06'23" West a distance of 1233.75 feet;
Thence South 69°19'46" West a distance of 1447.91 feet;
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Thence South 62°42'32" West a distance of 232.23 feet leaving the center of said gravel road to a point in the road fence which is 1400.00 feet from the center of an irrigation pivot;
Thence Westerly along the edge of said pivot 2227.67 feet on the arc of a non-tangent curve to the right with a radius of 1400.00 feet, a central angle of 91°10'06" and a chord which bears North 60°34'28" West a distance of 1999.98 feet to a point on the Westerly boundary of said Section 18;
Thence North 0°03'00" East a distance of 726.59 feet along the Westerly boundary of said Section 18 to a point 1400.00 feet from the center of said irrigation pivot;
Thence Northeasterly along the edge of said irrigation pivot 1812.12 feet on the arc of a non-tangent curve to the right with a radius of 1400.00 feet, a central angle of 74°31'50" and a chord which bears North 52°21'20" East a distance of 1695.42 feet to a point on the Westerly boundary of the E½NW¼ of said Section 18;
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Thence North 0°00'23" West a distance of 600.00 feet on the projection northwardly of the Westerly boundary of said E½NW¼;
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Thence North 0°00'22" West a distance of 2072.19 feet along the Westerly boundary of the E½ of said Section 7;
Thence North 89°59'10" East a distance of 1262.81 feet to a point 50.00 feet Westerly from the Westerly boundary of the E½NE¼ of said Section 7;
Thence North 0°05'50" West a distance of 2460.67 feet parallel with the Westerly boundary of said E½NE¼ to the Southerly right of way boundary of said State Highway No.30;
Thence North 89°46'37" East a distance of 1413.30 feet along said right of way boundary to THE TRUE 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: April 7, 2017

Patrick M Richards
Patrick Michael Richards

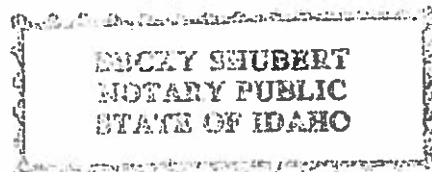
Deborah Ann Richards
Deborah Ann Richards

State of Idaho, County of Gooding, ss.

On this 7th day of April, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Patrick Michael Richards and Deborah Ann Richards, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Bucky Shubert

Notary Public
Residing In: Gooding, ID
My Commission Expires: 02/23/2023





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

April 28, 2017

SOUTHFIELD LAND & LIVESTOCK LLC
PO BOX 707
WENDELL ID 83355

RE: Change of Ownership for Water Right Nos. 37-10698

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,

Trish Fawcett
Technical Records Specialist

Enclosure(s)

Cc: TitleOne (17288870)



706 Main St., PO Box 473
Gooding, ID 83330
Ph. (208) 934-8477
Fx. (866)244-0878
www.titleonecorp.com

Date: 04/07/2017

Escrow No. 17288870

Idaho Department of Water Resources
650 Addison Ave W #500
Twin Falls ID 83301

To Whom It May Concern:

Enclosed, please find our check in the amount of \$25.00 for Change of Ownership Fee, along with copy of Warranty Deed and Notice of Change of Ownership form.

Thank you

Debbie Zatica
Escrow Assistant