

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
OCT 12 2016
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?
36-2668	Yes ☐	Yes ☐	36-2467	Yes ☐	Yes ☐
36-13065A	Yes ☐	Yes ☐	36-2565B	Yes ☐	Yes ☐
36-13065B	Yes ☐	Yes ☐	36-2190B	Yes ☐	Yes ☐
36-2453A	Yes ☐	Yes ☐	36-15170B	Yes ☐	Yes ☐
36-2453B	Yes ☐	Yes ☐	36-15167B	Yes ☐	Yes ☐

36-13402

36-10904

2. Previous Owner's Name: Darrell James Baker & Daniel Baker
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Brown Willow, LLC, an Idaho limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 101 Mission Street Suite 505 San Francisco CA 94105
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 # 36-2190B

8. Signature: _____
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 DM Date 10-12-2016 Receipt No. 5035765 Receipt Amt. \$300 -

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 _____

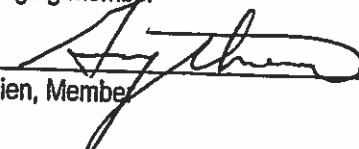
Brown Willow, LLC, an Idaho limited liability company

BY: Happy Valley USA, L.L.C., a Delaware limited liability company
Its member

BY: Homestead Capital USA Farmland Fund I, L.P.
Its Managing Member

BY: Homestead Capital USA Farmland Fund I GP, L.L.C.,
Its General Partner

BY: Homestead Capital USA, LLC
Its Managing Member

BY: 
Gary Thien, Member



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

Instrument # 638533

HAILEY, BLAINE, IDAHO
09-30-2016 1:33:53 PM No. of Pages: 8
Recorded for: TITLEONE - BURLEY
JOLYNN DRAGE Fee: \$31.00
Ex-Officio Recorder Deputy: GWB
Electronically Recorded by Simplifile

Order Number: 15256394

WARRANTY DEED

For Value Received,

Darrell James Baker, as his sole and separate property 3.997927%, Darrell James Baker, Trustee of The Baker Family Trust 3.997926%, Sherrie Heward as her sole and separate property 8.364147%, Debi May also known as Debra J. May as her sole and separate property 8.364000%, Rodney Jentzsch as his sole and separate property 8.364000%, Daniel Baker as his sole and separate property 8.364000%, Sandi Capps as her sole and separate property 8.364000%, Mark Baker, as his sole and separate property 8.364000%, Diane Hatch as her sole and separate property 8.364000%, Jeff Jentzsch as his sole and separate property 8.364000%, Bryan Jentzsch as his sole and separate property 8.364000%, James Baker as his sole and separate property 8.364000%, and Jenefer Kunzler as her sole and separate property 8.364000%, the Grantors, do hereby grant, bargain sell and convey unto, Brown Willow, LLC, an Idaho limited liability company, whose current address is 101 Mission Street, Suite 505, San Francisco, CA 94105, the Grantee, the following described premises, in Minidoka and Blaine Counties, Idaho, To Wit:

MINIDOKA COUNTY

PARCEL NO. 1:
TOWNSHIP 7 SOUTH, RANGE 24 EAST, BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

SECTION 2: SW $\frac{1}{4}$ NW $\frac{1}{4}$.

SECTION 3: Lots 1 and 2, S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$.

PARCEL NO. 2:
TOWNSHIP 7 SOUTH, RANGE 25 EAST, BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

SECTIONS 29 & 32: Farm Unit A, Tract A of the North Side Pumping Division, Minidoka Project, Idaho (as shown by plat, dated March 21, 1957, on file in the office of the County Recorder, Minidoka County, Idaho).



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

Instrument # 537874

MINIDOKA COUNTY, RUPERT, IDAHO
09-30-2016 01:37:10 PM No. of Pages: 8
Recorded for: TITLEONE - BURLEY
PATTY TEMPLE Fee: \$31.00
Ex-Officio Recorder Deputy Susan Aston
Electronically Recorded by Simplifile

Order Number: 15256394

WARRANTY DEED

For Value Received,

Darrell James Baker, as his sole and separate property 3.997927%, Darrell James Baker, Trustee of The Baker Family Trust 3.997926%, Sherrie Heward as her sole and separate property 8.364147%, Debi May also known as Debra J. May as her sole and separate property 8.364000%, Rodney Jentzsch as his sole and separate property 8.364000%, Daniel Baker as his sole and separate property 8.364000%, Sandi Capps as her sole and separate property 8.364000%, Mark Baker, as his sole and separate property 8.364000%, Diane Hatch as her sole and separate property 8.364000%, Jeff Jentzsch as his sole and separate property 8.364000%, Bryan Jentzsch as his sole and separate property 8.364000%, James Baker as his sole and separate property 8.364000%, and Jenefer Kunzler as her sole and separate property 8.364000%, the Grantors, do hereby grant, bargain sell and convey unto, Brown Willow, LLC, an Idaho limited liability company, whose current address is 101 Mission Street, Suite 505, San Francisco, CA 94105, the Grantee, the following described premises, in Minidoka and Blaine Counties, Idaho, To Wit:

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TOWNSHIP 7 SOUTH, RANGE 24 EAST, BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

SECTION 2: SW $\frac{1}{4}$ NW $\frac{1}{4}$.

SECTION 3: Lots 1 and 2, S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$.

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TOWNSHIP 7 SOUTH, RANGE 25 EAST, BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

SECTIONS 29 & 32: Farm Unit A, Tract A of the North Side Pumping Division, Minidoka Project, Idaho (as shown by plat, dated March 21, 1957, on file in the office of the County Recorder, Minidoka County, Idaho).



TitleOne
a title & escrow co.

Order Number: 15256394

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For Value Received,

Darrell James Baker, as his sole and separate property 3.997927%, Darrell James Baker, Trustee of The Baker Family Trust 3.997926%, Sherrie Heward as her sole and separate property 8.364147%, Debi May also known as Debra J. May as her sole and separate property 8.364000%, Rodney Jentzsch as his sole and separate property 8.364000%, Daniel Baker as his sole and separate property 8.364000%, Sandi Capps as her sole and separate property 8.364000%, Mark Baker, as his sole and separate property 8.364000%, Diane Hatch as her sole and separate property 8.364000%, Jeff Jentzsch as his sole and separate property 8.364000%, Bryan Jentzsch as his sole and separate property 8.364000%, James Baker as his sole and separate property 8.364000%, and Jenefer Kunzler as her sole and separate property 8.364000%, the Grantors, do hereby grant, bargain sell and convey unto, Brown Willow, LLC, an Idaho limited liability company, whose current address is 101 Mission Street, Suite 505, San Francisco, CA 94105, the Grantee, the following described premises, in Minidoka and Blaine Counties, Idaho, To Wit:

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TOWNSHIP 7 SOUTH, RANGE 24 EAST, BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

SECTION 2: SW $\frac{1}{4}$ NW $\frac{1}{4}$.

SECTION 3: Lots 1 and 2, S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$.

PARCEL NO. 2:
TOWNSHIP 7 SOUTH, RANGE 25 EAST, BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

SECTIONS 29 & 32: Farm Unit A, Tract A of the North Side Pumping Division, Minidoka Project, Idaho (as shown by plat, dated March 21, 1957, on file in the office of the County Recorder, Minidoka County, Idaho).

SECTIONS 30 & 31: Farm Unit B, Tract B of the North Side Pumping Division, Minidoka Project, Idaho (as shown by plat, dated March 21, 1957, on file in the office of the County Recorder, Minidoka County, Idaho).

SECTIONS 30 & 31: Farm Unit A, Tract A of the North Side Pumping Division, Minidoka Project, Idaho (as shown by plat, dated March 21, 1957, on file in the office of the County Recorder, Minidoka County, Idaho),

SAVE AND EXCEPTING the following described tract:

That part of said Farm Unit A, Tract A which lies in said Section 30, more particularly described as follows:

Beginning at the Northeast corner of the SE $\frac{1}{4}$ of said Section 30;
Thence North 88°58'30" West along the North boundaries of said SE $\frac{1}{4}$ and of said Tract A for 376.50 feet;
Thence South 2°01'30" East for 458.60 feet;
Thence South 88°58'30" East for 362.55 feet to a point on the East boundary of said SE $\frac{1}{4}$;
Thence North 0°16'30" West along the East boundary for 458.00 feet to the Point of Beginning.

BLAINE COUNTY

Parcel 3

TOWNSHIP 7 SOUTH RANGE 26 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 30: NE $\frac{1}{4}$; E $\frac{1}{2}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$; Lots 1 & 2

AND

A parcel of land within a part of the SW $\frac{1}{4}$, more particularly described as follows:

Beginning at the center $\frac{1}{4}$ corner of Section 30, T7S, R26E, B.M., which shall be the POINT OF BEGINNING; thence
South 00°04'23" West, along the East line of the SW $\frac{1}{4}$ for a distance of 908.22 feet to a $\frac{1}{2}$ " rebar; thence
Along a non-tangent curve to the left for a distance of 1,674.95 feet to a $\frac{1}{2}$ " rebar on the North line of the SW $\frac{1}{4}$, said curve having a radius of 1,358.49 feet and a central angle of 70°38'34" and a long chord bearing of North 54°53'44" West, for a distance of 1,570.85 feet; thence
North 89°46'59" East along said line for a distance of 1,286.29 feet to the POINT OF BEGINNING.

Also known as Tax Lot 7537

Parcel 4

TOWNSHIP 7 SOUTH RANGE 26 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 19: S $\frac{1}{2}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$; Lot 4

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its successors and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that Grantors are 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 Grantors will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: September 30th, 2016.

Darrell James Baker
Darrell James Baker

THE BAKER FAMILY TRUST

By: Darrell James Baker
Darrell James Baker, Trustee

Sherrie Heward
Sherrie Heward

Debi May
Debi May

Rodney Jentzsch
Rodney Jentzsch

Daniel Baker
Daniel Baker

Sandi Capps
Sandi Capps

Mark Baker
Mark Baker

Diane Hatch
Diane Hatch

Jeff Jentzsch
Jeff Jentzsch

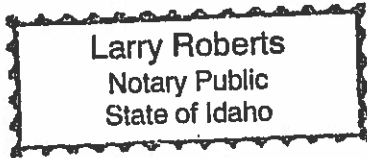
Bryan Jentzsch
Bryan Jentzsch

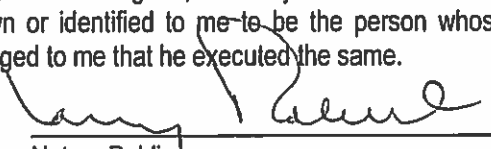
James Baker
James Baker

Jennifer Kunzler
Jennifer Kunzler

STATE OF IDAHO)
 : ss
County of Cassia)

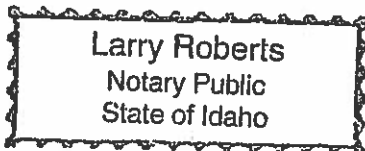
On this 30th day of September, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Darrell James Baker, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

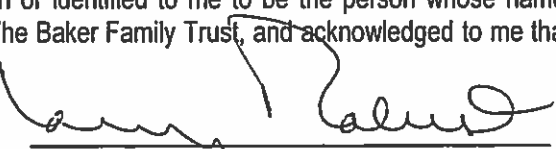



Notary Public
Residing at: Turn Falls, ID
My Commission expires: 6-30-21

STATE OF IDAHO)
 : ss
County of Cassia)

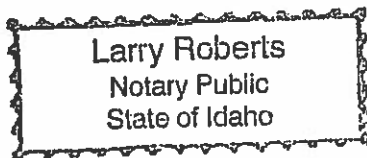
On this 30th day of September, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Darrell James Baker, known or identified to me to be the person whose names is subscribed to the within instrument as Trustee of The Baker Family Trust, and acknowledged to me that he executed the same as such Trustee.

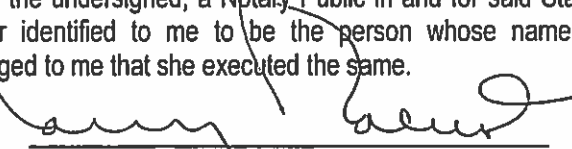



Notary Public
Residing at: Turn Falls, ID
My Commission expires: 6-30-21

STATE OF IDAHO)
 : ss
County of Cassia)

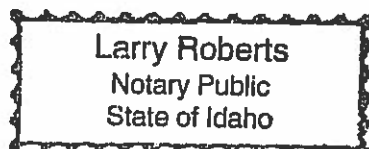
On this 30th day of September, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Sherrie Heward, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

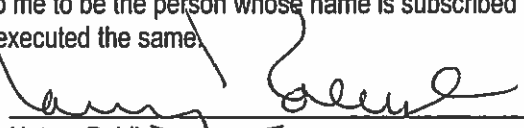



Notary Public
Residing at: Turn Falls, ID
My Commission expires: 6-30-21

STATE OF IDAHO)
 : ss
County of Cassia)

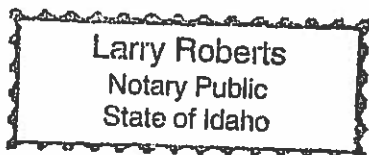
On this 30th day of September, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Debi May, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

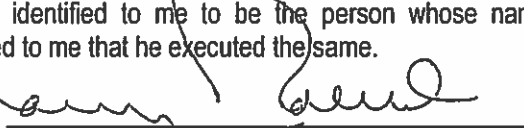



Notary Public
Residing at: Boise Falls, ID
My Commission expires: 6-30-21

STATE OF IDAHO)
 : ss
County of Cassia)

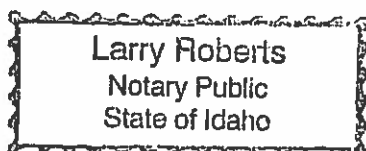
On this 30th day of September, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Rodney Jentzsch, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

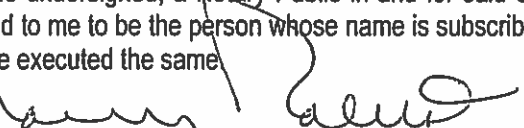



Notary Public
Residing at: Boise Falls, ID
My Commission expires: 6-30-21

STATE OF IDAHO)
 : ss
County of Cassia)

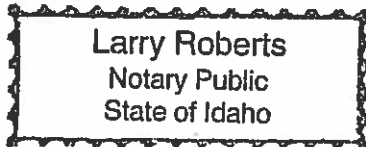
On this 30th day of September, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Daniel Baker, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

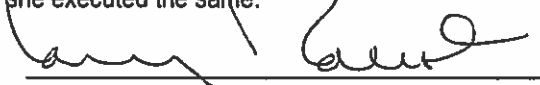



Notary Public
Residing at: Boise Falls, ID
My Commission expires: 6-30-21

STATE OF IDAHO)
 : ss
County of Cassia)

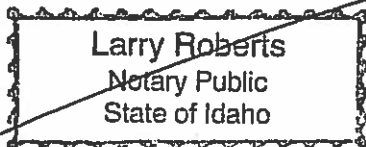
On this 30th day of September, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Sandi Capps, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

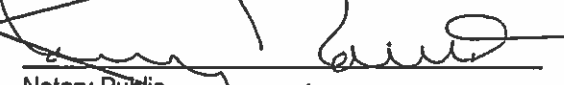



Notary Public
Residing at: Winn Falls, ID
My Commission expires: 6-30-21

STATE OF IDAHO)
 : ss
County of Cassia)

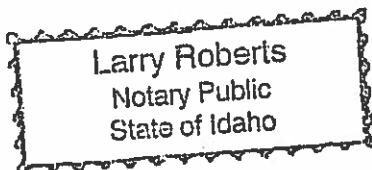
On this 30th day of September, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Darrell James Baker, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.




Notary Public
Residing at: Winn Falls, ID
My Commission expires: 6-30-21

STATE OF IDAHO)
 : ss
County of Cassia)

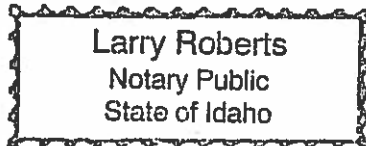
On this 30th day of September, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Mark Baker, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

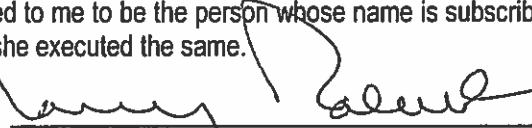



Notary Public
Residing at: Winn Falls, ID
My Commission expires: 6-30-21

STATE OF IDAHO)
 : ss
County of Cassia)

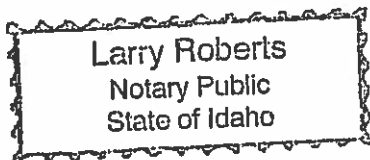
On this 25th day of September, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Diane Hatch, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

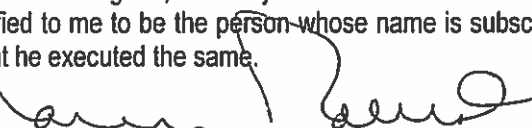



Notary Public
Residing at: Turn Falls, ID
My Commission expires: 6-30-21

STATE OF IDAHO)
 : ss
County of Cassia)

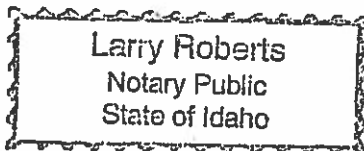
On this 30th day of September, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeff Jentzsch, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

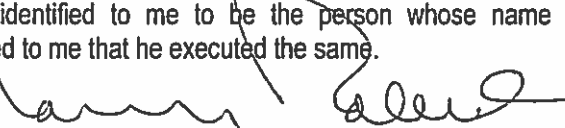



Notary Public
Residing at: Turn Falls, ID
My Commission expires: 6-30-21

STATE OF IDAHO)
 : ss
County of Cassia)

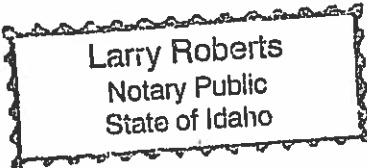
On this 30th day of September, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Bryan Jentzsch, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

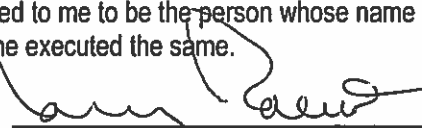



Notary Public
Residing at: Turn Falls, ID
My Commission expires: 6-30-21

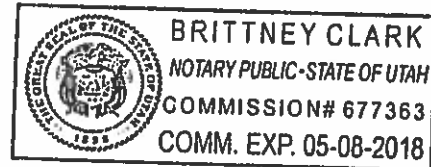
STATE OF IDAHO)
 : ss
County of Cassia)

On this 30th day of September, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared **James Baker**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.




Notary Public
Residing at: Twin Falls, ID
My Commission expires: 6-30-21

STATE OF UTAH)
 : ss
County of Utah)



On this 27 day of September, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared **Jenefer Kunzler**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.


Notary Public
Residing at:
My Commission expires:



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

October 14, 2016

BROWN WILLOW LLC
101 MISSION ST STE 505
SAN FRANCISCO CA 94105

RE: Change of Ownership for Water Right Nos. 36-2190B, 36-2453A, 36-2453B, 36-2467,
36-2565B, 36-2668, 36-10904, 36-13065A, 36-13065B, 36-13402, 36-15167B & 36-15170B

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 (15256394)



TitleOne
a title & escrow co.

RECEIVED

OCT 12 2016

DEPT OF WATER RESOURCES
SOUTHERN REGION

October 7, 2016

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

RE: TitleOne File No. 15256394
Brown Willow, LLC

Dear Trish:

Enclosed with this letter please find the following:

1. The original executed Notice of Change in Water Right Ownership.
2. A copy of the Warranty Deed from Darrell James Baker, et al to Brown Willow, LLC recorded September 30, 2016 as Instrument No. 638533, records of Blaine Co., ID. and recorded September 30, 2016 as Instrument No. 537874, records of Minidoka Co., ID.
3. Land Title and Escrow, Inc. dba TitleOne's check no. 7553 made payable to Idaho Department of Water Resources in the amount of \$300.00 for the transfer fees.

Please make the necessary changes to indicate Brown Willow, LLC as the new owner. Please send a receipted copy to this office.

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

Very truly yours,
TITLEONE

Nancy Garrett
Administrative Assistant

AR/nrg
Enc.
FedEx