

Receipt Amt.

EXHIBIT A

Water Right/Claim No.	Split?
43-2501	
43-10137A	
43-10137B	
43-10137C	
43-10138	
43-10139	
43-10140	
43-10141	
43-10142	
43-10143	
43-10144	
43-10145	
43-13270	
43-13271	
43-13272	
43-13273	
43-13274	
43-13275	
43-13276	
43-13277	
43-13278	
43-13279	

WHEN RECORDED, MAIL TO:

Hurtado Land & Livestock, LLC
200 East Avenue A
Jerome, ID 83338

612743 BU

1620555 HM

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:
FIRST AMERICAN TITLE - BURLEY
02:16:13 PM 03-16-2017
2017-001046
NO. PAGES: 5 FEE: \$22.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: CVELASQUEZ
Electronically Recorded by Simplifile

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BRIGHAM YOUNG UNIVERSITY, a Utah nonprofit corporation, as Grantor, hereby conveys and warrants against all claiming by, through, or under the Grantor only, to HURTADO LAND & LIVESTOCK, LLC, an Idaho limited liability company, as Grantee, whose address is 200 East Avenue A, Jerome, Idaho 83338, the real property located in Cassia County, State of Idaho, more particularly described as follows (the "Property"):

See attached Exhibit A, incorporated by reference to this document.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest and claim whatsoever, of Grantor, either in law or equity, to the only proper use and benefit of Grantee, and Grantee's successors and assigns, forever.

SUBJECT TO (i) any state of facts that an accurate and complete ALTA/ASCM survey or physical inspection of the Property might disclose, (ii) all zoning regulations, restrictions, rules and ordinances, land use regulations, building restrictions, and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction; and (iii) reservations, easements, rights-of-way, declarations, covenants, conditions, restrictions, encroachments, liens, and encumbrances and all other matters of record or enforceable at law or in equity.

RESERVING specifically unto Grantor (to the extent not already reserved by any other third party) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, geothermal, and all steam and other forms of thermal energy, on, in, or under the Property.

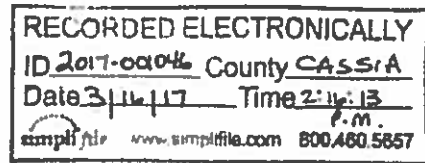
[Signature to Follow]

WHEN RECORDED, MAIL TO:

Hurtado Land & Livestock, LLC
200 East Avenue A
Jerome, ID 83338

612743 BK

1620555 HM



SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BRIGHAM YOUNG UNIVERSITY, a Utah nonprofit corporation, as Grantor, hereby conveys and warrants against all claiming by, through, or under the Grantor only, to HURTADO LAND & LIVESTOCK, LLC, an Idaho limited liability company, as Grantee, whose address is 200 East Avenue A, Jerome, Idaho 83338, the real property located in Cassia County, State of Idaho, more particularly described as follows (the "Property"):

See attached Exhibit A, incorporated by reference to this document.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest and claim whatsoever, of Grantor, either in law or equity, to the only proper use and benefit of Grantee, and Grantee's successors and assigns, forever.

SUBJECT TO (i) any state of facts that an accurate and complete ALTA/ASCM survey or physical inspection of the Property might disclose, (ii) all zoning regulations, restrictions, rules and ordinances, land use regulations, building restrictions, and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction; and (iii) reservations, easements, rights-of-way, declarations, covenants, conditions, restrictions, encroachments, liens, and encumbrances and all other matters of record or enforceable at law or in equity.

RESERVING specifically unto Grantor (to the extent not already reserved by any other third party) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, geothermal, and all steam and other forms of thermal energy, on, in, or under the Property.

[Signature to Follow]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 14 day of March, 2017.

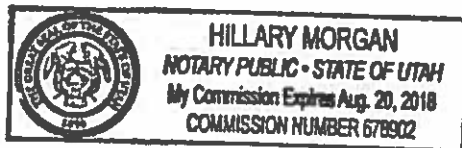
BRIGHAM YOUNG UNIVERSITY,
a Utah nonprofit corporation

Brian K. Evans

By: Brian K. Evans
Its: CFO and Administrative Vice President

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 14 day of March, 2017, by Brian K. Evans, as CFO and Administrative Vice President for Brigham Young University, a Utah nonprofit corporation. Brian K. Evans ☐ is personally known to me or ☒ has produced driver's license as identification.



Hillary Morgan
Notary Public for Utah

EXHIBIT A

(Legal Description of the Property)

Real property in the County of Cassia, State of Idaho, described as follows:

PARCEL NO. 1:

**TOWNSHIP 11 SOUTH, RANGE 26 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 17: W $\frac{1}{2}$; SE $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$

Section 18: E $\frac{1}{2}$ E $\frac{1}{2}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$

Section 19: E $\frac{1}{2}$; Lots 2, 3 and 4; E $\frac{1}{2}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$

Section 20: W $\frac{1}{2}$; NE $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$

Section 29: All

Section 30: E $\frac{1}{2}$; NE $\frac{1}{4}$ NW $\frac{1}{4}$; Lot 1

Section 31: E $\frac{1}{2}$ E $\frac{1}{2}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$

Section 32: N $\frac{1}{2}$; SW $\frac{1}{4}$

PARCEL NO. 2:

**TOWNSHIP 11 SOUTH, RANGE 26 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 20: E $\frac{1}{2}$ SE $\frac{1}{4}$

Section 21: All

Section 27: NW $\frac{1}{4}$

Section 28: N $\frac{1}{2}$ and SW $\frac{1}{4}$

Section 33: NW $\frac{1}{4}$

PARCEL NO. 3:

**TOWNSHIP 11 SOUTH, RANGE 26 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 27: SW $\frac{1}{4}$, EXCEPTING that portion deeded to the State of Idaho for highway purposes.

Section 28: SE $\frac{1}{4}$

PARCEL NO. 4:

**TOWNSHIP 11 SOUTH, RANGE 26 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 3: That part of the $W\frac{1}{2}$ lying South and West of U.S. Highway 30 South, also known as Highway 81, SAVE AND EXCEPT the Highway 30 South, also known as Highway 81 right-of-way.

Section 4: $E\frac{1}{2}E\frac{1}{2}$

Section 9: $E\frac{1}{2}E\frac{1}{2}$

Section 10: $W\frac{1}{2}$, EXCEPT that portion deeded to the State of Idaho for highway purposes.

Section 15: $W\frac{1}{2}$, EXCEPT that portion deeded to the State of Idaho for highway purposes.

PARCEL NO. 5:

**TOWNSHIP 10 SOUTH, RANGE 26 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 33: Part of the $SE\frac{1}{4}$ and $SW\frac{1}{4}NE\frac{1}{4}$ lying South of the Southwest right-of-way of U.S. Highway 30 South (also known as Highway 81), more particularly described as follows:
Beginning at the Southeast corner of said Section 33 which shall be the Point of Beginning;
Thence North $89^{\circ}53'56''$ West along section line for 2650.12 feet to the South quarter section corner of said Section 33;
Thence North $0^{\circ}37'47''$ East along the quarter section line for 2657.18 feet to the Northwest corner of the $SE\frac{1}{4}$ of said Section 33;
Thence North $0^{\circ}37'47''$ East along the quarter section line for 220.57 feet to a point on the Southwest right-of-way of U.S. Highway 30 South (also known as Highway 81);
Thence South $59^{\circ}21'41''$ East along said right-of-way for 436.21 feet to a point on the South line of said $SW\frac{1}{4}NE\frac{1}{4}$;
Thence continuing South $59^{\circ}21'41''$ East along said right-of-way for 2353.47 feet to a point of curvature;
Thence continuing along said right-of-way along an arc of a curve to the right for 274.75 feet to a point on the East line of Section 33, said curve has a radius of 5530.00 feet, a central angle of $2^{\circ}50'48''$, and a long chord bearing South $57^{\circ}56'17''$ East for 274.72 feet;
Thence South $0^{\circ}38'06''$ West along section line for 1314.81 feet to the Point of Beginning.

**TOWNSHIP 10 SOUTH, RANGE 26 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 34: Part of the $W\frac{1}{2}W\frac{1}{2}$ of said Section 34, lying South of the right-of-way of U.S. Highway 30 South also known as Highway 81, described as follows:
Beginning at the SW corner of said $W\frac{1}{2}W\frac{1}{2}$ which shall be the Point of Beginning;
Thence North $89^{\circ}52'14''$ East along section line for a distance of 1316.40 feet, more or less, to a point on the SE corner of said $W\frac{1}{2}W\frac{1}{2}$;
Thence North $00^{\circ}23'14''$ East along the East line of said $W\frac{1}{2}W\frac{1}{2}$ for a distance of 116.39 feet, more or less, to a point on the South right-of-way of U.S. Highway 30 South also known as Highway 81;

Thence along said right-of-way along the arc of a curve to the left for 1787.38 feet, more or less, to a point on the West line of said $W\frac{1}{2}W\frac{1}{2}$, said curve has a radius of 5530 feet, a central angle of $18^{\circ}31'08''$ and a long chord bearing North $47^{\circ}47'53''$ West for 1779.61 feet; Thence South $00^{\circ}02'56''$ East along section line for a distance of 1314.81 feet, more or less, to the Point of Beginning.

TOWNSHIP 10 SOUTH, RANGE 26 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 34: Commencing at the Southwest corner of the $SE\frac{1}{4}SW\frac{1}{4}$ of Section 34, Township 10 South, Range 26 East of the Boise Meridian;
Thence North 342 feet to the U.S. Highway #30 South;
Thence Southeasterly along the boundary line of said highway 439 feet to a point 267 feet East of the Point of Beginning;
Thence 267 feet to the Point of Beginning.

CASSIA COUNTY
RECORDED FOR:
FIRST AMERICAN TITLE - BURLEY
02:16:18 PM 03-16-2017
2017-001047
NO. PAGES: 6 FEE: \$25.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: CVELASQUEZ
Electronically Recorded by Simplifile

WHEN RECORDED, MAIL TO:

Hurtado Land & Livestock, LLC
200 East Avenue A
Jerome, ID 83338

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

612743BU
1620555 HM

QUIT CLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BRIGHAM YOUNG UNIVERSITY, a Utah nonprofit corporation, as Grantor, hereby QUIT CLAIMS to HURTADO LAND & LIVESTOCK, LLC, an Idaho limited liability company, as Grantee, whose address is 200 East Avenue A, Jerome, Idaho 83338, those certain water rights/shares described on Exhibit A attached hereto and incorporated by reference to this document, appurtenant to the real property located in Cassia County, State of Idaho, more particularly described as follows (the "Property"):

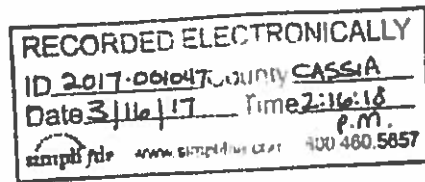
See attached Exhibit B, incorporated by reference to this document.

SUBJECT TO all matters enforceable at law or in equity.

[Signature to Follow]

WHEN RECORDED, MAIL TO:

Hurtado Land & Livestock, LLC
200 East Avenue A
Jerome, ID 83338



612743BU
1620555Hm

QUIT CLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BRIGHAM YOUNG UNIVERSITY, a Utah nonprofit corporation, as Grantor, hereby QUIT CLAIMS to HURTADO LAND & LIVESTOCK, LLC, an Idaho limited liability company, as Grantee, whose address is 200 East Avenue A, Jerome, Idaho 83338, those certain water rights/shares described on Exhibit A attached hereto and incorporated by reference to this document, appurtenant to the real property located in Cassia County, State of Idaho, more particularly described as follows (the "Property"):

See attached Exhibit B, incorporated by reference to this document.

SUBJECT TO all matters enforceable at law or in equity.

[Signature to Follow]

IN WITNESS WHEREOF, Grantor has executed this Quit Claim Deed this 14 day of March, 2017.

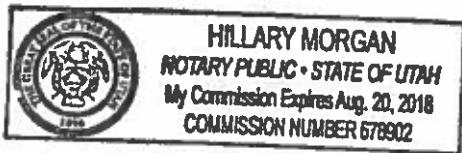
BRIGHAM YOUNG UNIVERSITY,
a Utah nonprofit corporation

Brian K. Evans

By: Brian K. Evans
Its: CFO and Administrative Vice President

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 14 day of March, 2017, by Brian K. Evans, as CFO and Administrative Vice President for Brigham Young University, a Utah nonprofit corporation. Brian K. Evans ☒ is personally known to me or ☐ has produced _____ as identification.



Hillary Morgan
Notary Public for Utah

EXHIBIT A
(Water Rights/Shares)

Water Right	Basin Number	Sequence Number	Split Suffix	Overall Max	Source	Use
43-10137A	43	10137	A	0.02	SPRING	Stock
43-10137B	43	10137	B	0.02	SPRING	Stock
43-10137C	43	10137	C	0.02	SPRING	Stock
43-10138	43	10138		0.23	GROUND WATER	Stock
43-10139	43	10139		0.23	GROUND WATER	Stock
43-10140	43	10140		0.23	GROUND WATER	Stock
43-10141	43	10141		0.23	GROUND WATER	Stock
43-10142	43	10142		0.04	GROUND WATER	Domestic
43-10143	43	10143		0.13	GROUND WATER	S & D
43-10144	43	10144		0.13	GROUND WATER	S & D
43-10145	43	10145		0.13	GROUND WATER	S & D
43-13270	43	13270		0.7	GROUND WATER	Irrigation
43-13271	43	13271		0.12	GROUND WATER	Irrigation
43-13272	43	13272		4.04	GROUND WATER	Irrigation
43-13273	43	13273		0.7	GROUND WATER	Irrigation
43-13274	43	13274		7.66	GROUND WATER	Irrigation
43-13275	43	13275		1.34	GROUND WATER	Irrigation
43-13276	43	13276		4.63	GROUND WATER	Irrigation
43-13277	43	13277		0.81	GROUND WATER	Irrigation
43-13278	43	13278		1.58	GROUND WATER	Irrigation
43-13279	43	13279		0.27	GROUND WATER	Irrigation
43-2501	43	2501		0.02	GROUND WATER	Stock

EXHIBIT B

(Legal Description of the Property)

Real property in the County of Cassia, State of Idaho, described as follows:

PARCEL NO. 1:

**TOWNSHIP 11 SOUTH, RANGE 26 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 17: W½; SE¼; S½NE¼

Section 18: E½E½; SW¼SE¼; SE¼SW¼

Section 19: E½; Lots 2, 3 and 4; E½SW¼; SE¼NW¼

Section 20: W½; NE¼; W½SE¼

Section 29: All

Section 30: E½; NE¼NW¼; Lot 1

Section 31: E½E½; NW¼NE¼

Section 32: N½; SW¼

PARCEL NO. 2:

**TOWNSHIP 11 SOUTH, RANGE 26 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 20: E½SE¼

Section 21: All

Section 27: NW¼

Section 28: N½ and SW¼

Section 33: NW¼

PARCEL NO. 3:

**TOWNSHIP 11 SOUTH, RANGE 26 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 27: SW¼, EXCEPTING that portion deeded to the State of Idaho for highway purposes.

Section 28: SE¼

PARCEL NO. 4:

TOWNSHIP 11 SOUTH, RANGE 26 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 3: That part of the $W\frac{1}{2}$ lying South and West of U.S. Highway 30 South, also known as Highway 81, SAVE AND EXCEPT the Highway 30 South, also known as Highway 81 right-of-way.

Section 4: $E\frac{1}{2}E\frac{1}{2}$

Section 9: $E\frac{1}{2}E\frac{1}{2}$

Section 10: $W\frac{1}{2}$, EXCEPT that portion deeded to the State of Idaho for highway purposes.

Section 15: $W\frac{1}{2}$, EXCEPT that portion deeded to the State of Idaho for highway purposes.

PARCEL NO. 5:

TOWNSHIP 10 SOUTH, RANGE 26 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 33: Part of the $SE\frac{1}{4}$ and $SW\frac{1}{4}NE\frac{1}{4}$ lying South of the Southwest right-of-way of U.S. Highway 30 South (also known as Highway 81), more particularly described as follows: Beginning at the Southeast corner of said Section 33 which shall be the Point of Beginning; Thence North $89^{\circ}53'56''$ West along section line for 2650.12 feet to the South quarter section corner of said Section 33; Thence North $0^{\circ}37'47''$ East along the quarter section line for 2657.18 feet to the Northwest corner of the $SE\frac{1}{4}$ of said Section 33; Thence North $0^{\circ}37'47''$ East along the quarter section line for 220.57 feet to a point on the Southwest right-of-way of U.S. Highway 30 South (also known as Highway 81); Thence South $59^{\circ}21'41''$ East along said right-of-way for 436.21 feet to a point on the South line of said $SW\frac{1}{4}NE\frac{1}{4}$; Thence continuing South $59^{\circ}21'41''$ East along said right-of-way for 2353.47 feet to a point of curvature; Thence continuing along said right-of-way along an arc of a curve to the right for 274.75 feet to a point on the East line of Section 33, said curve has a radius of 5530.00 feet, a central angle of $2^{\circ}50'48''$, and a long chord bearing South $57^{\circ}56'17''$ East for 274.72 feet; Thence South $0^{\circ}38'06''$ West along section line for 1314.81 feet to the Point of Beginning.

TOWNSHIP 10 SOUTH, RANGE 26 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 34: Part of the $W\frac{1}{2}W\frac{1}{2}$ of said Section 34, lying South of the right-of-way of U.S. Highway 30 South also known as Highway 81, described as follows: Beginning at the SW corner of said $W\frac{1}{2}W\frac{1}{2}$ which shall be the Point of Beginning; Thence North $89^{\circ}52'14''$ East along section line for a distance of 1316.40 feet, more or less, to a point on the SE corner of said $W\frac{1}{2}W\frac{1}{2}$; Thence North $00^{\circ}23'14''$ East along the East line of said $W\frac{1}{2}W\frac{1}{2}$ for a distance of 116.39 feet, more or less, to a point on the South right-of-way of U.S. Highway 30 South also known as Highway 81;

Thence along said right-of-way along the arc of a curve to the left for 1787.38 feet, more or less, to a point on the West line of said $W\frac{1}{2}W\frac{1}{2}$, said curve has a radius of 5530 feet, a central angle of $18^{\circ}31'08''$ and a long chord bearing North $47^{\circ}47'53''$ West for 1779.61 feet; Thence South $00^{\circ}02'56''$ East along section line for a distance of 1314.81 feet, more or less, to the Point of Beginning.

**TOWNSHIP 10 SOUTH, RANGE 26 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 34: Commencing at the Southwest corner of the $SE\frac{1}{4}SW\frac{1}{4}$ of Section 34, Township 10 South, Range 26 East of the Boise Meridian:

Thence North 342 feet to the U.S. Highway #30 South;

Thence Southeasterly along the boundary line of said highway 439 feet to a point 267 feet East of the Point of Beginning;

Thence 267 feet 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

April 6, 2017

HURTADO LAND & LIVESTOCK LLC
200 W AVE A
JEROME ID 83338

RE: Change of Ownership for Water Right Nos. – See Attached List

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: Williams Meservy & Lothspeich LLP

EXHIBIT A

Water Right/Claim No.	Split?
43-2501	
43-10137A	
43-10137B	
43-10137C	
43-10138	
43-10139	
43-10140	
43-10141	
43-10142	
43-10143	
43-10144	
43-10145	
43-13270	
43-13271	
43-13272	
43-13273	
43-13274	
43-13275	
43-13276	
43-13277	
43-13278	
43-13279	