

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 13 2016

Notice of Change in Water Right Ownership

*Department of Water Resources
Eastern 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?
35-02086 <i>OK</i>	Yes ☐	Yes ☐	35-02101A <i>OK</i>	Yes ☐	Yes ☐
35-02087A <i>OK</i>	Yes ☐	Yes ☐	35-02101B <i>OK</i>	Yes ☐	Yes ☐
35-02087B <i>OK</i>	Yes ☐	Yes ☐	35-02101C <i>OK</i>	Yes ☐	Yes ☐
35-02097F <i>OK</i>	Yes ☐	Yes ☐	35-02106 <i>OK</i>	Yes ☐	Yes ☐
35-02097J	Yes ☐	Yes ☐	35-02245 <i>OK</i>	Yes ☐	Yes ☐

2. Previous Owner's Name: George & Renee Perschon
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Perschon Farms LLC
New owner(s) as listed on the conveyance document
- Mailing address: 142 N 1200 W City: Blackfoot State: 83221
208 684-3131 Email: Perschon Farms at gmail.com
4. If the water rights and/or adjudication claims were split, how did the division occur? Jan 1 2017
☐ 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.

SUPPORT DATA

IN FILE # 35-2086

8. Signature: SC Perschon Title, if applicable: _____ Date: 3-13-2017
Signature of new owner/claimant

Signature: _____ Title, if applicable: _____ Date: _____
Signature of new owner/claimant

For IDWR Office Use Only:

Received by SC Date 3/13/17 Receipt No. E042804 Receipt Amt. 100.00

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 5/25/2017

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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDepartment of Water Resources
Eastern Region

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Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
35-022950X	Yes ☐	Yes ☐	35-070670X	Yes ☐	Yes ☐
35-023610X	Yes ☐	Yes ☐	35-073300X	Yes ☐	Yes ☐
35-040460X	Yes ☐	Yes ☐	35-0742914339	Yes ☒	Yes ☐
35-041310X	Yes ☐	Yes ☐	35-076730X	Yes ☐	Yes ☐
35-041560X	Yes ☐	Yes ☐	35-077570X	Yes ☐	Yes ☐

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Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Perschon Farms LLC
New owner(s) as listed on the conveyance document
- Mailing address: 142 N 1200W City: Blackfoot State: ID ZIP: 83221
Telephone: 208 684-337 Email: Perschon Farms at gmail.com
4. If the water rights and/or adjudication claims were split, how did the division occur? Jan 1 2017
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
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☐ 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: SK Perschon Title, if applicable: _____ Date: 3-13-2017
Signature of new owner/claimant
- Signature: _____ Title, if applicable: _____ Date: _____
Signature of new owner/claimant

For IDWR Office Use Only:

Received by: SC Date: March 13 2017 Receipt No. E042804 Receipt Amt: \$1000.-
 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: JC/JB Date: 5/25/2017

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DEPARTMENT OF WATER RESOURCES

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Eastern Region

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35-11067 ^{OK}	Yes ☐	Yes ☐		Yes ☐	Yes ☐
35-13042 ^{13042 14538}	Yes ☒	Yes ☐		Yes ☐	Yes ☐
35-13053 ^{13053 14538}	Yes ☒	Yes ☐		Yes ☐	Yes ☐
35-13054 ^{13054 14538}	Yes ☒	Yes ☐		Yes ☐	Yes ☐
35-2097J ^{OK}	Yes ☐	Yes ☐		Yes ☐	Yes ☐

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Name of current water right holder/claimant
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New owner(s) as listed on the conveyance document
- Mailing address: 142 N 1200W City: Blackfoot State: Id ZIP: 83221
208-684-3131 Email: PerschonFarms@gmail.com
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8. Signature: SK Perschon Title, if applicable: _____ Date: 3-13-2017
Signature of new owner/claimant

Signature: _____ Title, if applicable: _____ Date: _____
Signature of new owner/claimant

For IDWR Office Use Only:

Received by: SC Date: March 13, 2017 Receipt No.: E042829 Receipt Amt.: \$300.-
E042804

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: 5/25/2017

FIRST AMENDMENT TO OPERATING AGREEMENT
for
PERSCHON FARMS LLC
(A Manager-Managed Idaho Limited Liability Company)

THIS FIRST AMENDMENT TO OPERATING AGREEMENT (this "*Amendment*") is made and entered effective as of July 4, 2016, by and between Steven Perschon ("*Steven*") and Sandy Perschon ("*Sandy*"), the sole Members of Perschon Farms LLC (the "*Company*").

Background

A. On December 13, 2012, George E. Perschon ("*George*") and Renee Perschon ("*Renee*") caused to be filed a Certificate of Organization for the *Company*. Pursuant to an Operating Agreement dated December 27, 2012 (the "*Operating Agreement*"), *George* and *Renee* were named the Managers of the *Company*, and 100,000 Membership Units (the "*Units*") were issued (including both voting and nonvoting *Units*) with 58,000 *Units* issued to *George* as his separate property, 31,000 *Units* issued to *Renee* as her separate property, and 11,000 *Units* issued to *George* and *Renee* as community property.

B. On December 31, 2012, *George* and *Renee* transferred all of their separate property *Units* to *Steven* and *Sandy*, but retained 5,500 *Units* each. As a consequence, the ownership of the *Company's* 100,000 *Units* were held by *George* and *Renee* with 11,000 community property *Units*, *Steven* with 49,000 *Units*, and *Sandy* with 40,000 *Units*. On December 29, 2014, an Amendment to Certificate of Organization was filed adding *Steven* as a *Company* Manager.

C. *Renee* died on September 5, 2015, and pursuant to her Will and an Asset Allocation, Exchange and Distribution Agreement effective upon her death, *Renee's* interest in the 11,000 community property *Units* was transferred to *George*. On December 15, 2015, another Amendment to Certificate of Organization was filed removing *Renee* as a Manager and confirming the addition of *Steven* as a Manager.

D. *George* died on July 4, 2016, and pursuant to his Will, the 11,000 *Units* (including 5,000 voting *Units* and 6,000 nonvoting *Units*) were transferred to *Steven* as his separate property. Therefore, as of July 4, 2016, the ownership of the *Company's* 100,000 *Units* were held by *Steven* with 60,000 *Units* (8,000 voting *Units* and 52,000 nonvoting *Units*) and *Sandy* with 40,000 *Units* (2,000 voting *Units* and 38,000 nonvoting *Units*).

E. As the only Members of the *Company*, *Steven* and *Sandy* now desire to amend the *Operating Agreement* and to confirm the status of *Steven* as the sole Manager of the *Company*.

Amendment

NOW, THEREFORE, for the reasons set forth above, the first sentence of Section 6.02(a) of the *Operating Agreement* is hereby amended to read that "**The number of Managers of the Company shall be ONE (1).**" Furthermore, the undersigned confirm that such Manager is and shall continue to be **Steven Perschon**. By their signatures below, *Steven* and *Sandy* hereby each agree that they and the *Units* they own remain bound by the *Company's* *Operating Agreement*.


Steven Perschon (8,000 voting Units)
L: SRP 6676Perschon LLC Amendment Re Manager.wpd


Sandy Perschon (2,000 voting Units)

Mail Property Tax Notice To:

PERSCHON FARMS LLC
158 North 1200 West
Blackfoot, Idaho 83221

Instrument # 645061

BINGHAM COUNTY

12-28-2012 11:39:50 No. of Pages: 8

Recorded for : 8767 NELSON HALL PARRY TUCKER

SARA J. STAUB

Fee: 31.00

Ex-Officio Recorder Deputy

0 miles

GRANT DEED

(Funding Limited Liability Company)

GEORGE E. PERSCHON (also known as **GEORGE PERSCHON** and also known as **GEORGE EARL PERSCHON**) and **RENEE P. PERSCHON** (also known as **RENEE PERSCHON**), husband and wife, **Grantors**, hereby grant and convey unto **PERSCHON FARMS LLC**, an Idaho limited liability company, **Grantee**, whose mailing address is 158 North 1200 West, Blackfoot, Idaho 83221, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real property located in **Bingham County, Idaho**:

Tract 1: (Desert)

- Township 1 South, Range 33, East, Boise Meridian, Bingham County, Idaho

Section 17: West Half

Section 18: South Half Northeast Quarter; Southeast Quarter

Section 20: East Half; Southeast Quarter Southwest Quarter; West Half West Half

Section 21: North 880 feet of the North Half

DEED RESTRICTIONS:

1. Anything incompatible with agriculture zoning shall not be placed on the property such as: junkyards, trailers, trailer courts, or old cars.
2. No mobile homes shall be placed on the site, only manufactured homes on a foundation or stick built homes.

- Township 1 South, Range 33 E.B.M, Bingham County, Idaho

Section 16: SE¼.

Tract 2: (Big Pump and Pasture)

- Township 2 South, Range 33 E.B.M., Bingham County, Idaho

Section 8: N½

- T2S, R33E, Section 8,

W ½ SE 1/4; SW 1/4 (240 acres, more or less)

Tract 3: (Evans and Willow)

- Township 2 South, Range 33 E.B.M., Bingham County, Idaho

Section 21: E $\frac{1}{2}$ NE $\frac{1}{4}$

Section 22: E 1882 feet of the SW $\frac{1}{4}$ EXCEPT the S 2110 feet

NW $\frac{1}{4}$ EXCEPTING: Beginning at the N $\frac{1}{4}$ of said Section and running thence S 00° 53'23" W 327.88 feet; thence N 89°06'37" W 690.83 feet; thence N 00°53'23" E 327.88 feet to the Section line; thence S 89°06'37" E 690.83 feet along said Section line to the point of beginning. *5.19 acres*

- Township 2 South, Range 33 E.B.M., Bingham County, Idaho

Section 22: S $\frac{1}{2}$ SE $\frac{1}{4}$, the E. 1882 feet of the S. 2110 feet of the SW $\frac{1}{4}$ of said Section 22.

Tract 4: (Home)

- Township 2 South, Range 33 E.B.M., Bingham County, Idaho

Section 25: SE $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$

- A portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25, Township 2 South, Range 33 E.B.M., Bingham County, Idaho, described as

Beginning at the NW corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; and running thence in an Easterly direction along the N. line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 20 rods; thence in a Southerly direction and at a right angle to last described line, 80 rods to the intersection with the S. line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence in a Westerly direction along said S. line of the said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 20 rods to the SW corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence in a Northerly direction along the W. line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 80 rods to the place of beginning. Also being described as the W $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 25.

- The West half of the Southwest Quarter of Section 25, Township 2 South, Range 33 East of the Boise Meridian; containing 80 acres more or less. Together with all water rights thereunto appertaining and including Idaho State Water License Permit No. 20527.

- S $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, and E $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 25, Township 2 South, Range 33 East Boise Meridian, in Bingham County, Idaho, EXCEPT for the East 25 feet of the said SE $\frac{1}{4}$ NE $\frac{1}{4}$.

- North Half of the North Half, Section 25, Township 2 South, Range 33 E.B.M., in Bingham County, Idaho, and Southwest Quarter of the Northwest Quarter of Section 25, Township 2 South, Range 33 E.B.M.

Together with water rights appurtenant thereto, and particularly those water rights represented by License Certificate of Water Right No. 20527 issued in connection with the above described 200 acres, more or less.

•Township 2 South, Range 33 E.B.M., Bingham County, Idaho

Section 24: S½ EXCEPTING: Beginning at the S¼ corner and running thence S 89°53'19" W 191.00 feet along the section line; thence N 00°04'14" E 208.00 feet; thence N 89°53'19" E 208.00 feet; thence S 00°04'14" W 208.00 feet to the section line; thence S 89°53'19" W 17.00 feet to the point of beginning.

Tract 5: (Sunset)

•Township 2 South, Range 34 E.B.M., Bingham County, Idaho

Section 20: N½SW¼; S½ NW¼; NW¼NW¼ S. and W. of Railroad right-of-way, EXCEPTING THEREFROM: Beginning at a point on the E. line of a County road that is S. 0°1' W. along the Section line 1297.82 feet and S. 87°09'17" E. 30.77 feet from the NW corner of said Section 20, and running thence S. 87°09'17" E. 297.93 feet; thence N. 39°43'38" E. 539.12 feet; thence N. 03°08'06" E. 209.66 feet to the Southerly right-of-way line of the Mackay Branch of the Oregon Short Line Road; thence N. 61°09'00" W. along said right-of-way line 747.37 feet to the E. Section line of said County road; thence S. 0°03'35" E. along said E. line 969.81 feet to the point of beginning, ALSO EXCEPTING THEREFROM: Beginning at the SW corner of the NW¼SW¼ of said Section 20, running thence E. 45 feet; thence N. 30 feet; thence W. 45 feet; thence S. 30 feet to the point of beginning. ALSO EXCEPTING THEREFROM: The right-of-way for County Roads along the W. and S.

•The North east Quarter of the Northwest Quarter lying Southwest of the Railroad in Section 20, Township 2 South, Range 34, E.B.M., Bingham County, Idaho.....

Tract 6: (Bluebird Home and Lakey Property)

•Township 4 South, Range 38 E.B.M., Bingham County, Idaho,

Section 1: Lots 8, 9, and 10.

Section 12: Lots 5, 6, 7, and 8, EXCEPT: the South 500 feet of said Lot 8, and EXCEPTING AND RESERVING TO THE UNITED STATES all phosphate, by U.S. Patents recorded in Book 45 of Deeds, Page 30 and 31, records of said County.

•Township 4 South, Range 39 E.B.M., Bingham County, Idaho,

Section 6: Lots 2, 3, and 4; SE¼NW¼; E1/2SW¼, EXCEPTING AND RESERVING TO THE UNITED STATES all phosphate, by U.S. Patents recorded in Book 45 of Deeds, Page 31, and as Instrument No. 93072, records of said County.

Section 7: Lots 1, 2, 3, and 4; E $\frac{1}{2}$ W $\frac{1}{2}$, EXCEPT: the South 500 feet of said Lot 4, EXCEPT: the South 500 feet of said E $\frac{1}{2}$ W $\frac{1}{2}$, and EXCEPTING AND RESERVING TO THE UNITED STATES all phosphate in Lots 1, 2, 3 and 4, NE $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ by U.S. Patents recorded-in Book 45 of Deeds, Pages 30, 31 and 73, records of said County.

•Township 3 South, Range 39 E.B.M., Bingham County, Idaho

Section 32: W $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$

•Township 4 South, Range 38 E.B.M., Bingham County, Idaho

Section 13: NW $\frac{1}{4}$, Lots 2, 3 and 4

Section 24: Lots 1 and 2

•Township 4 South, Range 39 E.B.M., Bingham County, Idaho

Section 5: SW $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 6: SE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$

Section 7: NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, EXCEPT, Beginning at a point 190 feet South of the Northeast corner of the SE $\frac{1}{4}$ of said Section 7; and running thence South 67°29' West 2860 feet; thence South 30 feet to the Southwest corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7; thence East 700 feet; thence North 67°29' East 1460 feet; thence South 56°40' East 680 feet; thence North 910 feet, to the point of beginning.

Section 8: S $\frac{1}{2}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$

Section 17: E $\frac{1}{2}$ W $\frac{1}{2}$, W $\frac{1}{2}$ E $\frac{1}{2}$, E $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$

All of the foregoing properties are SUBJECT TO taxes and assessments for the year 2012 and all subsequent years, to reservations in U.S. Patents and state deeds, to any and all existing easements, rights-of-way, reservations, restrictions and encumbrances which are apparent or of record, to any existing tenancies, to all building and zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

All of the foregoing properties pass TOGETHER WITH any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, water, water rights however evidenced, water permits, water decrees, ditch and ditch rights, and rights-of-way in anywise appertaining to the property herein described, including without limitation all pumps, motors and all other irrigation equipment now located thereon or used in connection therewith, and including any private roads now or hereafter belonging to or used in connection with the described property. Without limiting the foregoing, Tracts 2, 3, 4 and 5 expressly include as appurtenances all of the Irrigation Water Rights set forth on **Exhibit "A"** attached hereto and incorporated herein by this reference and the Irrigation Systems and Equipment set forth on **Exhibit "B"** attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 27th day of December, 2012.

George E. Perschon
GEORGE E. PERSCHON, Grantor

Renee Perschon
RENEE P. PERSCHON, Grantor

STATE OF IDAHO)
County of Bonner)ss.

On this 27th day of December, 2012, before me the undersigned, a Notary Public for Idaho, personally appeared GEORGE E. PERSCHON (also known as GEORGE PERSCHON and also known as GEORGE EARL PERSCHON) and RENEE P. PERSCHON (also known as RENEE PERSCHON), husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



L:\SRP\6676Perschon\Grant Deed Bingham County Dec 26 wpd

Steven R. Parry
Notary Public for Idaho
Residing at: Shelton Falls Id
My Commission Expires: 7/1/2015

Mail Property Tax Notice To:

PERSCHON FARMS LLC
158 North 1200 West
Blackfoot, Idaho 83221

GRANT DEED

(Funding Limited Liability Company)

GEORGE E. PERSCHON and **RENEE P. PERSCHON**, husband and wife, **Grantors**, hereby grant and convey to **PERSCHON FARMS LLC**, an Idaho limited liability company, **Grantee**, whose mailing address is 158 North 1200 West, Blackfoot, Idaho 83221, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real property located in **Clark County, Idaho**:

Property 1: (Kilgore I Property)

Township 13 North, Range 39 East of the Boise Meridian, Clark County, Idaho

Section 9: All, Excepting County Road Right of Way.

Section 10: All, Excepting County Road Right of Way.

Section 15: N ½ NE ¼.
SE ¼ NE ¼.

Property 2: (Kilgore II Property)

Township 13 North, Range 39 East of the Boise Meridian, CLARK COUNTY, IDAHO.

Section 4: S1/2 SW1/4,
NW1/4 NW1/4 SW1/4,
S1/2 NW1/4 SW1/4,
SW1/4 NE1/4 SW1/4

SUBJECT TO an easement along the North 16 feet of NW1/4 NW1/4 SW1/4.

Property 3: (Crooked Creek Property)

Township 12 North, Range 38 East of the Boise Meridian, Clark County, Idaho

Section 12: W1/2 E1/2

Section 13: E1/2 NW1/4
SW1/4

EXCEPTING THEREFROM: Beginning at a point 326.7 feet South of the SW1/4 Corner of the NW1/4 of said Section 13, said point of beginning being coincident with the West line of the said Section 13; thence running South and with the West Section line a distance of 122.0 feet; thence turning and running East 130.0 feet; thence running North and parallel to said West Section line 122.0 feet; thence running West 130.0 feet, more or less to the Point of Beginning.

ALSO EXCEPTING THEREFROM: Beginning at a point which is 1701.3 feet North and 1959.7 feet East of the SW Corner of the NW1/4 of said Section 13; thence North 264.3 feet; thence running East 257 feet; thence running S20 43'W 282.7 feet; thence West 157.0 feet, more or less to the Point of Beginning.

All of the foregoing are SUBJECT TO taxes and assessments for the year 2012 and all subsequent years, to reservations in U.S. Patents and state deeds, to any and all existing easements, rights-of-way, reservations, restrictions and encumbrances which are apparent or of record, to any existing tenancies, to all building and zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

All of the foregoing properties pass TOGETHER WITH any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, water rights however evidenced, water permits, water decrees, ditch and ditch rights, and rights-of-way in anywise appertaining to the property herein described, including without limitation all pumps, motors and all other irrigation equipment now located thereon or used in connection with the described property.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 27th day of December, 2012.

George E. Perschon
GEORGE E. PERSCHON, Grantor

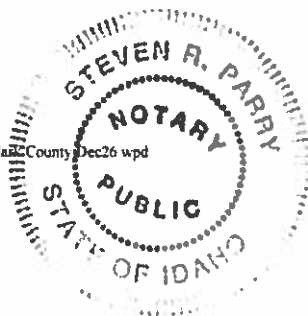
Renée P. Perschon
RENEE P. PERSCHON, Grantor

STATE OF IDAHO)

County of Bannock)ss.

On this 27th day of December, 2012, before me the undersigned, a Notary Public for Idaho, personally appeared GEORGE E. PERSCHON and RENEE P. PERSCHON, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



L:\SRP\6676Perschon\Grant Deed Clark County Dec26 wpd

Steven R. Parry
Notary Public for Idaho
Residing at: Idaho Falls, ID
My Commission Expires: 7/1/2015

State of Idaho
Department of Water Resources

Water Right 35-2086

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.15 0.3 0.6 Miles

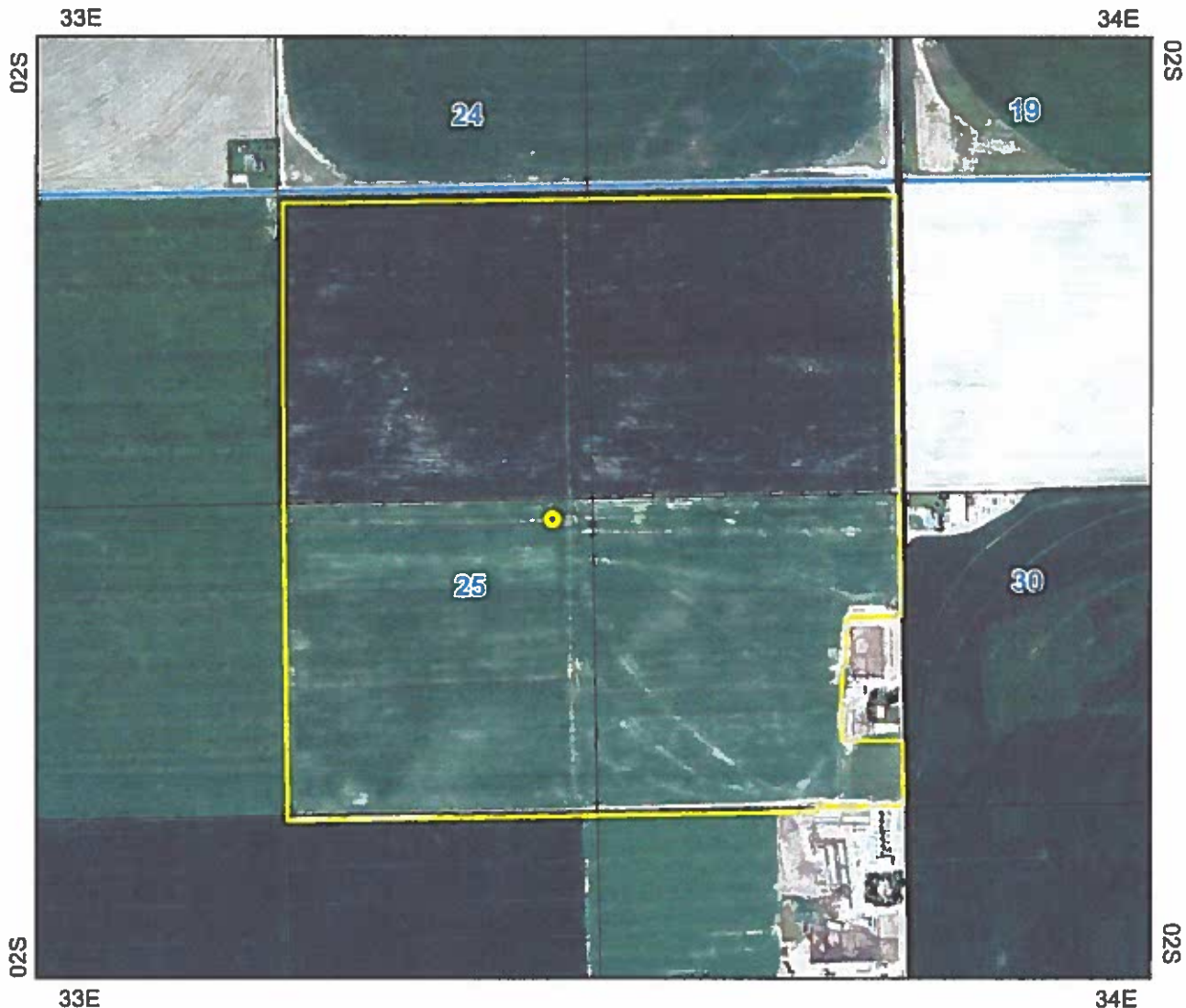


State of Idaho
Department of Water Resources

Water Right
35-2087A

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.075 0.15 0.3 Miles



State of Idaho
Department of Water Resources

Water Right
35-2087B

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.075 0.15 0.3 Miles

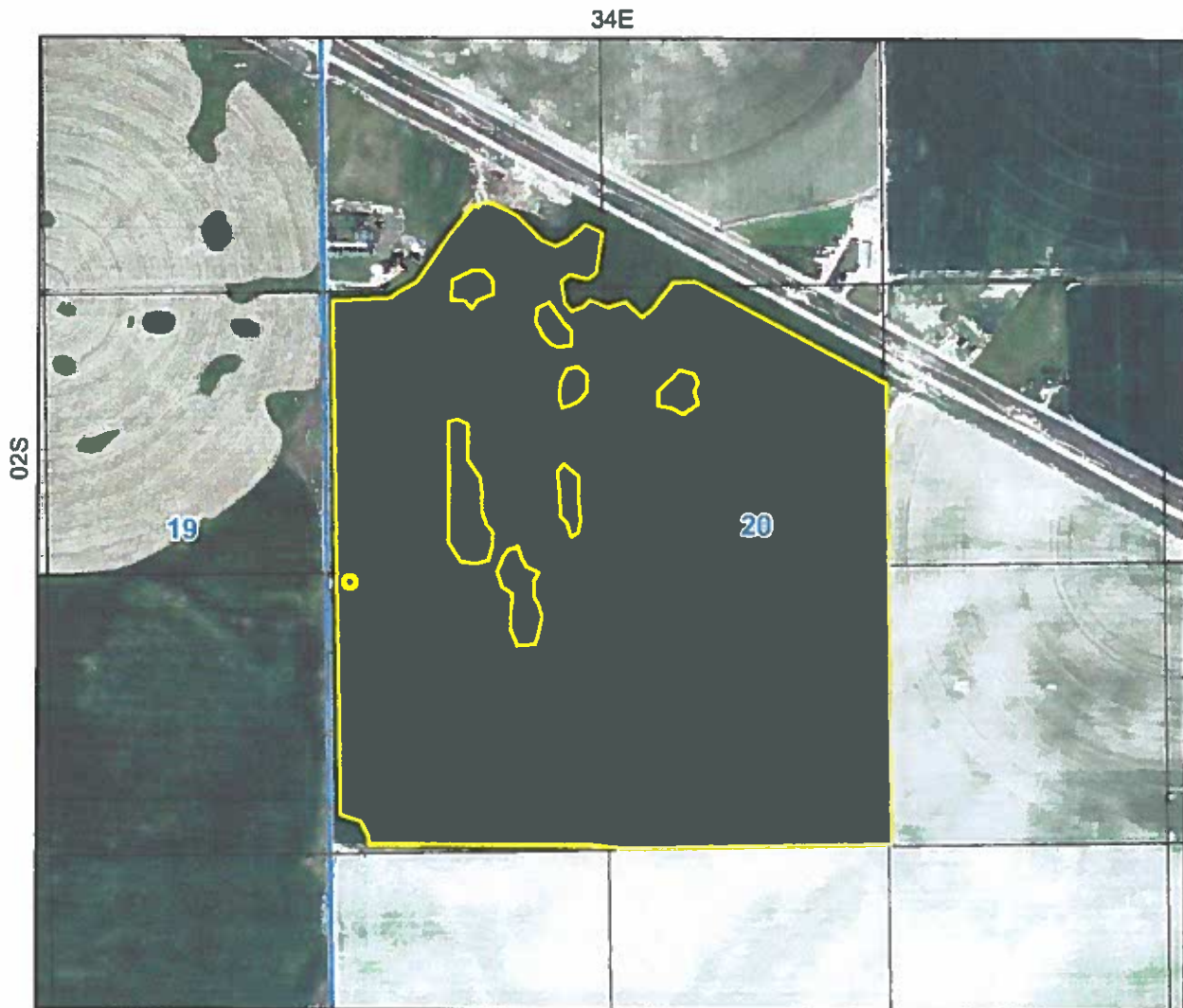


State of Idaho
Department of Water Resources

Water Right
35-2097F

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.1 0.2 0.4 Miles



State of Idaho
Department of Water Resources

**Water Right
35-2101A**

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.075 0.15 0.3 Miles



State of Idaho
Department of Water Resources

Water Right
35-2101B

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.075 0.15 0.3 Miles



State of Idaho
Department of Water Resources

Water Right 35-2101C

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.15 0.3 0.6 Miles

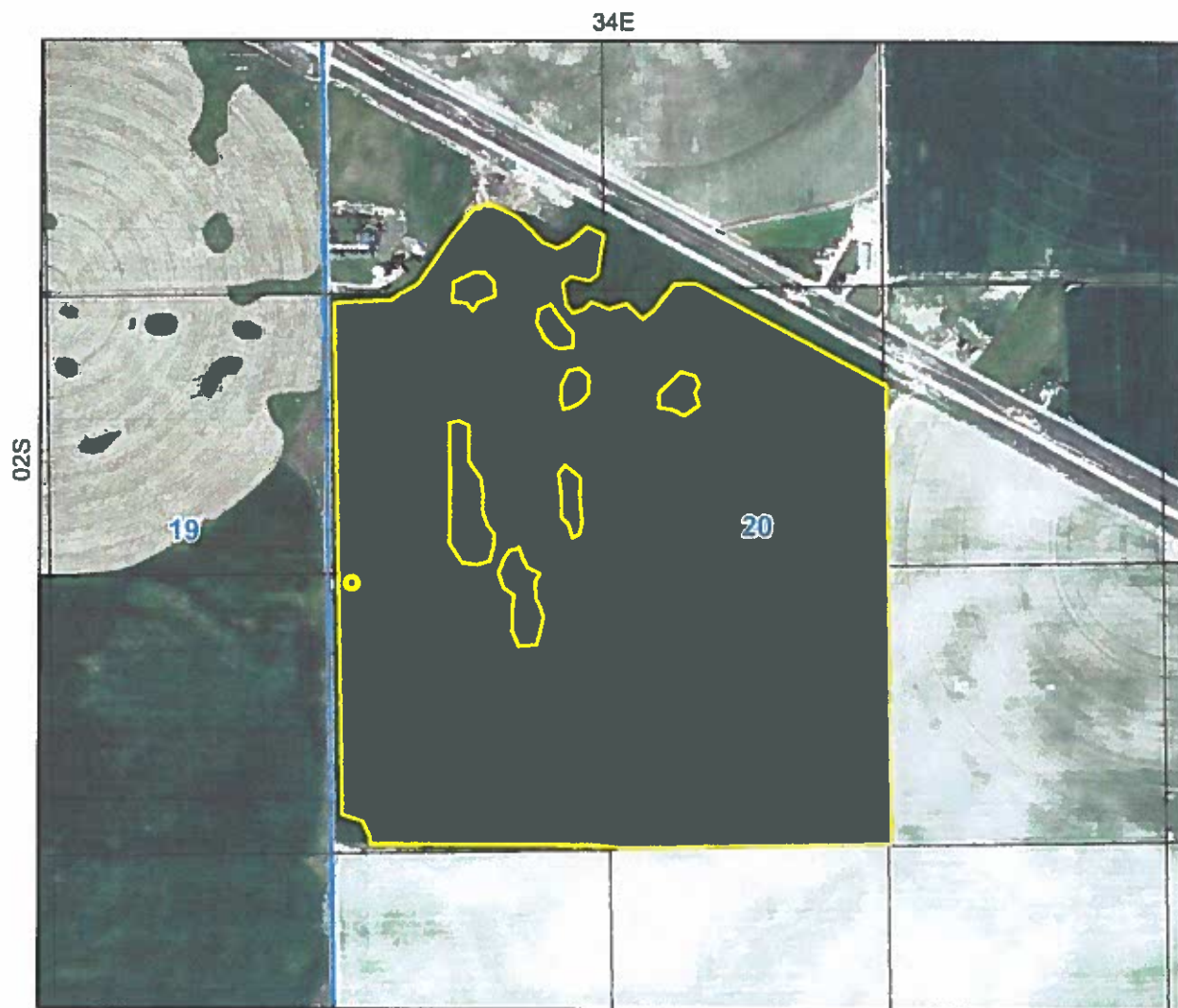


State of Idaho
Department of Water Resources

Water Right
35-2106

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.1 0.2 0.4 Miles

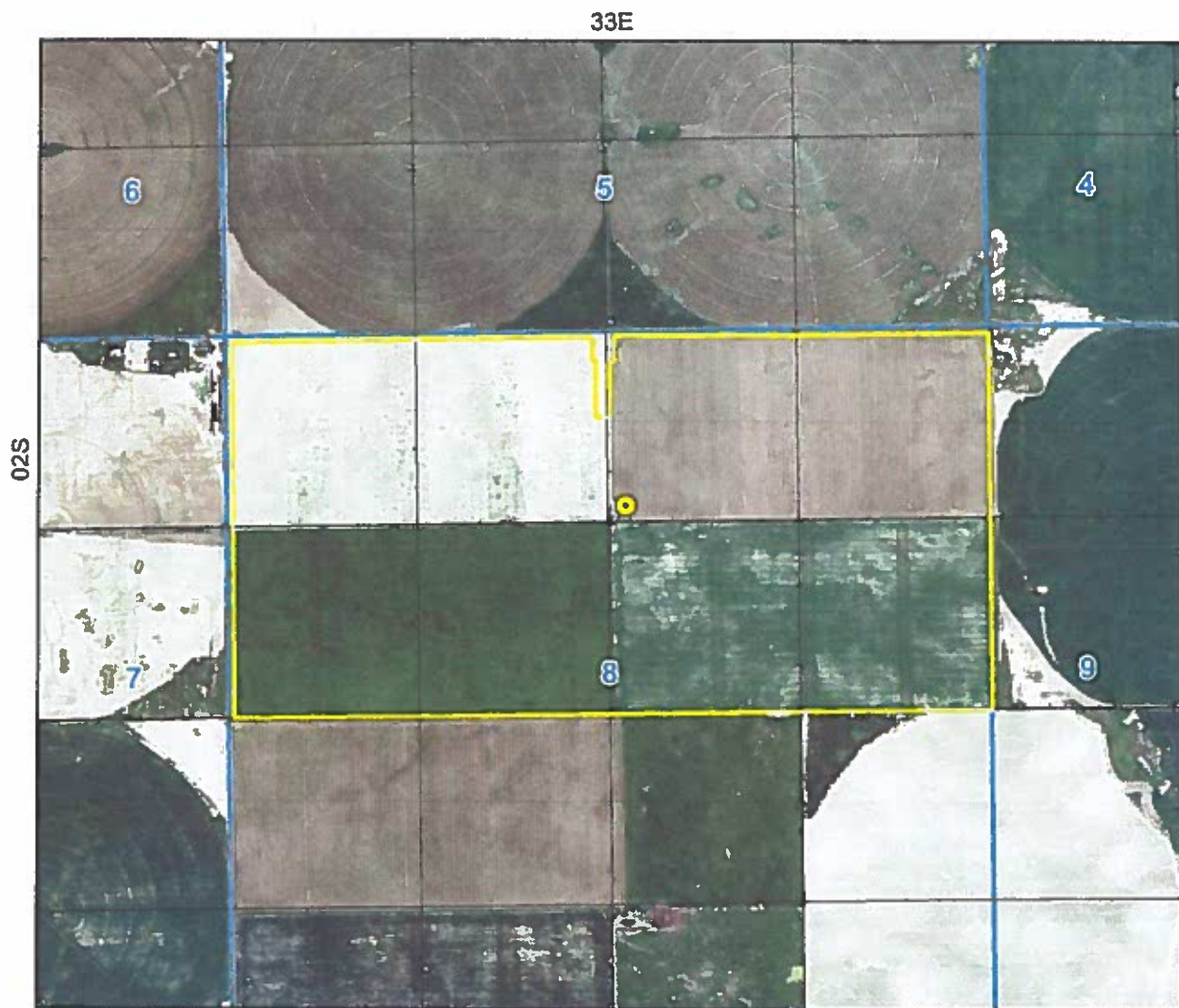


State of Idaho
Department of Water Resources

Water Right 35-2245

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.15 0.3 0.6 Miles

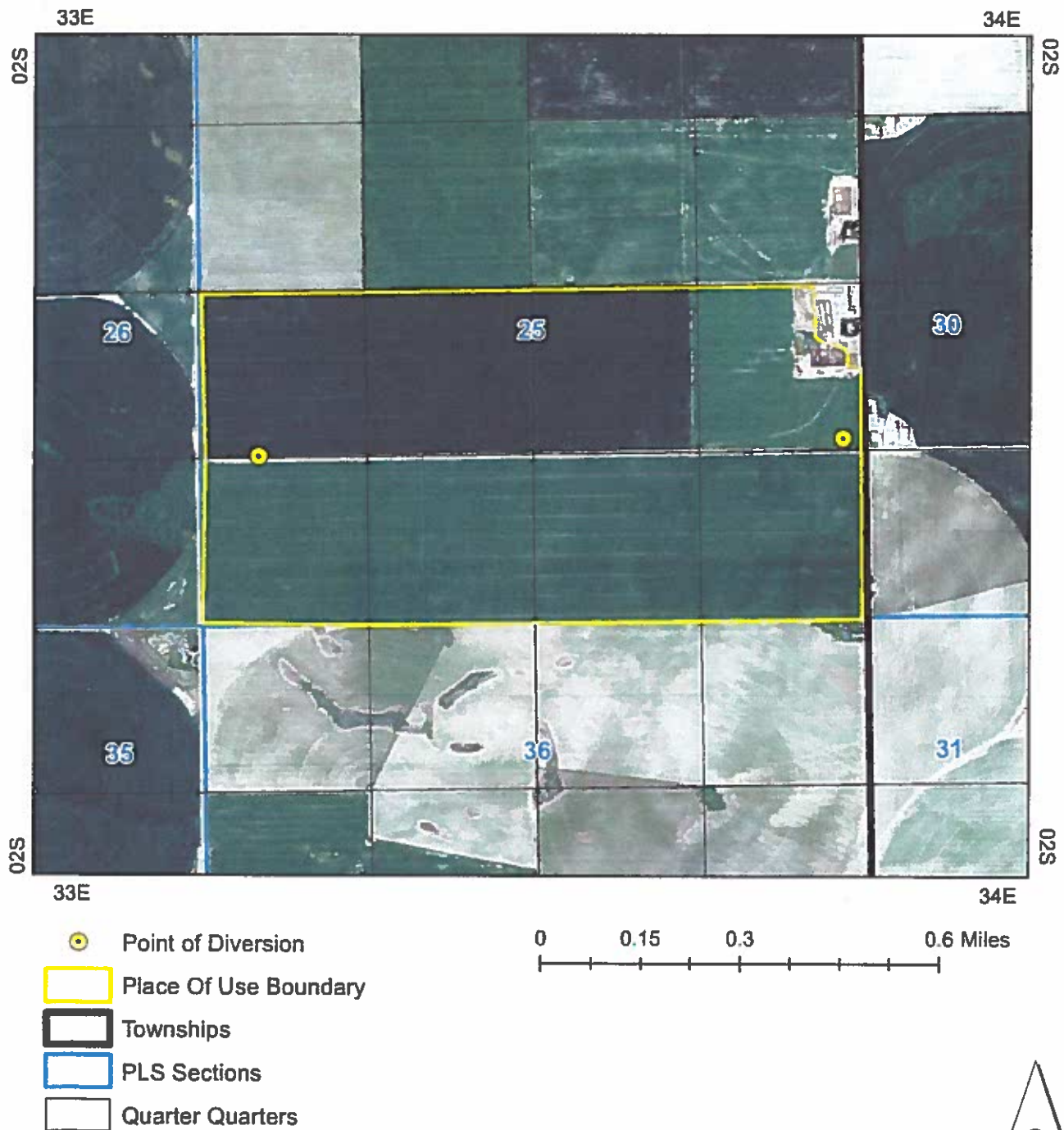


State of Idaho
Department of Water Resources

Water Right 35-2295

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



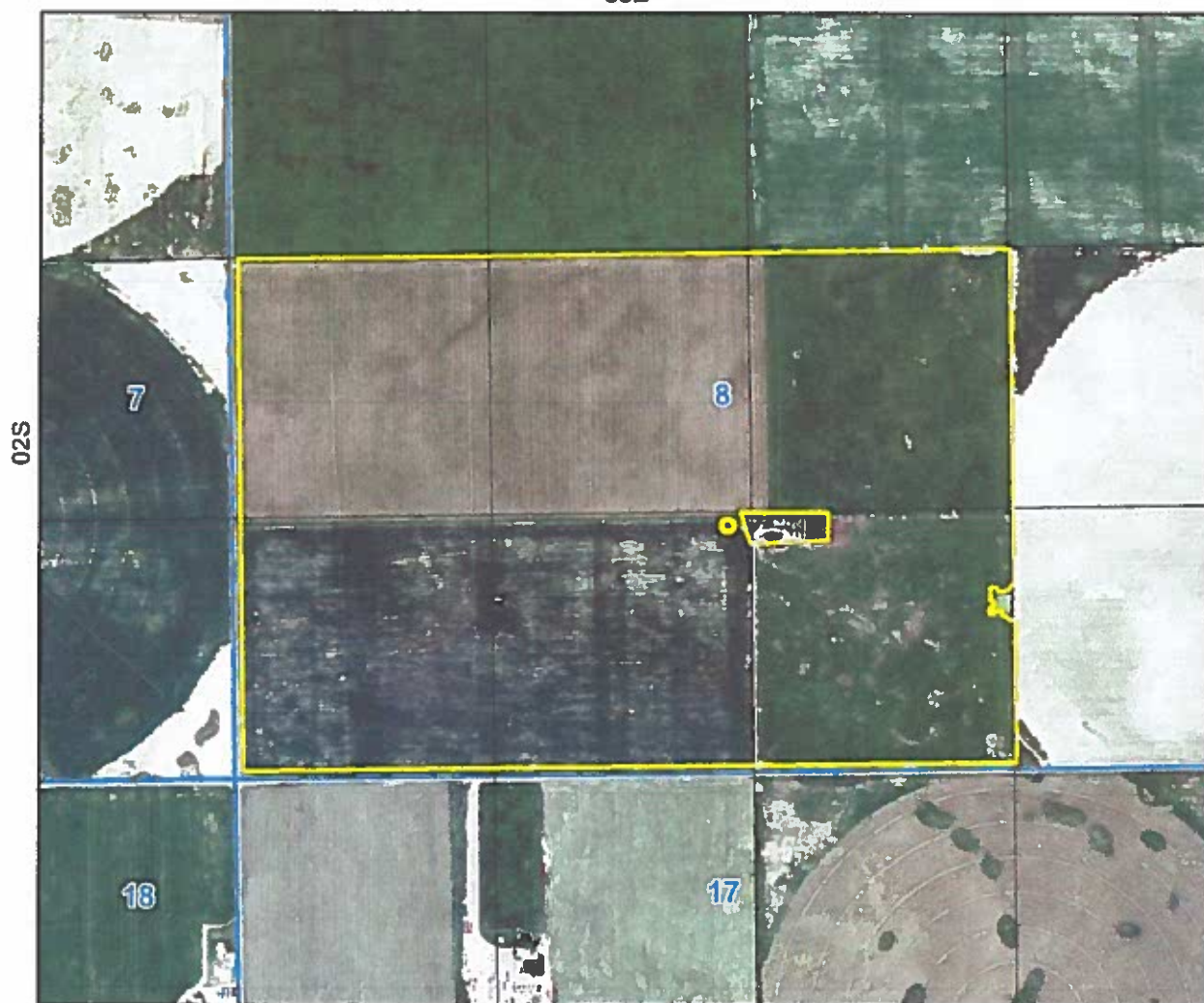
State of Idaho
Department of Water Resources

Water Right 35-2361

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

33E



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.1 0.2 0.4 Miles

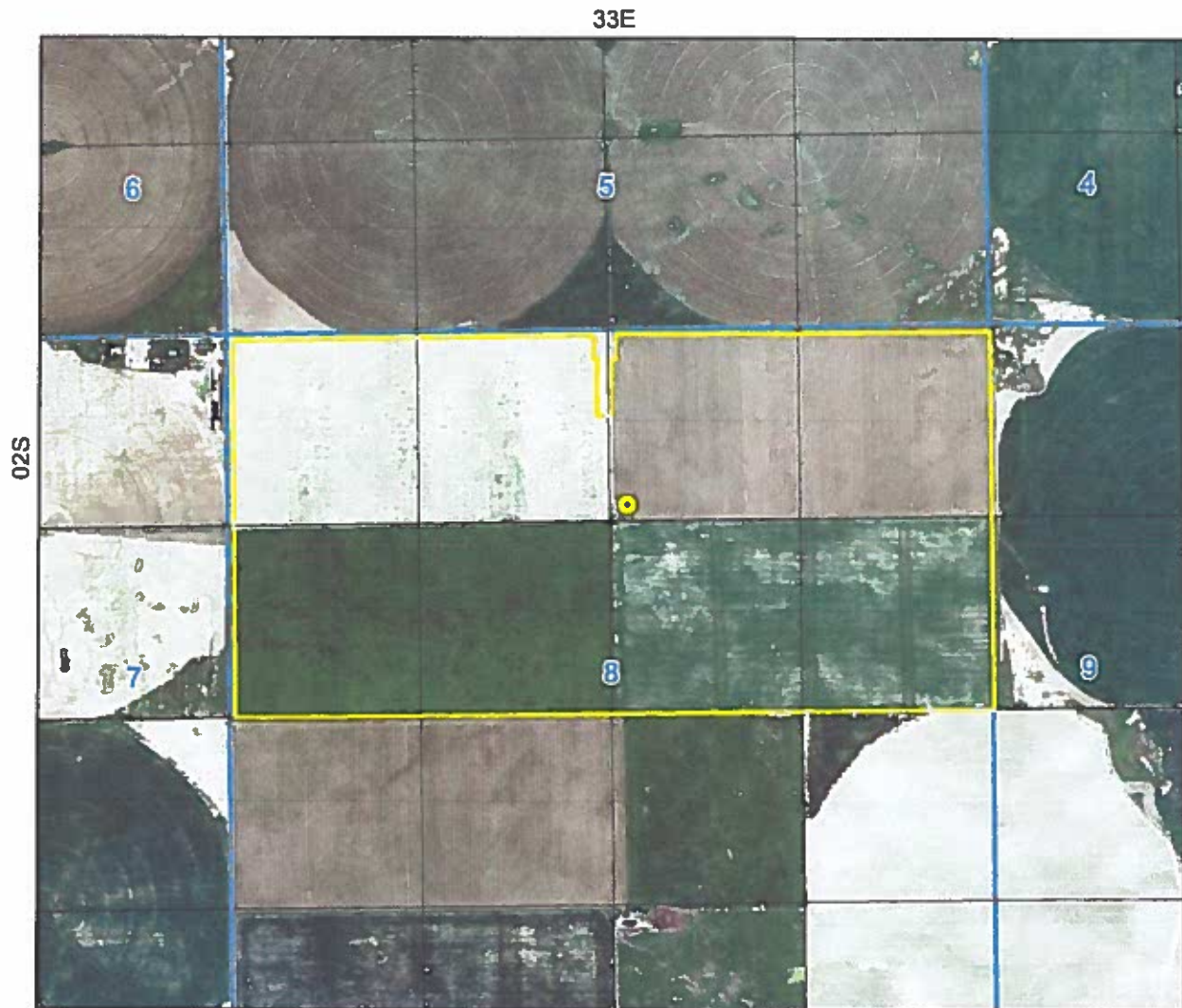


State of Idaho
Department of Water Resources

Water Right 35-4046

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.15 0.3 0.6 Miles



State of Idaho
Department of Water Resources

Water Right
35-4131

STOCKWATER

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.075 0.15 0.3 Miles



State of Idaho
Department of Water Resources

Water Right

35-4131

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.075 0.15 0.3 Miles



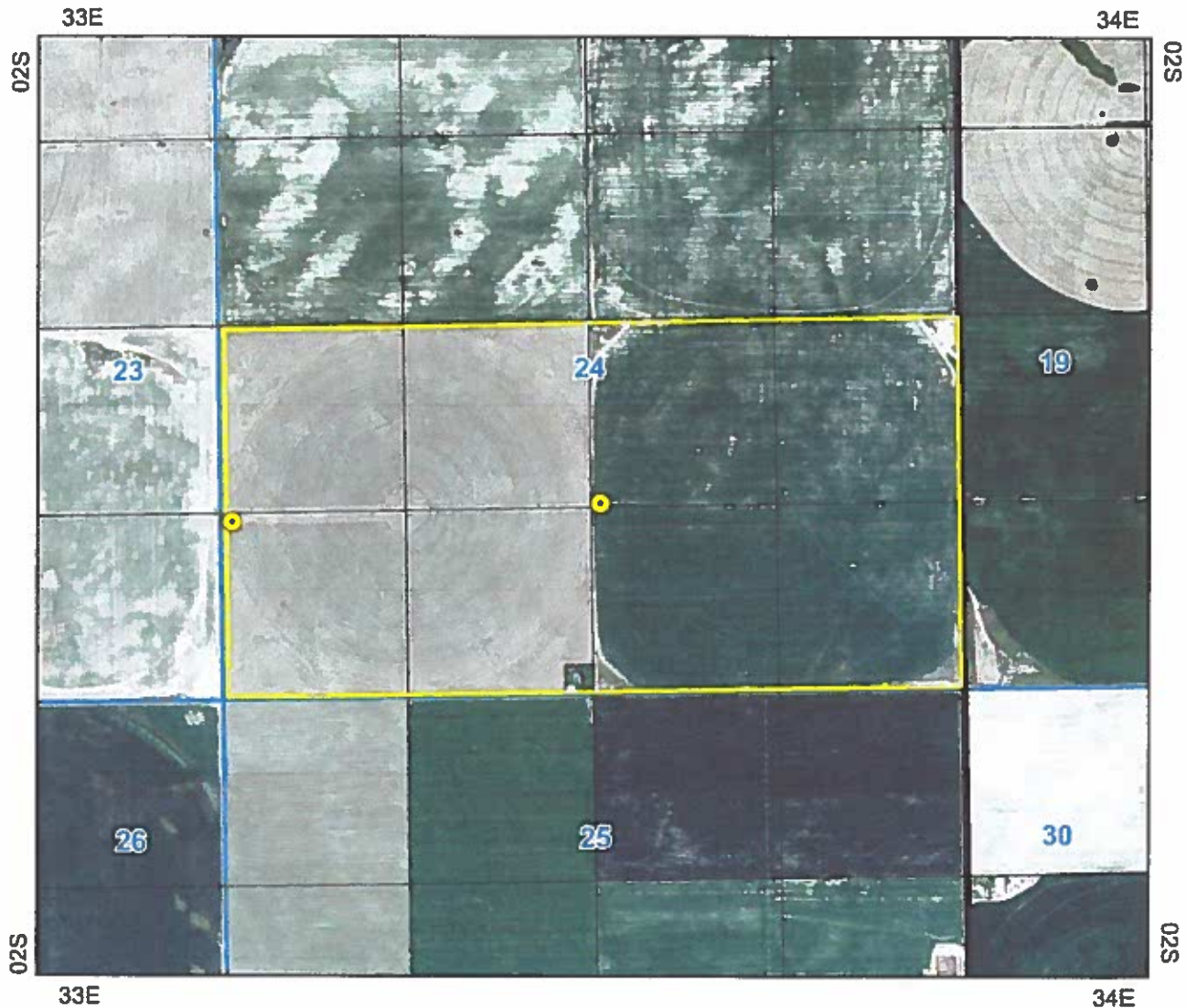
State of Idaho
Department of Water Resources

Water Right

35-4156

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.15 0.3 0.6 Miles



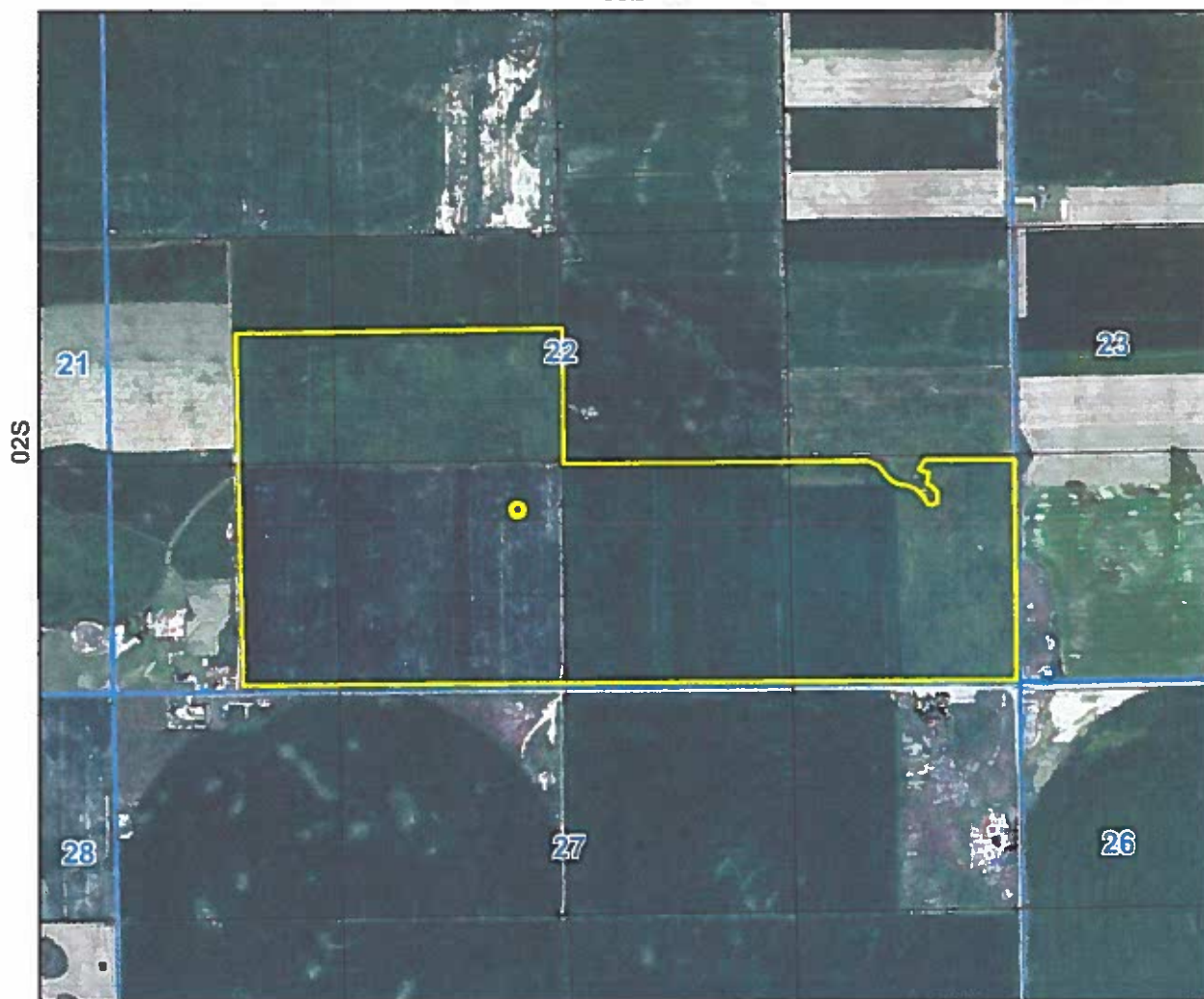
State of Idaho
Department of Water Resources

Water Right
35-7067

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

33E



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.125 0.25 0.5 Miles



State of Idaho
Department of Water Resources

Water Right
35-7330

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



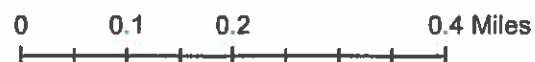
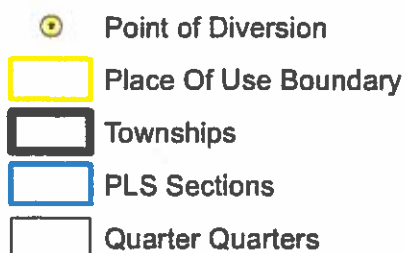
-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.075 0.15 0.3 Miles



Water Right
35-7429

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

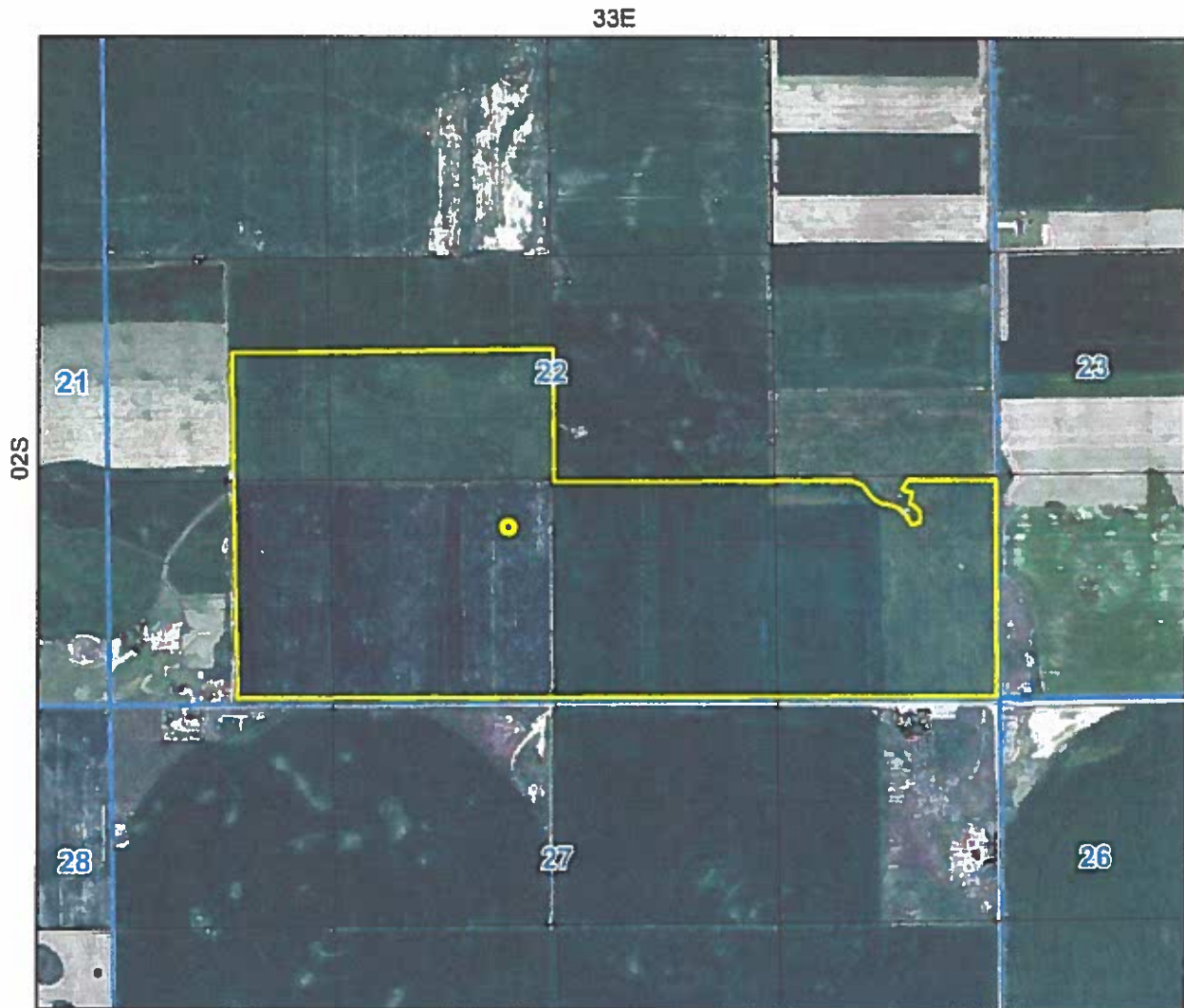


State of Idaho
Department of Water Resources

Water Right
35-7673

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.125 0.25 0.5 Miles



State of Idaho
Department of Water Resources

Water Right 35-7757

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.15 0.3 0.6 Miles



State of Idaho
Department of Water Resources

Water Right
35-11067

STOCKWATER

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



- Point of Diversion
- Place Of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters

0 0.1 0.2 0.4 Miles

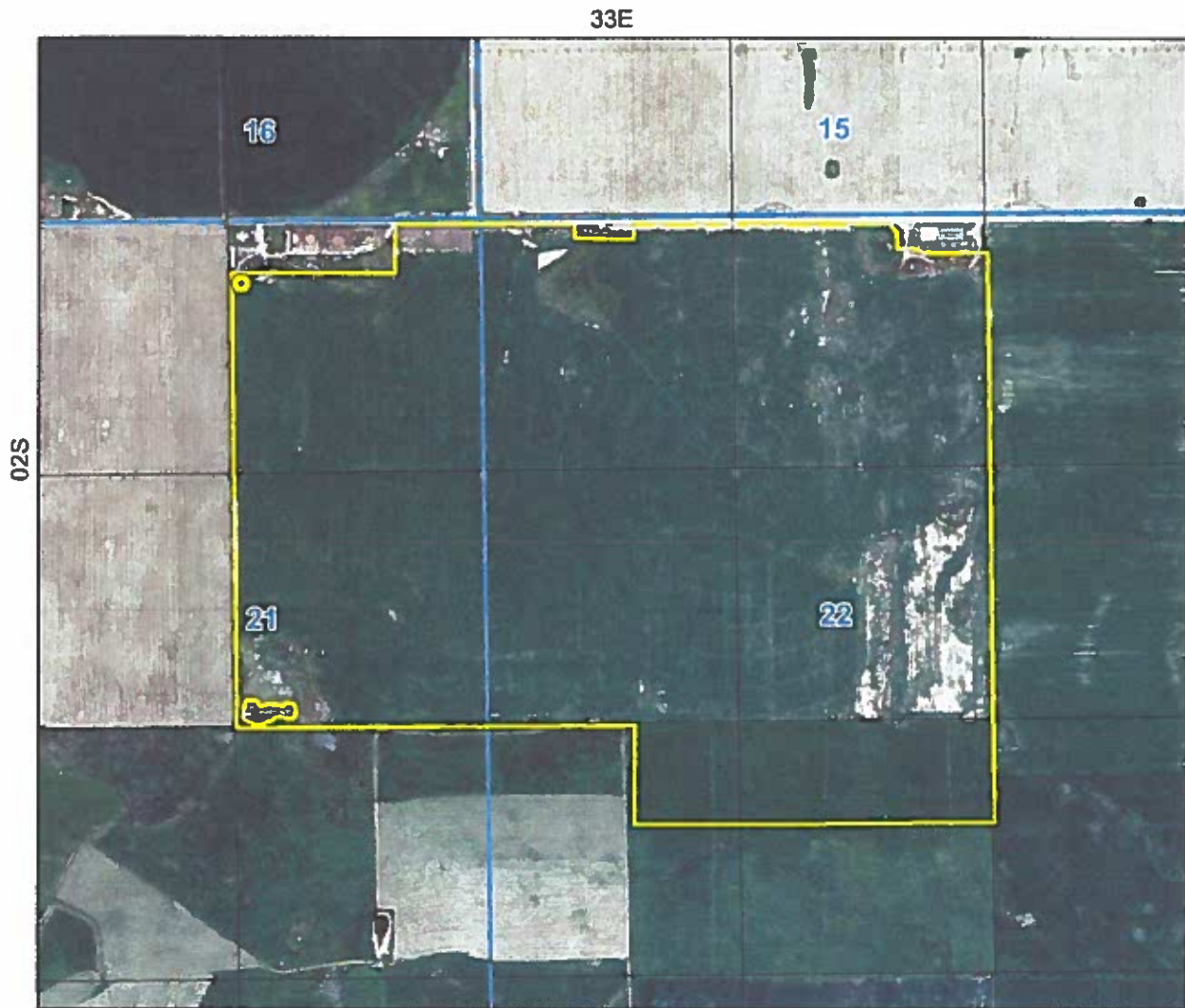


State of Idaho
Department of Water Resources

**Water Right
35-13042**

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.1 0.2 0.4 Miles

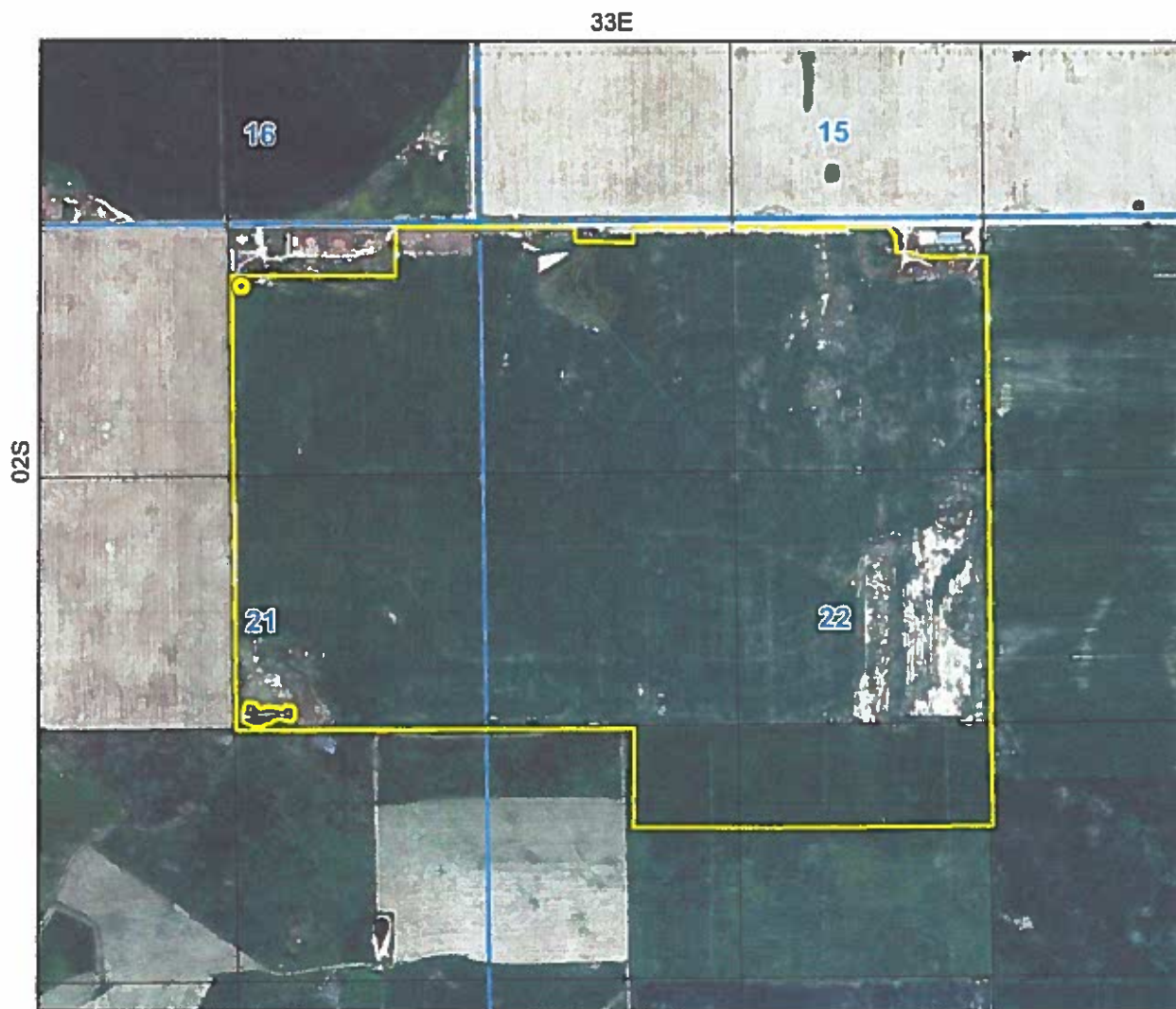


State of Idaho
Department of Water Resources

Water Right
35-13053

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.1 0.2 0.4 Miles



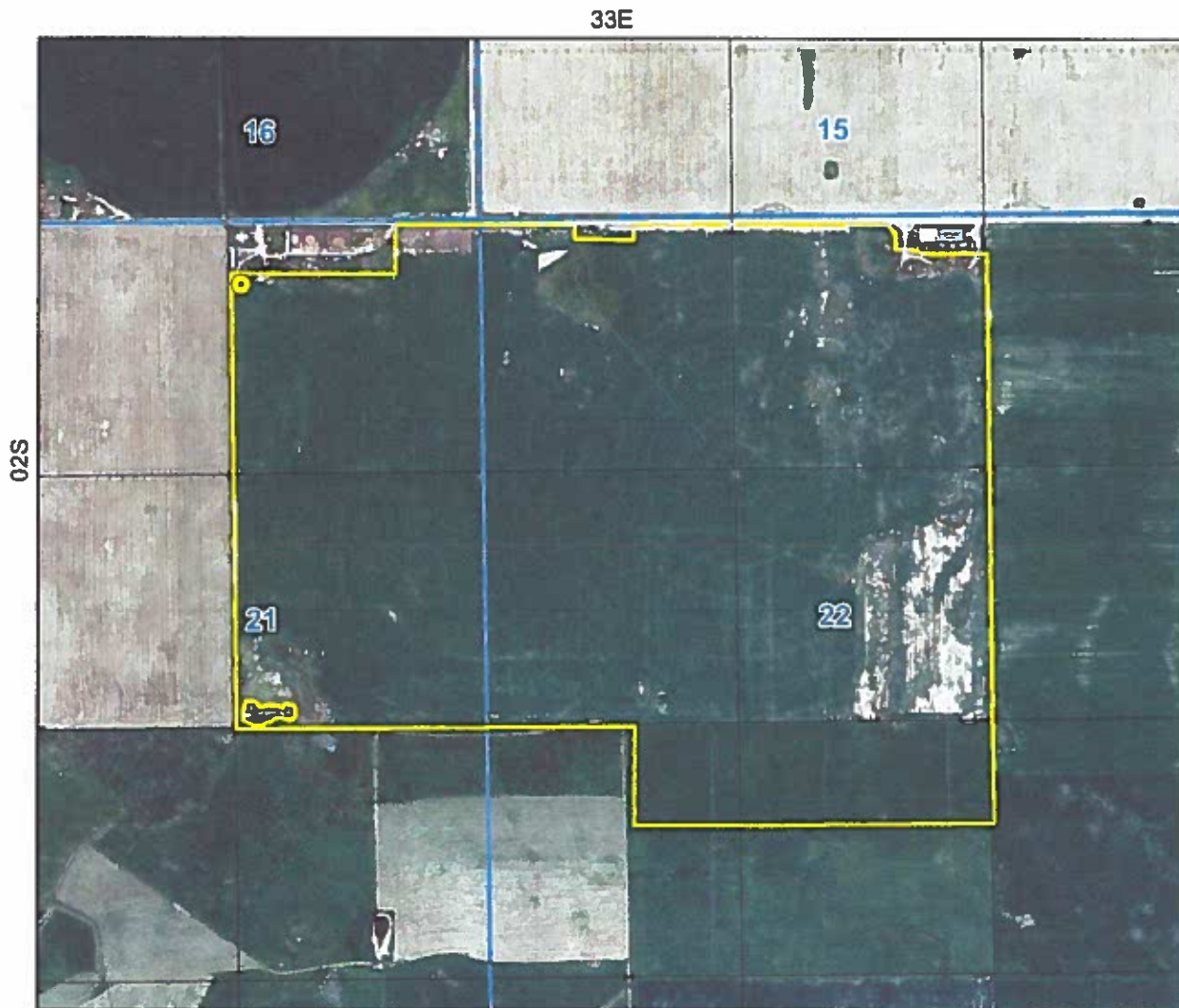
State of Idaho
Department of Water Resources

Water Right

35-13054

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.1 0.2 0.4 Miles

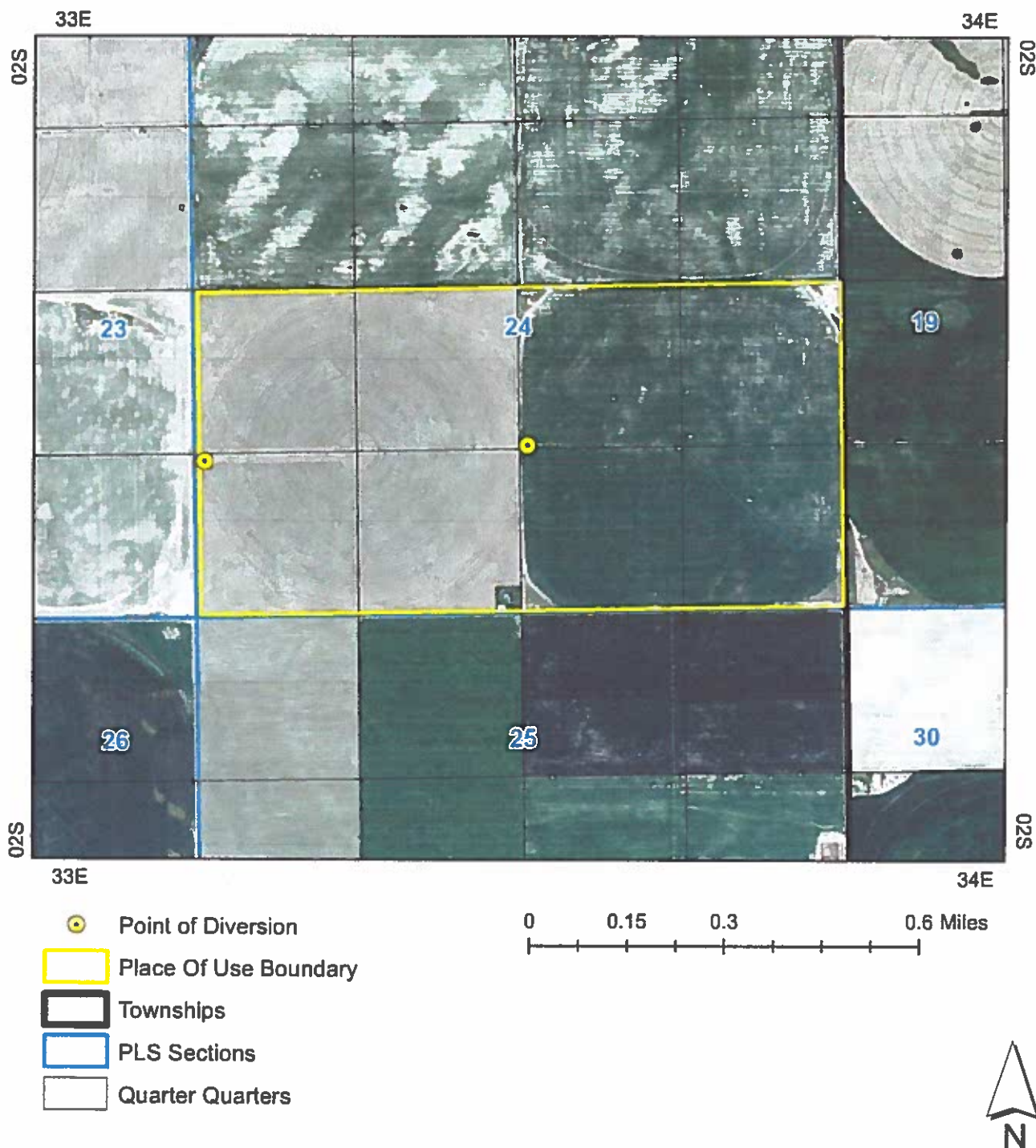


State of Idaho
Department of Water Resources

Water Right
35-2097J

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Irrigation Water Right Summary

Tract 2:

Decree 35-2245 for 2.22 CFS, priority of 09/05/1952 for 313 acres from a well.

Decree 35-4046 for 2.22 CFS, priority of 04/09/1958 for 313 acres from a well.

Combined 4.44 CFS / 313 acres = 6.38 GPM per acre

Decree 35-2361 for 3.7 CFS, priority of 12/30/1953 for 233 acres from a well.

Combined right of 3.7 CFS / 233 acres = 7.15 GPM per acre.

Decree 35-11067 for .24 CFS, priority of 12/30/1953 for 300 head of cattle from a well.

Tract 3:

Decree 35-7067 for 1.78 CFS, priority of 01/23/1969 for 166 acres from a well.

Decree 35-7673 for 1.11 CFS, priority of 02/14/1977 for 166 acres from a well.

Combined 2.89 CFS / 166 acres = 7.83 GPM per acre

Decree 35-7429 for .60 CFS, priority of 07/01/1974 for 250 acres from a well.

Decree 35-13042 for .292 CFS, priority of 04/01/1976 for 250 acres from a well.

Decree 35-13053 for 3.44 CFS, priority of 04/01/1951 for 250 acres from a well.

Decree 35-13054 for .6 CFS, priority of 08/12/1957 for 250 acres from a well.

Combined right of 4.39 CFS / 250 acres = 7.9 GPM per acre.

Tract 4:

Decree 35-2097J for 2.6 CFS, priority of 05/14/1948 for 313 acres from a well.

Decree 35-4156 for 3.28 CFS, priority of 06/01/1954 for 313 acres from a well.

Combined 5.88 CFS / 166 acres = 8.45 GPM per acre

Decree 35-2086 for 2.74 CFS, priority of 03/08/1948 for 312 acres from a well.

Decree 35-2101C for 1.206 CFS, priority of 07/01/1948 for 312 acres from a well.

Decree 35-2295 for 1.15 CFS, priority of 01/19/1953 for 312 acres from a well.

Decree 35-7757 for .73 CFS, priority of 11/21/1977 for 312 acres from a well.

Combined right of 5.826 CFS / 312 acres = 8.4 GPM per acre.

Decree 35-2087B for .602 CFS, priority of 03/08/1948 for 156 acres from a well.

Decree 35-2101B for .814 CFS, priority of 07/01/1948 for 156 acres from a well.

Decree 35-7330 for 1.6 CFS, priority of 10/04/1973 for 156 acres from a well.

Combined 3.016 CFS / 156 acres = 8.7 GPM per acre

Decree 35-2087A for .798 CFS, priority of 03/08/1948 for 153 acres from a well.

Decree 35-2101A for 1.4 CFS, priority of 07/01/1948 for 153 acres from a well.

Combined right of 2.198 CFS / 153 acres = 6.47 GPM per acre.

EXHIBIT
A Pg 1 of 2

Tract 5:

Decree 35-2097F for .46 CFS, priority of 05/14/1948 for 151 acres from a well.

Decree 35-2106 for 1.98 CFS, priority of 09/01/1948 for 151 acres from a well.

Combined right of 2.44 CFS / 151 acres = 7.27 GPM per acre.

EXHIBIT
A Pg 2 of 2

Irrigation System Summary

Tract 2:

200 hp US motor and Layne turbine pump with VFD
125 hp GE motor and Gould turbine pump with VFD
9,280' of 6"-12" diameter pvc mainline
(24) handlines each 1,320' long

Tract 3:

125 hp GE motor and Berkeley turbine pump with VFD
125 hp GE motor and Layne Bowler turbine pump
7,260' of 6" – 12" diameter pvc mainline
(2) 8 tower Valley pivots
(10) wheelines each 1,320' long

Tract 4:

150 hp GE motor and Peerless turbine pump
100 hp US motor and Layne Bowler turbine pump
75 hp GE motor and Aurora turbine pump
13,200' of 6" – 12" diameter pvc mainline
(1) 8 tower Zimmatic pivot with corner system
(1) 8 tower Zimmatic pivot
(32) wheelines each 1,320' long

Tract 5:

75 hp GE motor and Layne turbine pump
2,640' of 8" diameter pvc mainline
(8) handlines

645061

EXHIBIT
B