

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JAN 17 2017

DEPT OF WATER RESOURCES
SOUTHERN REGION

Notice of Change in Water Right Ownership

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
See Attached Exhibit A	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Hepworth Family Landholdings Limited Liability Company
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): G5 Land Company, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 1310 South 600 West Oakley, ID 83346
Mailing address City State ZIP
- Telephone _____ Email _____
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: _____
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
7. This form must be signed and submitted with the following **REQUIRED** items:
- ☐ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
 - ☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
 - ☐ Filing fee (see instructions for further explanation):
 - ☐ \$25 per *undivided* water right.
 - ☐ \$100 per *split* water right.
 - ☐ No fee is required for pending adjudication claims.
 - ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
 - ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

SUPPORT DATA

IN FILE # 45-21688B

8. Signature: [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 1-17-2017 Receipt No. 5035888 Receipt Amt. \$550-

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 _____

EXHIBIT "A" TO
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

45-14235
45-14237
45-14239
45-14241
45-14243
45-14245
45-2688B
45-10819
45-7032
45-7117
45-7330

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

CASSIA COUNTY
RECORDED FOR:
TITLEONE - BURLEY
02:47:56 PM 01-03-2017
2017-000023
NO. PAGES: 10 FEE: \$37.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: HYoung
Electronically Recorded by Simplifile

WARRANTY DEED

THIS INDENTURE, made this 3rd day of January, 2017, between HEPWORTH
FAMILY LANDHOLDINGS LIMITED LIABILITY COMPANY, as Grantor and G5 LAND
COMPANY, LLC, a Wyoming limited liability company, whose address is 1310 South 600
West, Oakley, ID 83346, as Grantee.

WITNESSETH: That the Grantor for value received, does by these presents, grant,
bargain, sell and convey unto Grantee, its successors and assigns, all that certain lot, piece, or
parcel of land situate, lying and being in the County of Cassia, State of Idaho and particularly
described on *Exhibit A* attached hereto and by reference incorporated herein, with exception of
the parcel of property and 12 Foot Ingress/Egress Easement and 10 Foot Utility Easement For
Power And Telephone particularly described on *Exhibit B* attached hereto and by reference
incorporated herein which parcel and easements are hereby forever reserved unto Grantor
(hereinafter the property described in. Exhibit A less the property described in Exhibit B shall
be referred to as the "Premises") subject to the following encumbrances which Grantee, by
acceptance hereof, expressly agrees to-wit:

SUBJECT TO: All of the taxes levied and assessed in 2017
and all such taxes and assessments levied or assessed in
subsequent years;

SUBJECT TO: All City, County, State and Federal building
and zoning laws, ordinances and regulations and ordinances of
any governmental unit;

SUBJECT TO: All matters of record, rights reserved in
federal patents, state or railroad deeds, building or use
restrictions,
restrictive covenants, rights of way and easements established as
of record, rights of way, easements, discrepancies between fence

PARSONS, SMITH, STONE, LOVELAND & SHIRLEY, LLP
LAWYERS
BURLEY, IDAHO

WARRANTY DEED

THIS INDENTURE, made this 30 day of January, 2017, between HEPWORTH FAMILY LANDHOLDINGS LIMITED LIABILITY COMPANY, as Grantor and G5 LAND COMPANY, LLC, a Wyoming limited liability company, whose address is 1310 South 600 West, Oakley, ID 83346, as Grantee.

WITNESSETH: That the Grantor for value received, does by these presents, grant, bargain, sell and convey unto Grantee, its successors and assigns, all that certain lot, piece, or parcel of land situate, lying and being in the County of Cassia, State of Idaho and particularly described on *Exhibit A* attached hereto and by reference incorporated herein, with exception of the parcel of property and 12 Foot Ingress/Egress Easement and 10 Foot Utility Easement For Power And Telephone particularly described on *Exhibit B* attached hereto and by reference incorporated herein which parcel and easements are hereby forever reserved unto Grantor (hereinafter the property described in Exhibit A less the property described in Exhibit B shall be referred to as the "Premises") subject to the following encumbrances which Grantee, by acceptance hereof, expressly agrees to-wit:

SUBJECT TO: All of the taxes levied and assessed in 2017 and all such taxes and assessments levied or assessed in subsequent years;

SUBJECT TO: All City, County, State and Federal building and zoning laws, ordinances and regulations and ordinances of any governmental unit;

SUBJECT TO: All matters of record, rights reserved in federal patents, state or railroad deeds, building or use restrictions, restrictive covenants, rights of way and easements established as of record, rights of way, easements, discrepancies between fence

lines and property boundaries; and leases to be assigned to
Grantee.

1 TOGETHER WITH the water rights set forth in *Exhibit C* attached hereto
2 and incorporated herein by reference.
3

4 TOGETHER WITH other tenements, hereditaments, and appurtenances thereunto
5 belonging or in anywise appertaining including the rents, issues and profits as of January 1,
6 2017.
7

8 TO HAVE AND TO HOLD the said Premises, with its appurtenances, unto
9 said Grantee, and to the Grantee's successors and assigns forever, and the said Grantor
10 does hereby covenant to and with the said Grantee, that the Grantor is the owner
11 in fee simple of said Premises; that said Premises are free from all
12 encumbrances, except as otherwise set forth herein and the Grantor will warrant
13 and defend the same against all and every person or persons whomsoever,
14 lawfully claiming or to claim the same.
15
16

17 HEP WORTH FAMILY LANDHOLDINGS
18 LIMITED LIABILITY COMPANY

19 By: SL F. Hepworth
20 Steven F. Hepworth, Member
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PARSONS, SMITH, STONE, LOVELAND & SHIRLEY, LLP
LAWYERS
BURLEY, IDAHO

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STATE OF IDAHO)
County of Cassia :ss)

On this 2nd day of January, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Steven F. Hepworth, Member, known or identified to me to be the member of the limited liability company who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

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

(seal) **Larry Roberts**
Notary Public
State of Idaho

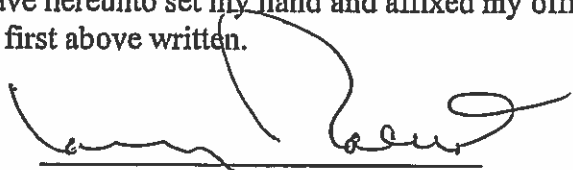

NOTARY PUBLIC FOR IDAHO
Residing at Luna Falls, ID
My Commission Expires 6-30-21

EXHIBIT A
BASE LEGAL DESCRIPTION

Legal Description:

PARCEL NO. 1:
TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 1: S $\frac{1}{2}$

Section 12: N $\frac{1}{2}$

PARCEL NO. 2:
TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 22: SE $\frac{1}{4}$ EXCEPT the Highway right-of-way

Section 23: S $\frac{1}{2}$; NE $\frac{1}{4}$

Section 26: ALL

Section 27: N $\frac{1}{2}$ SAVE AND EXCEPT the following described Tracts:

Tract No. 1:

Beginning at the SW corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27, which shall be the Point of Beginning;
Thence North along the west section line of Section 27 for a distance of 230 feet;
Thence East parallel to the south line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27 for a distance of 340 feet;
Thence South parallel to the west section line for a distance of 230 feet to the south line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27;
Thence West along the south line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27 for a distance of 340 feet to the Point of Beginning.

Tract No. 2:

Beginning at the Northwest Corner of Section 27, marked by Brass cap; Thence South 00°28'48" West for a distance of 2225.62 feet;
Thence South 89°31'12" East for a distance of 75 feet; Thence South 89°31'12" East for a distance of 160 feet to the Point of Beginning;
Thence North 00°28'48" East for a distance of 35 feet;
Thence South 89°31'12" East for a distance of 50 feet;
Thence South 00°28'48" West for a distance of 50 feet;
Thence North 89°31'12" West for a distance of 50 feet;
Thence North 00°28'48" East for a distance of 15 feet to the Point of Beginning.

Section 34: Part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, more particularly described as follows:

Beginning at the West quarter Section corner of said Section 34, said corner marked by a 5/8 inch rebar which shall be the Point of Beginning;
Thence North 0°06'37" West along section line for 327.56 feet to a 1/2 inch rebar;
Thence South 89°03'18" East for 265.97 feet to a 1/2 inch rebar;
Thence South 0°06'37" East for 327.56 feet to a 1/2 inch rebar on the quarter section line;
Thence North 89°03'18" West along said quarter section line for 265.97 feet to the Point of Beginning.

Section 35: N $\frac{1}{2}$

PARCEL NO. 3:
TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 27: Part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, more particularly described as follows:

Beginning at the SW corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27, which shall be the Point of Beginning;
Thence North along the west section line of Section 27 for a distance of 230 feet;
Thence East parallel to the south line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27 for a distance of 340 feet;
Thence South parallel to the west section line for a distance of 230 feet to the south line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27;
Thence West along the south line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27 for a distance of 340 feet to the Point of Beginning.

EXHIBIT B
LEGAL DESCRIPTION OF
PARCEL AND EASEMENTS
EXCEPTED FROM EXHIBIT A
AND RESERVED BY
GRANTOR

Edge Wireless-Burley/Oakley ID-4268 (50'x50' Lease Area)

Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 27, Township 12 South, Range 22 East of the Boise Meridian, Cassia County, Idaho, described as:

Commencing at the West $\frac{1}{4}$ corner Section 27, said point being recorded as corner perpetuation and filing record instrument number 189233, which bears S $00^{\circ}28'48''$ W 2650.63 feet from the Northwest corner of said section said corner being referenced by corner perpetuation and filing instrument number 125507; thence along the West line of said Northwest $\frac{1}{4}$ N $00^{\circ}28'48''$ E 400.00 feet; thence S $89^{\circ}31'12''$ E 75.00 feet to a $\frac{1}{2}$ " iron rod with a red plastic cap marked HLE-PLS 12222, said point being the Point of Beginning; thence N $00^{\circ}28'48''$ E 50.00 feet parallel with and 75.00' Easterly of said West line to a $\frac{1}{2}$ " iron rod with red plastic cap marked HLE-PLS12222; thence S $89^{\circ}31'12''$ E 50.00 feet to a $\frac{1}{2}$ " iron rod with red plastic cap marked HLE-PLS 12222; thence S $00^{\circ}28'48''$ W 50.00 feet parallel with and 125.00' Easterly of said West line to a $\frac{1}{2}$ " iron rod with red plastic cap marked HLE-PLS 12222; thence N $89^{\circ}31'12''$ W 50.00 feet to the Point of Beginning.

Parcel contains 2500.00 square feet or 0.06 acres more or less and is attached to the following easements for ingress/egress and utilities:

12 Foot Ingress/Egress Easement

Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 27, Township 12 South, Range 22 East of the Boise Meridian, Cassia County, Idaho, described as 6.00 feet both sides of the following described centerline:

Commencing at the West $\frac{1}{4}$ corner of Section 27, said point being recorded as corner perpetuation and filing record instrument number 189233, which bears S $00^{\circ}28'48''$ W 2650.63 feet from the Northwest corner of said section said corner being referenced by corner perpetuation and filing instrument number 125507; thence along the West line of said Northwest $\frac{1}{4}$ N $00^{\circ}28'48''$ E 425.00 feet to the point of beginning of said centerline; thence S $89^{\circ}31'12''$ E 75.00 feet to the West boundary of a 50.00 feet X 50.00 feet lease area and the point of terminus.

10 Foot Utility Easements

Power and Telephone

Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 27 and part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28, Township 12 South, Range

22 East of the Boise Meridian, Cassia County, Idaho, described as 5.00 feet both sides of the following described centerline:

Commencing at the West $\frac{1}{4}$ corner of Section 27, said point being recorded as corner perpetuation and filing record instrument number 189233, which bears S $00^{\circ}28'48''$ W 2650.63 feet from the Northwest corner of said section said corner being referenced by corner perpetuation and filing instrument number 125507; thence along the West line of said Northwest $\frac{1}{4}$ N $00^{\circ}28'48''$ E 39.39 feet; thence N 89-31-12 W 35.10 feet to an existing power pole, said point being the point of beginning of said centerline; thence N 00-47-34 E 405.62 feet; thence S 89-31-12 E 107.88 feet to the West boundary of a 50.00 feet X 50.00 feet lease area and the point of terminus.

Telephone

Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 27, Township 12 South, Range 22 East of the Boise Meridian, Cassia County, Idaho, described as 5.00 feet both sides of the following described centerline:

Commencing at the West $\frac{1}{4}$ corner of Section 27, said point being recorded as corner perpetuation and filing record instrument number 189233, which bears S $00^{\circ}28'48''$ W 2650.63 feet from the Northwest corner of said section said corner being referenced by corner perpetuation and filing instrument number 125507; thence along the West line of said Northwest $\frac{1}{4}$ N $00^{\circ}28'48''$ E 80.76 feet; thence S 89-31-12 E 15.06 feet to an existing telephone pedestal and the point of beginning of said centerline; thence N 01-28-26 E 359.30 feet to the South line of the above described power and telephone easement and the point of terminus.

EXHIBIT C

**EXHIBIT D
(WATER RIGHTS)**

Tract #10174 (Parcel 2) Water Rights

#45-14235	03/05/1955	1.96 CFS
#45-14237	06/20/1955	2.59 CFS
#45-14239	09/06/1957	2.27 CFS
#45-14241	10/05/1960	2.51 CFS
#45-14243	10/17/1962	5.35 CFS
#45-14245	06/30/1985	4.27 CFS
#45-2688B	10/17/1962	0.04 CFS (commercial)
#45-10819	07/01/1987	0.04 CFS (domestic)

1167.02 Shares of the Oakley Canal Co., Certificate #3622 and #3623 (\$21,000 estimated annual assessment)

Tract #9004 (Parcel 1) Water Rights

#45-7032	12/18/1968	1.92 CFS
#45-7117	01/03/1973	3.41 CFS
#45-7330	11/30/1977	4.00 CFS

Seller is a party to and has agreed to lease 100" of water from the West Cassia Irrigation District, LLC, and is participating in the Mitigation Plan for the Surface Water Coalition's Water Call to be assumed by Buyer. (\$40,000 estimated per year assessment).

There is no water right on file with the IDWR for a domestic well located next to the Mobile Home described in Exhibit C.