

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
36-8735	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-8215	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-16381	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Idaho Dairy Solutions, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Darosa Farms, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
P.O. Box 46 Wendell ID 83355
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: 01/18/2017.
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 # 36-8215

SUPPORT DATA

IN FILE # 36-8215

- | | | |
|--|----------------------|-------------------|
| 8. Signature: <u></u> | <u>Manager</u> | <u>01/17/2017</u> |
| 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 AM Date 2-3-2017 Receipt No. 5035919 Receipt Amt. \$75-

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 _____

State of Idaho
Department of Water Resources
Water Right License

36-8735

Water Service Area Boundary for Andresen Dairy Lic

R17E



Legend

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

0 0.05 0.1 0.2 Miles





Instrument # 2170138
JEROME COUNTY, JEROME, IDAHO
01-18-2017 03:12:10 PM No. of Pages: 6
Recorded for: TITLEONE - JEROME
MICHELLE EMERSON Fee: \$25.00
Ex-Officio Recorder Deputy: jw
Electronically Recorded by Simplifile

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

Order No. 16282743

SPECIAL WARRANTY DEED

This Special Warranty Deed is between Idaho Dairy Solutions, LLC, an Idaho limited liability company ("Grantor"), whose address is PO Box 554, Meridian, ID 83680, and Darosa Farms, LLC, an Idaho limited liability company ("Grantee"), whose address is PO Box 46, Wendell, ID 83355, witnesseth:

That Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does, by these presents, convey unto Grantee and its heirs, successors and assigns forever, all the following described real estate situated in the County of Jerome County, State of Idaho:

See Exhibit A, attached hereto and incorporated herein.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the rents, issues and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity, except as expressly provided otherwise herein ("Premises").

To have and to hold, all and singular the Premises together with the appurtenances unto Grantee and its heirs, successors and assigns forever.

Grantor makes no covenants or warranties with respect to title, express or implied, other than that previous to the date of this instrument, Grantor has not conveyed the same estate to any person other than Grantee and that such estate is at the time of the execution of this instrument free from encumbrances done, made or suffered by the Grantor, or any person claiming under Grantor, subject to any and all easements, restrictions, agreements and encumbrances of record or appearing on the land as of the date of this instrument.

[signature pages to follow]



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[signature pages to follow]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 18 day of January, 2017.

Idaho Dairy Solutions, LLC, an Idaho limited liability company

Ryan T. McHugh Manager
Ryan T. McHugh, Manager

State of Idaho, County of Ada, ss.

On this 18th day of January 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Ryan T. McHugh, known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

[Signature]
Notary Public for Idaho
Residing In: _____
My Commission Expires: Residing in: Meridian, ID
My Commission Expires: 11/17/17

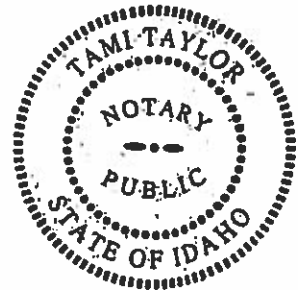


**EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES**

PARCEL NO. 1:

A parcel of real property located in Section 3, Township 9 South, Range 17 East and Section 34, Township 8 South Range 17 East of the Boise Meridian, located in Jerome County, Idaho:

Commencing at the Northwest corner of said Section 3;

Thence along the North section line of said Section 3 and the South section line of said Section 34, North 89°21'53" East a distance of 512.34 feet to the REAL POINT OF BEGINNING;

Thence continuing on said section lines, North 89°21'53" East a distance of 362.98 feet to the approximate West side of a natural waste ditch;

Thence along the West side of said natural waste ditch North 19°30'02" East a distance of 231.19 feet;

Thence further along the West side of said natural waste ditch North 30°11'29" East a distance of 89.54 feet to the South line of a Union Pacific Railroad right of way;

Thence along the South side of said railroad right of way South 71°35'54" East a distance of 330.89 feet to the East boundary of the SW¼SW¼ of said Section 34, Township 8 South, Range 17 East;

Thence along the East boundary of the SW¼SW¼ of said Section 34 South 00°43'39" East a distance of 186.02 feet to the South section line of said Section 34 and North section line of Section 3, also being the Northeast corner of the NW¼NW¼ of said Section 3;

Thence along the North section line of said Section 3 and the South section line of said Section 34, North 89°21'53" East a distance of 1313.90 feet to the North ¼ corner of said Section 3;

Thence along the East boundary of the NW¼ of said Section 3 South 00°00'07" West a distance of 1352.03 feet to the Southeast corner of the NE¼NW¼ of said Section 3;

Thence along the South boundary of the NW¼NE¼ of said Section 3 South 89°55'58" East a distance of 520.00 feet to the approximate center of a drain ditch;

Thence along the approximate centerline of said drain ditch South 18°20'36" West a distance of 317.92 feet to the approximate center of the North Side Canal Company's L-4 ditch;

Thence along the approximate centerline of said L-4 ditch South 64°52'46" West a distance of 463.72 feet to the East boundary line of the NW¼ of said Section 3;

Thence along the East boundary of the NW¼ of said Section 3 North 00°00'35" West a distance of 499.24 feet to the Southeast corner of the NE¼NW¼ of said Section 3;

Thence along the South boundary of the N½NW¼ of said Section 3 (Government Los 3 and 4) South 89°56'24" West a distance of 2621.99 feet to the Southwest corner of the NW¼NW¼ of said Section 3;

Thence along the West boundary of said Section 3, North 00°14'44" West a distance of 523.43 feet;

Thence North 86°53'21" East a distance of 85.90 feet;

Thence North 40°45'35" East a distance of 653.29 feet;

Thence North 00°38'07" West a distance of 308.40 feet to the North section line of said Section 3 and the REAL POINT OF BEGINNING.

SUBJECT TO all existing road, canal and railroad right of ways as recorded with the Jerome County Recorder and the Union Pacific Railroad.

PARCEL NO. 2:

TOWNSHIP 9 SOUTH, RANGE 17, EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 3: A part of the S½NW¼, described as follows:

Commencing at the Northwest corner of said Section 3;

Thence South 00°02'00" West, 1,325.61 feet to THE REAL POINT OF BEGINNING;

Thence South 89°46'52" East, 1,130.26 feet along the North boundary of said S½NW¼ of Section 3;

Thence South 26°30'51" West, 455.03 feet;

Thence South 19°02'53" East, 296.61 feet;

Thence North 89°41'26" West, 514.56 feet;

Thence North 65°10'44" West, 185.80 feet;

Thence North 89°44'09" West, 341.08 feet to the West boundary of said Section 3;

Thence North 00°02'00" East, 609.51 feet along the West boundary of said Section 3 to THE REAL POINT OF BEGINNING.

EXCEPTING THEREFROM that part of the SW¼NW¼, described as follows:

Commencing at the Northwest section corner of said Section 3;

Thence South 0°02'00" West, along the West boundary of said Section 3, 1325.61 feet to the Northwest corner of the SW¼NW¼;

Thence South 89°46'52" East, 870.26 feet along the North boundary of said SW¼NW¼ of Section 3, to THE TRUE POINT OF BEGINNING;

Thence South 89°46'52" East, 260.00 feet;

Thence South 26°30'51" West, 455.03 feet;

Thence South 19°02'53" East, 296.61 feet;

Thence North 89°41'26" West, 154.07 feet;

Thence North 0°02'00" East, 687.70 feet to THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:

TOWNSHIP 9 SOUTH, RANGE 17, EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 3: SE¼NW¼ and that part of the SW¼NW¼, described as follows:

Commencing at the Northwest corner of said Section 3;

Thence South 0°02'00" West along the West boundary of said Section 3, 1325.61 feet to the Northwest corner of SW¼NW¼;

Thence South 89°46'52" East along the North boundary of the SW¼NW¼, 870.26 feet to THE TRUE POINT OF BEGINNING;

Thence South 0°02'00" West, 904.17 feet;

Thence South 89°41'26" East, 437.96 feet to the East boundary of the SW¼NW¼, said point lies North 0°02'00" East, 416.22 feet from the Southeast corner of the SW¼NW¼;

Thence North along the East boundary of the SW¼NW¼ to the Northeast corner of the SW¼NW¼;

Thence West along the North boundary of the SW¼NW¼ to THE TRUE POINT OF BEGINNING.

PARCEL NO. 4:

Together with an easement for road and utilities 25.00 feet on each side of the following described centerline located in part of the SW¼NW¼ of Section 3, Township 9 South, Range 17, East Boise Meridian, as created by Warranty Deed dated October 11, 1983, recorded October 28, 1983 as Instrument Number 277140, Jerome County records, and Warranty Deed dated June 28, 1984, recorded September 5, 1986 as Instrument Number 300961, Jerome County records, described as follows:

Commencing at the Northwest corner of said Section 3;

Thence South 0°02'00" West, along the West boundary of said Section 3, 2228.41 feet to THE TRUE POINT OF BEGINNING;

Thence South 89°41'26" East, 1308.22 feet.

PARCEL NO. 5:

TOWNSHIP 9 SOUTH, RANGE 17, EAST OF THE BOISE MERIDIAN, JEROME COUNTY,
IDAHO

Section 3: That part of the SW¼NW¼, described as follows:

Commencing at the Northwest section corner of said Section 3;

Thence South 0°02'00" West, along the West boundary of said Section 3, 1935.12 feet to THE
TRUE POINT OF BEGINNING;

Thence South 89°44'09" East, 341.08 feet;

Thence South 65°10'44" East, 185.80 feet;

Thence South 89°41'26" East, 360.49 feet;

Thence South 0°02'00" West, 69.96 feet;

Thence North 89°46'52" West, 870.26 feet to a point on the West boundary of said Section 3;

Thence North 0°02'00" East, along the West boundary of said Section 3, 148.15 feet to THE
TRUE POINT OF BEGINNING.

PARCEL NO. 6:

TOWNSHIP 9 SOUTH, RANGE 17, EAST OF THE BOISE MERIDIAN, JEROME COUNTY,
IDAHO

Section 3: That part of the SW¼NW¼, described as follows:

Commencing at the Northwest Section corner of said Section 3;

Thence South 0°02'00" West, along the West boundary of Section 3, 2083.27 feet to THE TRUE
POINT OF BEGINNING;

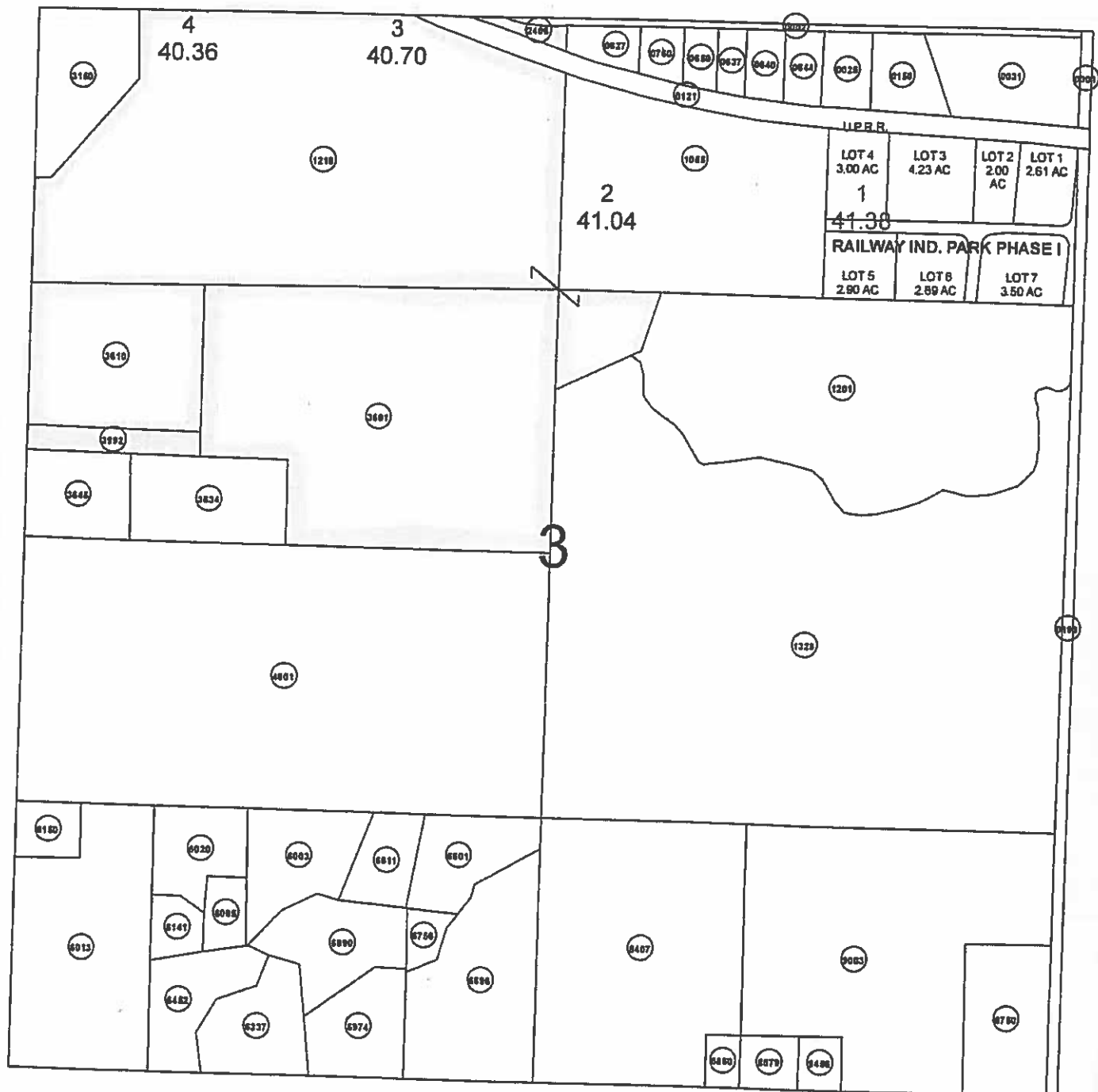
Thence South 89°46'52" East, 870.26 feet;

Thence South 0°02'00" West, 146.51 feet;

Thence North 89°41'26" West, 870.26 feet to a point on the West boundary of said Section 3;

Thence North 0°02'00" East, along the West boundary of said Section 3, 145.14 feet to THE
TRUE POINT OF BEGINNING.

SECTION 3 TOWNSHIP 9 SOUTH RANGE 17 EAST JEROME COUNTY IDAHO



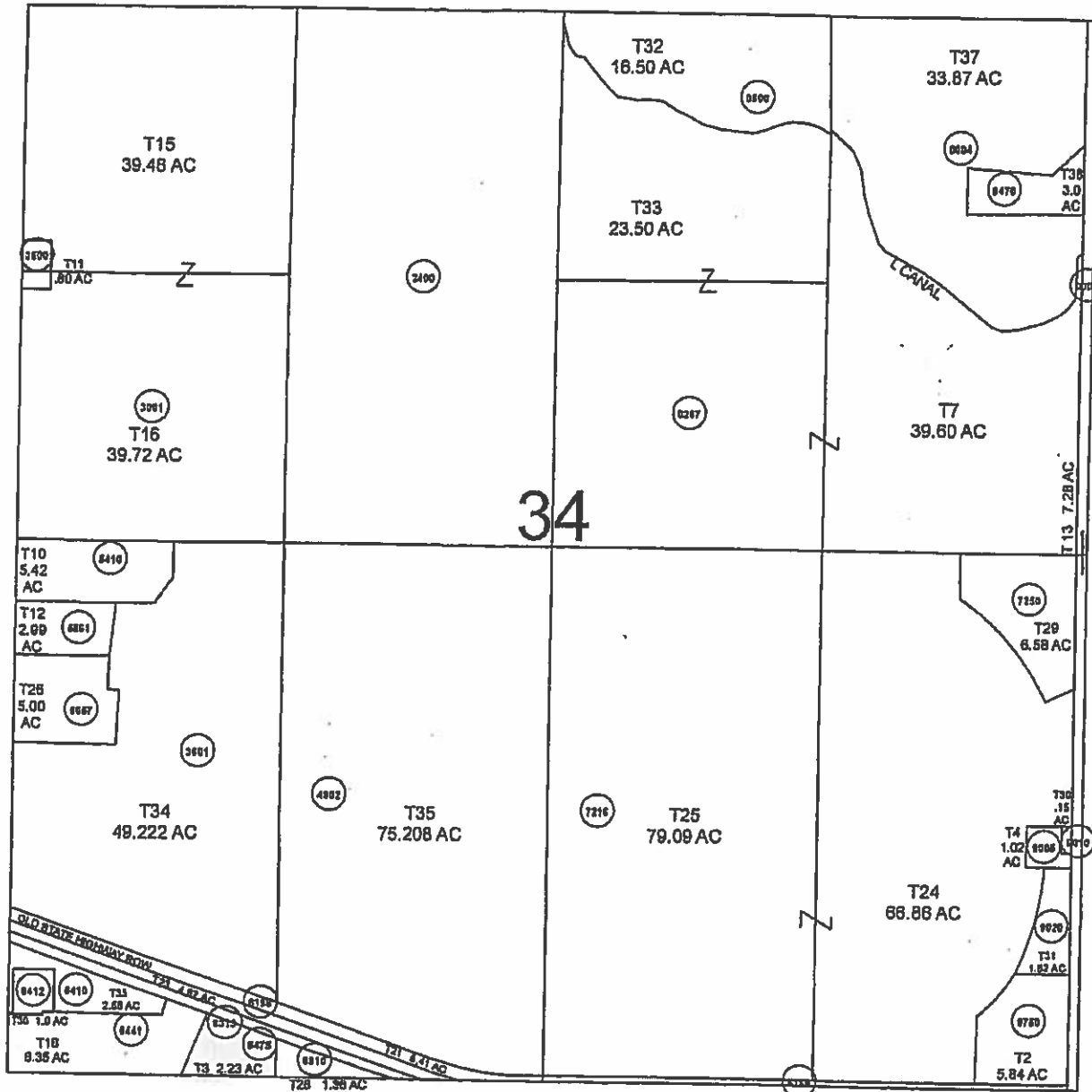
We have taken extreme care to insure accuracy.
However, we assume no responsibility for errors or omissions.
These maps are intended for assessment purposes only
and are not to be used as a legal document.
All canals and ditches are approximated from aerial maps.



500 0 500 Feet

DATE UPDATED: 09/07/2016
JEROME COUNTY ASSESSORS OFFICE

SECTION 34
TOWNSHIP 08 SOUTH RANGE 17 EAST
JEROME COUNTY IDAHO



We have taken extreme care to insure accuracy.
However, we assume no responsibility for errors or omissions.
These maps are intended for assessment purposes only
and are not to be used as a legal document.
All canals and ditches are approximated from aerial maps.



500 0 500 Feet

DATE PRINTED 12/16/2013
JEROME COUNTY ASSESSORS OFFICE

LAND TITLE AND ESCROW, INC.

TERRELL

COUNTY

SEC

3

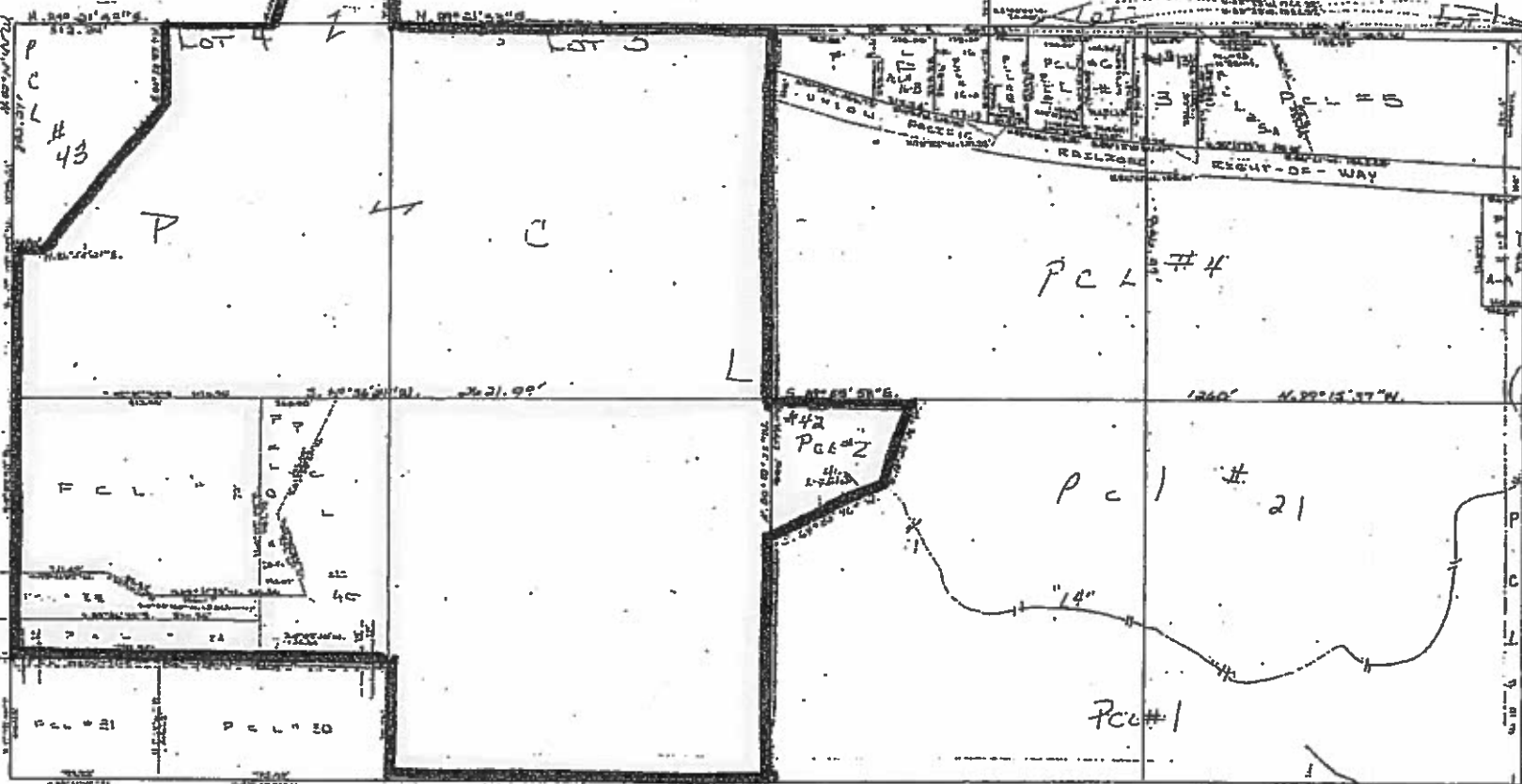
TWP 17

RGE

EBM

NORTH HALF

to 34-8-11





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

February 9, 2017

Darosa Farms, LLC
PO BOX 46
WENDELL ID 83355

RE: Change of Ownership for Water Right Nos. 36-8215 36-8735 36-16381

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 black ink, appearing to read 'K. Aasa'.

Kent L. Aasa
Water Resource Agent

Enclosure(s)

Cc: TitleOne (2170138)



237 N. Lincoln
Jerome, ID 83338
Ph. (208) 324-3357
Fx. (866) 310-3443
www.titleonecorp.com

Date: February 1, 2017

Idaho Dept of Water Resources
Attn: Trish
650 Addison Ave W., Ste 500
Twin Falls, ID 83301

Re: Escrow No. 16282743 ~ Darosa Farms, LLC, an Idaho limited liability company

Dear Trish,

In connection with the above referenced transaction, I am enclosing the following:

- Check No. 15420 in the amount of \$75.00
- Notice of Change in Water Right Ownership Form
- Copy of the recorded Special Warranty Deed, Instrument no. 2170138, Jerome County, Idaho
- Plat Map

If you have any questions, please do not hesitate to contact me.

Sincerely,

Laury Jo Lamb
(208) 324-3357
llamb@titleonecorp.com