

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

DEC 14 2016

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?
02-07064	Yes ☐	Yes ☒		Yes ☐	Yes ☐
02-07237A	Yes ☐	Yes ☒		Yes ☐	Yes ☐
02-10181	Yes ☐	Yes ☒		Yes ☐	Yes ☐
02-10189	Yes ☐	Yes ☒		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Robert and Connie Smith
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Crown Farm Outback, LLC c/o Crown West Realty, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 3808 N. Sullivan Road, Building N-15, Suite 202 Spokane WA 99216
Mailing address City State ZIP
- (509) 924-1720 rgragg@crownwest.com
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: November 30th, 2016
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 # 2-7064

8. Signature: [Signature] Frank J. Walter III, Authorized Rep. 11/28/16
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 VC Date 12/14/16 Receipt No. C102785 Receipt Amt. 4100

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 Petrus Farmland Investors Approved by _____ Processed by [Signature] Date 1-17-17

DEED TO A WATER RIGHT

FOR VALUABLE CONSIDERATION, the receipt and sufficiency whereof are hereby acknowledged, Robert Smith and Connie Smith, husband and wife, do hereby grant and convey unto Crown Farm Outback, LLC, a Delaware limited liability company, whose current address is 3808 N. Sullivan Rd., Building N-15, Suite 202, Spokane Valley, Washington 99216, a water right for 6.36 cfs of the waters of the Snake River, for a volume of 1,590 acre feet, with priority date of April 23, 1970, being that part of the water right evidenced by Water Right No. 02-07064 that originally was appurtenant to the following 318 acres of land in Township 6 South, Range 2 East, and Range 3 East, B.M., Elmore County, Idaho described in the place of use of said Water Right.

TO HAVE AND TO HOLD, all and singular the above mentioned and described property together with the appurtenances unto Crown Farm Outback, LLC, and to their successors and assigns forever.

IN WITNESS WHEREOF, the name of Robert and Connie Smith has been hereunto subscribed this 30th day of November, 2016.

ROBERT SMITH and CONNIE SMITH,
husband and wife


Robert Smith

Connie Smith

STATE OF WASHINGTON)

) SS.

County of Walla Walla

On this 30th day of Nov., 2016, before me, Sally J Erb, the undersigned, a notary public in and for said state, personally appeared ROBERT SMITH and CONNIE SMITH, the husband and wife that executed the foregoing 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 in this certificate first above written.

**SALLY J. ERB
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
SEPTEMBER 9, 2018**

Sally JENB
Notary Public for Washington
Residing at Walla Walla, Washington
My Commission Expires 09/09/18

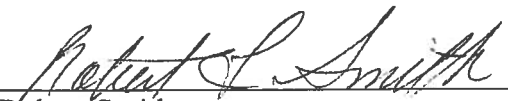
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TO HAVE AND TO HOLD, all and singular the above mentioned and described property together with the appurtenances unto Crown Farm Outback, LLC, and to their successors and assigns forever.

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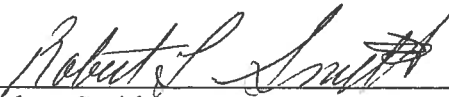
DEED TO A WATER RIGHT

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TO HAVE AND TO HOLD, all and singular the above mentioned and described property together with the appurtenances unto Crown Farm Outback, LLC, and to their successors and assigns forever.

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husband and wife


Robert Smith

Connie Smith

STATE OF WASHINGTON)

) ss.

County of Walla Walla)

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SEPTEMBER 9, 2018

Notary Public for Washington
Residing at Walla Walla Washington
My Commission Expires 09/09/18

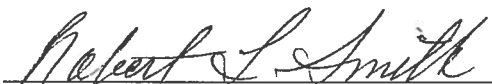
DEED TO A WATER RIGHT

FOR VALUABLE CONSIDERATION, the receipt and sufficiency whereof are hereby acknowledged, Robert Smith and Connie Smith, husband and wife, do hereby grant and convey unto Crown Farm Outback, LLC, a Delaware limited liability company, whose current address is 3808 N. Sullivan Rd., Building N-15, Suite 202, Spokane Valley, Washington 99216, a water right for 5.90 cfs of the waters of the Snake River, for a volume of 1,475 acre feet, with priority date of December 23, 1976, being that part of the water right evidenced by Water Right No. 02-07237A that originally was appurtenant to the following 295 acres of land in Township 6 South, Range 3 East, B.M., Elmore County, Idaho described in the place of use of said Water Right.

TO HAVE AND TO HOLD, all and singular the above mentioned and described property together with the appurtenances unto Crown Farm Outback, LLC, and to their successors and assigns forever.

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husband and wife


Robert Smith

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STATE OF WASHINGTON)

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Notary Public for Washington
Residing at Walla Walla, Washington
My Commission Expires 09/09/18

CROWN FARM OUTBACK, LLC

[View Additional Information »](#)[Purchase Documents for this Corporation »](#)

UBI Number	604009158
Category	LLC
Active/Inactive	Active
State of Incorporation	DE
WA Filing Date	06/30/2016
Expiration Date	06/30/2017
Inactive Date	
Duration	
Registered Agent Information	
Agent Name	JOHN ZEIMANTZ
Address	421 W RIVERSIDE AVE STE 140
City	SPOKANE
State	WA
ZIP	992010402
Special Address Information	
Address	
City	
State	
Zip	

❗ Our offices will be closed Monday, January 16th in observance of Martin Luther King Day.

**CROWN FARM OUTBACK, LLC**

UBI Number	604009158
Category	LLC
Active/Inactive	Active
State Of Incorporation	DE
WA Filing Date	06/30/2016
Expiration Date	06/30/2017
Inactive Date	
Duration	
Registered Agent Information	
Agent Name	JOHN ZEIMANTZ
Address	421 W RIVERSIDE AVE STE 140
City	SPOKANE
State	WA
ZIP	992010402
Special Address Information	
Address	
City	
State	
Zip	

Governing Persons (as defined in RCW 23.95.105 (12) (<http://app.leg.wa.gov/RCW/supdefault.aspx?cite=23.95.105>))

Title	Name	Address
Governor	Petrus Farmland Invest. I, LP, *	3808 N. Sullivan Rd. Bldg. N-15 Suite 202 SPOKANE, WA 99216



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 East Front Street • P.O. Box 83720 • Boise, Idaho 83720-0098

Phone: (208) 287-4800 • Fax: (208) 287-6700 • Web Site: www.idwr.idaho.gov

GARY SPACKMAN
Director

C.L. "BUTCH" OTTER
Governor

January 17, 2017

CROWN FARM OUTBACK LLC
C/O CROWN WEST REALTY LLC
3808 N SULLIVAN RD, BUILDING N-15, STE 202
SPOKANE, WA 99216

Re: Change of Ownership for Water Right/Permit No(s): 2-7064, 2-7237A, 2-1011 and 2-10189

Dear Water Right Holder(s):

The Department acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records to reflect this change in ownership and has enclosed a computer-generated report 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 § 42-222 and §42-223, Idaho Code.

Also note that as of July 1, 1996, water right owners are required to report any change of water right ownership and any change of mailing address of the owner of a water right, to the Department. Notice of the change must be provided to the Department within **120 days** of the change. Water right forms are available from any office of the Department, or at www.idwr.idaho.gov.

If you have any questions concerning the enclosed information, please feel free to contact me at (208) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist II

Enclosure(s)

c: Sawtooth Law Office

Boise Office

Golden Eagle Building
1101 W. River St., Ste. 110
P.O. Box 7985
Boise, Idaho 83707
Tel. (208) 629-7447

Challis Office

1301 E. Main Ave.
P.O. Box 36
Challis, Idaho 83226
Tel. (208) 879-4488

Twin Falls Office

236 River Vista Place
Suite 301
Twin Falls, Idaho 83301
Tel. (208) 969-9585

Fax (208) 629-7559



SAWTOOTH LAW

OFFICES, PLLC

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Daniel V. Steenson
dan@sawtoothlaw.com

Andrew J. Waldera
andy@sawtoothlaw.com

James R. Bennetts, of counsel
jim@sawtoothlaw.com

Attorneys licensed in Idaho
* Also licensed in Washington

December 14, 2016

Via Hand Delivery

IDWR State Office
Attn: Remington Buyer
PO Box 83720
Boise, ID 83720-0098

RECEIVED

DEC 14 2016

**DEPARTMENT OF
WATER RESOURCES**

Re: Notice of Change of Ownership for Water Right Nos. 02-10181, 02-10189, 02-07064 and 02-07237A

Dear Mr. Buyer:

As discussed yesterday, this law firm represents Crown Farm Outback, LLC, who recently purchased the above-mentioned water rights. Enclosed please find the following:

1. *Notice of Change in Water Right Ownership* for the above-referenced water rights, along with copies of the Deeds to the water rights which are in the process of being recorded;
2. *W-9 Request for Taxpayer Identification Number and Certification*; and
3. Check in the amount of \$100.00 payable to the Idaho Department of Water Resources which represents the \$25.00 filing fee for each of the four water rights.

All of these water rights are currently in the Water Supply Bank. Thus, please update the Department's ownership records accordingly, and also update the records of the Water Supply Bank.

As we discussed, the payments from the Water Supply Bank for rental of the above-referenced water rights for the 2016 season should be sent to the prior owners of the water rights, Bob and Connie Smith, at the address already on file with the Department. You indicated that the check for said payment was just now being cut and it was the Department's practice to send

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them to the owner at the time of the rental. The Department's practice is consistent with the agreement of the parties. All future payments for rental of these water rights from the Water Supply Bank should be sent the new owner, Crown Farm Outback, LLC, at the address indicated in the attached documents.

If you have any questions please feel free to call me. Thank you for your cooperation and assistance.

Yours very truly,

A handwritten signature in blue ink, appearing to read "S. Bryce Farris", is written over the typed name.

S. Bryce Farris

Enclosures

Cc: John R. Ziemantz via electronic mail
Frank J. Walter III via electronic mail
Mark Peterson via electronic mail
Bob Smith via electronic mail
Craig Walker via electronic mail
Rob Gragg via electronic mail