

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED

OCT 04 2016

WATER RESOURCES
WESTERN 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?
63-31793	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-31807	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Town Ranch, LP
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Sunroc Corporation ✓
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 1825 East 380 South St. George UT 84790
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: 2004 & 2009

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):
- o \$25 per undivided water right.
 - o \$100 per split water right.
 - o 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.

8. Signature: [Signature] general partner 9/30/16
Signature of new owner/claimant Title, if applicable Date
- Signature: [Signature] general partner 9/30/16
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by [Signature] Date 10/4/16 Receipt No. W044686 Receipt Amt. \$50⁰⁰

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 [Signature] Approved by [Signature] Processed by [Signature] Date [Signature]

• Not Processed.
• Refund 12/6/16
-1

AFTER RECORDING MAIL TO:

Sunroc Corporation
1825 East 3850 south
St. George, UT 84790

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

2016-040456	
RECORDED	
09/30/2016 03:48 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=9 BJBROWN	\$34.00
TYPE: DEED	
FIRST AMERICAN TITLE INSURANCE	
ELECTRONICALLY RECORDED	

RECEIVED ^{via email}

OCT 04 2016

WATER RESOURCES
WESTERN REGION

WARRANTY DEED

File No.: 4102-2688060 (PC)

Date: September 30, 2016

For Value Received, Town Ranch, LP, an Idaho limited partnership, (as to parcels 1,2,3,4,5,6,7 and 11) and Calvin D. Low and Susie F. Low, husband and wife, as to an undivided 1/2 interest; and Clint B. Low and Melody J. Low, husband and wife, as to an undivided 1/2 interest, (as to parcels 8, 9 & 10), hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto Sunroc Corporation, a Utah corporation, hereinafter referred to as Grantee, whose current address is 1825 East 3850 south, St. George, UT 84790, the following described premises, situated in Canyon County, Idaho, to wit:

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

X **PARCEL 1:**

The Northeast Quarter of the Southeast Quarter of Section 32, Township 5 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

X **PARCEL 2:**

This parcel is a portion of Government Lot 6 and Government Lot 7 of Section 33, Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southeast corner of said Government Lot 7; thence North 00° 08' 29" East along the East boundary of said Government Lot 7 a distance of 292.00 feet to a point on the centerline of Drain No. 6 as it now exists, said point being the TRUE POINT OF BEGINNING; thence traversing said centerline as follows: North 82° 36' 56" West a distance of 395.89 feet; thence along a curve to the right having a central angle of 13° 04' 43", a radius of 307.68 feet, an arc length of 70.23 feet and a long chord which bears North 76° 04' 35" West a distance of 70.08 feet; North 69° 32' 13" West a distance of 389.08 feet; along a curve to the right having a central angle of 30° 04' 05", a radius of 196.51 feet, an arc length of 103.13 feet and a long chord which bears North 54° 30' 11" West a distance of 101.95 feet;

North 39° 28' 08" West a distance of 215.35 feet; along a curve to the left having a central angle of 23° 00' 59", a radius of 98.23 feet, an arc length of 39.46 feet and a long chord which bears North 50° 58' 38" West a distance of 39.20 feet;
North 62° 29' 07" West a distance of 459.56 feet; along a curve to the right having a central angle of 23° 41' 40", a radius of 241.83 feet, an arc length of 100.01 feet and a long chord which bears North 50° 38' 17" West a distance of 99.30 feet;
North 38° 47' 27" West a distance of 207.63 feet; along a curve to the left having a central angle of 53° 25' 52", a radius of 109.96 feet, an arc length of 102.54 feet and a long chord which bears North 65° 30' 24" West a distance of 98.86 feet;
South 87° 46' 40" West a distance of 197.69 feet; along a curve to the right having a central angle of 13° 56' 49", a radius of 355.07 feet, an arc length of 86.43 feet and a long chord which bears North 85° 14' 55" West a distance of 86.22 feet;
North 78° 16' 30" West a distance of 91.18 feet; along a curve to the right having a central angle of 10° 26' 11", a radius of 188.44 feet, an arc length of 34.32 feet and a long chord which bears North 73° 03' 25" West a distance of 34.28 feet;
North 67° 50' 20" West a distance of 35.09 feet; along a curve to the left having a central angle of 13° 46' 55", a radius of 208.93 feet, an arc length of 50.26 feet and a long chord which bears North 74° 43' 47" West a distance of 50.14 feet;
North 81° 37' 15" West a distance of 198.99 feet; along a curve to the left having a central angle of 18° 23' 21", a radius of 151.42 feet, an arc length of 48.60 feet and a long chord which bears South 89° 11' 05" West a distance of 48.39 feet;
South 79° 59' 24" West a distance of 124.78 feet to a point on the West boundary of said Government Lot 6; thence
North 00° 11' 58" East along said West boundary a distance of 19.38 feet to the South 1/16 on the West line of said Section 33; thence
North 00° 11' 58" East along the West boundary of said Government Lot 6 a distance of 1,421.23 feet to a point on the General Land Office Meander Line of the left bank of the Boise River of 1867; thence traversing said General Land Office Meander Line as follows:
South 14° 40' 07" East a distance of 339.85 feet;
South 55° 48' 32" East a distance of 278.88 feet;
South 48° 07' 31" East a distance of 232.60 feet;
South 68° 15' 43" East a distance of 331.30 feet;
South 48° 22' 21" East a distance of 465.19 feet;
North 87° 17' 00" East a distance of 461.86 feet;
North 44° 52' 14" East a distance of 360.43 feet;
South 59° 18' 17" East a distance of 663.54 feet;
South 17° 38' 10" East a distance of 233.25 feet;
South 58° 18' 37" East a distance of 152.32 feet to a point on the East boundary of said Government Lot 7; thence leaving said General Land Office Meander Line and bearing South 00° 08' 28" West along the East boundary of said Government Lot 7 a distance of 997.49 feet to the TRUE POINT OF BEGINNING.

X **PARCEL 3:**

That portion of the East One-Half of Government Lot 3, lying South of the mean high water line on the South side of the Boise River in Section 33, Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho,

✕ **PARCEL 4:**

That portion of Government Lot 2 lying South of the mean high water line on the South side of the Boise River, in Section 33, Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho.

Excepting therefrom the East 25 feet of said Government Lot 2.

✕ **PARCEL 5:**

This parcel is a portion of Government Lot 8 and Government Lot 9 of Section 33, Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest corner of said Government Lot 8; thence North 00° 08' 29" East along the West boundary of said Government Lot 8 a distance of 237.36 feet to the Northwest corner of a parcel described as Instrument No. 200352735, said point being the TRUE POINT OF BEGINNING; thence continuing North 00° 08' 29" East along the West boundary of said Government Lot 8 a distance of 1,052.13 feet to a point on the General Land Office meander line of the left bank of the Boise River of 1868; thence traversing said meander line as follows:
South 58° 18' 37" East a distance of 657.32 feet;
North 45° 37' 32" East a distance of 498.09 feet;
North 61° 43' 14" East a distance of 624.07 feet;
South 55° 49' 30" east a distance of 191.71 feet to a point that lies 1,013.70 feet West of the East boundary of said Government Lot 9; thence South 00° 04' 57" West parallel with the East boundary of said Government Lot 9 a distance of 1,473.54 feet to a point on the South boundary of said Government Lot 9 which lies 1,013.70 feet West of the Southeast corner of said Government Lot 9; thence South 89° 45' 17" West along the South boundary of Government Lot 9 a distance of 305.45 feet (of record 316.3 feet) to the Southeast corner of said Government Lot 8; thence South 89° 45' 17" West along the South boundary of said Government Lot 8 a distance of 1,089.38 feet to a point on the Easterly boundary of said Instrument No. 200352735; thence traversing that portion of said Instrument NO. 200352735 lying in said Government Lot 8 as follows:
North 01° 05' 41" West a distance of 113.60 feet;
North 89° 45' 22" East a distance of 652.72 feet;
North 09° 29' 25" West a distance of 44.45 feet to a point on the South top of bank of an existing irrigation canal; thence traversing said South top of bank as follows:
South 87° 47' 52" West a distance of 221.62 feet;
North 89° 59' 41" West a distance of 101.48 feet;
North 77° 05' 23" West a distance of 333.02 feet;
North 87° 23' 00" West a distance of 225.09 feet to the TRUE POINT OF BEGINNING.

✕ PARCEL 6:

This parcel is a portion of Government Lot 2 and Government Lot 1 of Section 4, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Southwest corner of said Government Lot 2; thence North 00° 02' 53" East along the West boundary of said Government Lot 2 a distance of 845.30 feet to the Southwest corner of a parcel described in Instrument No. 200352735 on file in the Office of the Recorder, Canyon County, Idaho; thence traversing that portion of said Instrument No. 200352735 lying in said Government Lot 2 as follows; North 89° 45' 21" East a distance of 123.04 feet (of record 123.05 feet); North 01° 03' 09" West a distance of 166.12 feet; North 83° 53' 18" East a distance of 115.97 feet; North 01° 05' 42" West a distance of 268.51 feet to a point on the North boundary of said Government Lot 2; thence leaving said Instrument No. 200252735 and bearing North 89° 45' 17" East along the North boundary of said Government Lot 2 a distance of 1,089.38 feet to the Northwest corner of said Government Lot 1; thence North 89° 45' 17" East along the North boundary of said Government Lot 1 a distance of 305.45 feet to a point on the West boundary of a parcel described in Instrument No. 200113318, said point bears South 89° 45' 17" West a distance of 1,013.70 feet from the Northeast corner of said Government Lot 1; thence South 00° 04' 36" West along the West boundary of said Instrument No. 200113318 a distance of 1,299.08 feet to a point on the South boundary of said Government Lot 1, which lies North 89° 59' 12" West a distance of 1,013.70 feet from the Southeast corner of said Government Lot 1; thence North 89° 59' 12" West along the South boundary of said Government Lot 1 a distance of 305.12 feet (of record 316.3 feet) to the Southeast corner of said Government Lot 2; thence North 89° 59' 12" West along the South boundary of said Government Lot 2 a distance of 1,318.82 feet to the POINT OF BEGINNING.

✕ PARCEL 7:

The Southwest Quarter of the Northeast Quarter; the Southeast Quarter of the Northwest Quarter and Lot 3, all in Section 4, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

✕ PARCEL 8:

BEGINNING at the Southeast corner of Section 33, Township 5 North, Range 4 West of the Boise Meridian in Canyon County, Idaho; thence West 1,013.7 feet; thence North 1,710.0 feet, more or less, to the South bank of the Boise River; thence Easterly along the South bank of the Boise River, and following its meandering to the Section line between Sections 33 and 34, Township 5 North, Range 4 West of the Boise Meridian; thence

South 1,690 feet, more or less, to the PLACE OF BEGINNING.

✕ **PARCEL 9:**

BEGINNING at the Northeast corner of Section 4, Township 4 North, Range 4 West of the Boise Meridian in Canyon County, Idaho; thence West 1,013.7 feet; thence South to the South side of Lot 1 of said Section 4; thence East 1,013.7 feet to the Southeast corner of Lot 1 of said Section 4; thence North 1,307 feet, more or less, to the PLACE OF BEGINNING.

EXCEPT:

This parcel is a portion of Government Lot 1 of Section 4 in Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of Government Lot 1, (NE Section Corner, Section 4), a found aluminum cap monument; thence South 00°05'13" West along the East boundary of Government Lot 1 a distance of 854.60 feet to the TRUE POINT OF BEGINNING, a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352; thence continuing South 00°05'13" West along the East boundary of Government Lot 1 a distance of 449.00 feet to the Southeast corner of Government Lot 1, a found 5/8 inch diameter rebar; thence North 89°58'38" West along the South boundary of Government Lot 1 a distance of 210.00 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352; thence North 00°05'15" East parallel with the East boundary of Government Lot 1 a distance of 449.00 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352; thence South 89°58'37" East parallel with the South boundary of Government Lot 1 a distance of 210.00 feet to the TRUE POINT OF BEGINNING.

✕ **PARCEL 10:**

Lots 5 and 6 and the West Half of Lot 7 in Section 34, Township 5 North, Range 4 West of the Boise Meridian in Canyon County, Idaho.

EXCEPTING THEREFROM:

A parcel of land consisting of the accretion ground of the right bank of the Boise River between the Meander Line surveyed in 1868 and the location of the approximate mean high water line as determined in February 1995, said parcel of land being adjacent to Government Lot 3 in Section 34, Township 5 North, Range 4 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Southwest corner of Section 34, Township 5 North, Range 4 West, Boise Meridian, Canyon County, Idaho; thence North 00° 07' 34" East, 3,030.46 feet along the West line of said Section 34 to the

APN:

Warranty Deed
- continued

File No.: 4102-2688060 (PC)
Date: 09/28/2016

Southwesterly right-of-way line of the Union Pacific Railroad; thence South 66° 16' 16" East, 1,782.16 feet along said Southwesterly right-of-way line to a 1/2-inch iron pin at the Northwest corner of Parcel 2 of that certain Record of Survey filed as Instrument No. 9500572, records of Canyon County, Idaho; thence South 00° 23' 16" West, 1,267.96 feet to a point on the Meander Line of the left bank of the Boise River as surveyed in 1868 and the TRUE POINT OF BEGINNING; thence along said Meander Line the following courses and distances:
South 63° 22' 52" East, 37.74 feet (of record South 64 1/2° East);
South 39° 20' 39" East, 890.55 feet (of record South 40° East, 13.2 chains);
South 65° 21' 04" East, 300.28 feet (of record South 66 1/2° East); thence leaving said Meander Line
South 16° 28' 59" West, 63.93 feet to a point on the high water line of the North bank of the Boise River as determined in February 1995 as marked by a set 1/2-inch iron pin with plastic cap stamped PLS 6552; thence along said high water line the following courses and distances
North 68° 09' 34" West, 117.10 feet to a set 1/2-inch iron pin with plastic cap stamped PLS 6552;
North 58° 49' 15" West, 67.95 feet to a set 1/2-inch iron pin with plastic cap stamped PLS 6552;
North 36° 21' 36" West, 84.23 feet to a set 1/2-inch iron pin with plastic cap stamped PLS 6552;
North 60° 01' 18" West, 75.32 feet to a set 1/2-inch iron pin with plastic cap stamped PLS 6552;
South 89° 55' 07" West, 85.62 feet to a set 1/2-inch iron pin with plastic cap stamped PLS 6552;
North 70° 08' 16" West, 72.72 feet to a set 1/2-inch iron pin with plastic cap stamped PLS 6552;
North 49° 58' 41" West, 174.44 feet to a set 1/2-inch iron pin with plastic cap stamped PLS 6552;
North 43° 21' 03" West, 410.30 feet to a found 5/8-inch iron pin per Record of Survey Instrument No. 9123675, records of Canyon County, Idaho; thence leaving said high water line
North 00° 23' 16" West, 272.84 feet along the East line of said Record of Survey to the TRUE POINT OF BEGINNING.

X **PARCEL 11:**

Lot 4 in Section 3, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho.

EXCEPT:

This parcel is a portion of Government Lot 4 of Section 3 in Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Southwest corner of Government Lot 4 (N1/16W Corner, Section 3), a found 5/8 inch diameter rebar; thence

APN:

Warranty Deed
- continued

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North 00° 05' 13" East along the west boundary of Government Lot 4 a distance of 375.54 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352; thence North 89° 28' 06" East parallel with the south boundary of Government Lot 4 a distance of 116.00 feet to a point witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 00° 05' 13" West a distance of 135.50 feet; thence South 00° 05' 13" West parallel with the west boundary of Government Lot 4 a distance of 375.54 feet to a point on the south boundary of Government Lot 4, a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352; thence South 89° 28' 06" West along the south boundary of Government Lot 4 a distance of 116.00 feet to the POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances, including without limitations all water rights appurtenant thereto, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, which are not yet due and payable, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

APN:

Warranty Deed
- continued

File No.: 4102-2688060 (PC)
Date: 09/28/2016

Town Ranch, LP, an Idaho limited partnership

By: Calvin D. Low

Name: Calvin D. Low
Title: General Partner

Calvin D. Low
Calvin D. Low

Clint B. Low
Clint B. Low

By: Clint B. Low

Name: Clint B. Low
Title: General Partner

Susie F. Low
Susie F. Low

Melody J. Low
Melody J. Low

APN:

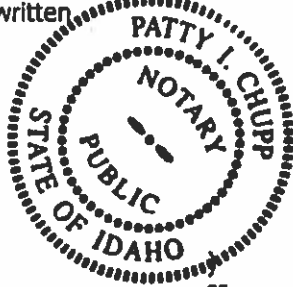
Warranty Deed
- continued

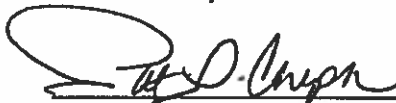
File No.: 4102-2688060 (PC)
Date: 09/28/2016

STATE OF Idaho)
SS.
COUNTY OF Ada)

On this 30th day of September, 2016, before me, a Notary Public in and for said State, personally appeared **Calvin D. Low and Clint B. Low**, known or identified to me to be the **General Partners of Town Ranch, LP**, which is known or identified to me to be the general partner in the limited partnership of **Town Ranch, LP, an Idaho limited partnership**, and acknowledged to me that said limited partner executed the same as general partner of said limited partnership.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.




Notary Public for the State of Idaho
Residing at: Boise, ID
My Commission Expires: 5/8/22

STATE OF Idaho)
SS.
COUNTY OF Ada)

On this 30th day of September, 2016, before me, a Notary Public in and for said State, personally appeared **Calvin D. Low and Susie F. Low and Clint B. Low and Melody J. Low**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/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.




Notary Public for the State of Idaho
Residing at: Boise, ID
My Commission Expires: 5/8/22