

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
AUG 10 2016
Department of Water Resources
Eastern 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?
35-4052 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
35-4054 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
35-7781 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
<i>may want</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
<i>35-11303</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Thorn Springs Ranch
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Van Orden Brothers Land, LLC
New owner(s) as listed on the conveyance document
- 1403 W. 600 S. Pingree Name connector ☐ and ☐ or ☐ and/or
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: July 28, 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 # 35-4052

8. Signature: Van Orden Brothers Land, LLC Michael Van Orden - Member 8/4/2016
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 JB Date 8/10/2016 Receipt No. E042343 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 JB Processed by JB Date 8/24/2016

594281

GRANT DEED

THIS INDENTURE is made this 28 day of July, 2016, by THORN SPRINGS RANCH, INC., an Idaho limited liability company, the "Grantor", to VAN ORDEN BROTHERS LAND, L.L.C., an Idaho limited liability company, whose mailing address is 1403 W 600 S, Pingree, ID 83262, the "Grantee".

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's successors and assigns forever, all of the following described real property in the County of Bingham, State of Idaho, to-wit:

TOWNSHIP 4 SOUTH, RANGE 33 EAST, BOISE MERIDIAN, BINGHAM COUNTY, IDAHO

SECTION 1: SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$, LOTS 5, 6, 7, 8, AND 10

EXCEPTING THEREFROM: PART OF THE LOTS 5 AND 6 AND THE SW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 33 E.B.M., BINGHAM COUNTY, IDAHO, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS S. 00°30'56" E. 2267.86 FEET ALONG THE SECTION LINE AND S. 89°29'04" W. 1270.62 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 1; AND RUNNING THENCE S. 47°29'42" W. 573.86 FEET; THENCE S. 04°47'20" W. 335.00 FEET; THENCE S. 85°57'03" E. 449.57 FEET TO THE WEST BANK OF AN EXISTING SLOUGH; THENCE ALONG HIGHWATER MARK OF EXISTING SLOUGH IN A NORTHERLY DIRECTION TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: PART OF LOT 5 OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 33 E.B.M., BINGHAM COUNTY, IDAHO, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 5 THAT IS S 00°30'56" E 1325.90 FEET ALONG THE SECTION LINE AND S 89°24'34" W 805.26 FEET ALONG THE NORTH LINE OF SAID LOT 5 FROM THE NORTHEAST CORNER OF SAID SECTION 1, AND RUNNING THENCE S 89°24'34" W 519.38 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE S 00°26'45" E 419.35 FEET ALONG THE WEST LINE OF SAID LOT 5; THENCE N 89°24'34" E 519.38 FEET; THENCE N 00°26'45" W 419.35 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: PART OF LOT 5 OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 33 E.B.M., BINGHAM COUNTY, IDAHO, DESCRIBED AS: BEGINNING AT A POINT THAT IS S. 0°30'56" E. 1325.90

FEET ALONG EAST LINE OF SECTION 1 TO THE NORTHEAST CORNER OF LOT 5 BEING THE POINT OF BEGINNING FROM THE NORTHEAST CORNER OF SAID SECTION 1 AND RUNNING THENCE S. 0°30'56" E. 461.18 FEET ALONG SAID EAST LINE OF SECTION 1 TO A POINT ON THE CENTERLINE OF AN EXISTING SLOUGH; THENCE ALONG SAID SLOUGH CENTER LINE THE FOLLOWING EIGHT (8) COURSES (1) S. 65°21'31" W 106.19 FEET; (2) THENCE S. 44°55'40" W. 208.11 FEET; (3) THENCE S. 82°31'06" W. 60.42 FEET; (4) THENCE N. 73°05'00" W. 61.14 FEET; (5) THENCE N. 35°22'17" W. 160.99 FEET; (6) THENCE N. 67°37'02" W. 88.54 FEET; (7) THENCE N. 86°42'52" W. 121.83 FEET; (8) THENCE S. 87°58'45" W. 136.19 FEET; THENCE S. 89°22'52" W. 560.42 FEET; THENCE N. 0°26'45" W. 467.86 FEET TO THE NORTH LINE OF SW¼NE¼; THENCE N. 89°24'34" E. 30.00 FEET TO THE NORTHWEST CORNER OF DEED INSTRUMENT NO. 498687; THENCE FOLLOWING SAID DEED INSTRUMENT NO. 498687 THE FOLLOWING THREE (3) COURSES (1) S. 0°26'45" E. 419.35 FEET; (2) THENCE N. 89°24'34" E. 519.38 FEET; (3) THENCE N. 0°26'45" W. 419.35 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE N. 89°24'34" E. 805.26 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: PART OF THE SW¼NE¼, AND A PORTION OF GOVERNMENT LOT'S 5 AND 6, SECTION 1, TOWNSHIP 4 SOUTH, RANGE 33 EAST, B.M., BINGHAM COUNTY, IDAHO DESCRIBED AS: BEGINNING AT A POINT THAT IS S00°30'56"E 1863.71 FEET ALONG THE SECTION LINE, FROM THE NORTHEAST CORNER OF SAID SECTION 1, SAID POINT BEING A RECOVERED BUREAU OF LAND MANAGEMENT (BLM) BRASS CAP MEANDER CORNER, AND RUNNING THENCE ALONG THE ORIGINAL MEANDER LINE THE FOLLOWING TWO (2) COURSES; (1) S51°01'28"W 722.04 FEET; (2) THENCE S34°16'28"W 34.86 FEET TO THE NORTH BANK OF AN EXISTING SLOUGH; THENCE ALONG SAID NORTH BANK THE FOLLOWING TWO (2) COURSES; (1) S64°38'48"W 96.54 FEET; (2) S45°41'08"W 176.65 FEET TO THE MEAN HIGH WATER LINE OF THE SNAKE RIVER; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING THREE (3) COURSES; (1) S57°58'00"W 331.23 FEET; (2) S40°37'50"W 141.17 FEET; (3) S63°00'41"W 15.67 FEET; THENCE S72°19'38"W 83.24 FEET TO THE WEST BANK OF AN EXISTING SLOUGH; THENCE ALONG SAID WEST BANK THE FOLLOWING FIVE (5) COURSES; (1) N17°40'22"W 127.94 FEET; (2) N26°51'11"W 126.73 FEET; (3) N03°47'18"E 83.33 FEET; (4) N40°08'24"E 162.52 FEET TO A RECOVERED IRON ROD WITH PLASTIC CAP INSCRIBED "HLE" 5360; (5) N11°04'14"W 106.99 FEET; THENCE S47°29'42"W 573.86 FEET TO A RECOVERED IRON ROD WITH PLASTIC CAP INSCRIBED "HLE" 5360; THENCE N04°47'20"E 44.23 FEET; THENCE N24°49'09"E 545.09 FEET; THENCE N65°10'51"W 76.00 FEET; THENCE N24°49'09"E 100.00 FEET; THENCE S65°10'51"E 76.00 FEET; THENCE N 24°49'09"E 144.17 FEET; THENCE N00°26'45"W 98.92 FEET; THENCE N89°22'52"E 560.42 FEET TO THE CENTERLINE OF AN

EXISTING SLOUGH; THENCE ALONG SAID CENTERLINE THE FOLLOWING EIGHT (8) COURSES; (1) N87°58'45"E 136.19 FEET; (2) S86°42'52"E 121.83 FEET; (3) S67°37'02"E 88.54 FEET; (4) S35°22'17"E 160.99 FEET; (5) S73°05'00"E 61.14 FEET; (6) N82°31'06"E 60.42 FEET; (7) N44°55'40"E 208.11 FEET; (8) N65°21'31"E 106.19 FEET TO THE EAST LINE OF SAID SECTION 1; THENCE S00°30'56"E 76.64 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

SECTION 11: NE¼NE¼,

EXCEPT BEGINNING AT A POINT WHICH IS WEST ALONG THE SECTION LINE 470 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; THENCE S. 85°24'37" W. 515 FEET TO THE P.C. OF A CURVE WITH A RADIUS OF 261.48 FEET AND CENTRAL ANGLE OF 83°43'; THENCE LEFT FOLLOWING SAID CURVE 382.06 FEET; THENCE S. 85°24'37" W. 25 FEET; THENCE N. 1°41'37" E. 290 FEET; THENCE EAST ALONG THE SECTION LINE 770 FEET TO THE POINT OF BEGINNING.

SECTION 12: NW¼NW¼, LOTS 1, 2, 3, 9, 10, 11, 17, 18, 19 AND 20

SUBJECT TO the following:

1. All real property taxes and assessments; all existing patent reservations, easements, rights of way, restrictive covenants, and matters of record; all applicable zoning ordinances, building codes, and laws and regulations; all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property.

2. Right-of-way or easement of 700 South, 1300 West, 1325 West.

3. Levies and assessments of Bingham Ground Water District.

4. Easement granted to Idaho Power Company over Lot 5, SWS4NE4, SW4SW4 Sec. 1, recorded May 14, 1946, in Book O of Misc., page 5, Instrument No. 52123.

5. Easement granted to Idaho Power Company over NE4NE4 Sec. 11 and W2NW4 Sec. 12, recorded March 3, 1950, in Book P of Misc., page 466, Instrument No. 14380.

6. Easement granted to Idaho Power Company over N2NW4SE4 and N2NE4SW4 Sec. 1, recorded March 3, 1950, in Book P of Misc., page 471, Instrument No. 14389.

7. Easement granted to Idaho Power Company over SW4SW4 Sec. 1 and NW4 Sec. 12, recorded February 25, 1956, as Instrument No. 46440.

8. Reservations in United States Patent, recorded May 27, 1998, as Instrument No. 465854.

9. Provisions in deed to Deryl Smith, recorded November 25, 2003, as Instrument No. 534977.

10. Any claim arising from the difference in the mean high water line of the Snake River and the meander line as shown by the Original Government Survey.

11. Provisions in deed to Glen Tabor and Bernadine Tabor, husband and wife, recorded June 17, 2014, as Instrument No. 659353.

TOGETHER WITH the following water rights appurtenant thereto: Water Right Nos. 35-4052, 35-4054, and 35-7781. Any other water rights now appurtenant to the above-described property shall not be transferred by this Grant Deed and shall be retained by Grantor.

ALSO TOGETHER WITH any and all of Grantor's estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-rights of way in anywise appertaining to the property herein described as well in law as in equity.

ALSO TOGETHER WITH all wells, pumps, and pivots located on the property herein described.

TO HAVE AND TO HOLD, the property and the appurtenances unto the Grantee, and to Grantee's successors and assigns forever.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

GRANTOR:

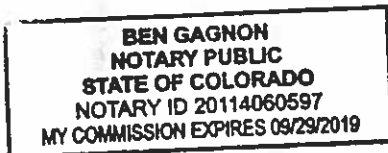
THORN SPRINGS RANCH, INC.

By: [Signature]
Glen Tabor, President

STATE OF Colorado)
COUNTY OF EL Paso)SS.

On this 25 day of July, 2016, before me, a Notary Public in and for said State, personally appeared Glenn Tabor, known or identified to me to be the President of the corporation that executed the instrument on behalf of said corporation, and acknowledged to me that such corporation 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.



[Signature]
Notary Public for EL Paso county
Residing at: Peyton, Co
Commission Expires: 9/29/2019

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