

TWIN FALLS COUNTY

RECORDED FOR:

TITLEONE - BURLEY

03:57:33 PM 04-21-2016

2016006397

NO. PAGES 4 FEE: \$19.00

KRISTINA GLASCOCK
COUNTY CLERK

DEPUTY: BH

Electronically Recorded by Simplifile

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

#162675623

FOR VALUE RECEIVED, the ESTATE OF MICHAEL G. VIERSTRA, A/K/A/ MIKE G. VIERSTRA, by and through its Personal Representative, EVANGELINE VIERSTRA, Case No. CV 42-15-3906, Twin Falls County, Idaho, hereinafter referred to as "Grantor," does hereby grant, bargain, sell and convey unto BLUE SAGE PROPERTIES, LLC, an Idaho limited liability company, 3765 N 2300 E, Filer, Idaho 83328, hereinafter referred to as "Grantee," the following described real property situated in Twin Falls County, Idaho, to-wit:

See Exhibit A, attached hereto and incorporated herein by this reference.

To have and to hold the said premises and their appurtenances unto the said Grantees, their successors and assigns, forever.

The said Grantor does hereby covenant to and with the said Grantees that it is the owner in fee simple of said premises; that said premises are free from all encumbrances except as set forth hereinabove and those encumbrances of record and property taxes for the current year; and that Grantor will warrant and defend the same from all lawful claims whatsoever.

DATED this 19 day of April, 2016.

THE ESTATE OF MICHAEL G. VIERSTRA

BY:

Evangeline Vierstra
Evangeline Vierstra
Personal Representative

STATE OF GEORGIA)

County of Laudes) ss.

On this 19th day of April, 2016, before me, a Notary Public for said County and State, personally appeared EVANGELINE VIERSTRA, known or identified to me, to be the person whose name is subscribed to the within instrument as the Personal Representative of the ESTATE OF MICHAEL G. VIERSTRA, and acknowledged to me that she

PERSONAL REPRESENTATIVE DEED - 1

PERSONAL REPRESENTATIVE DEED

#162675623

FOR VALUE RECEIVED, the ESTATE OF MICHAEL G. VIERSTRA, A/K/A/ MIKE G. VIERSTRA, by and through its Personal Representative, EVANGELINE VIERSTRA, Case No. CV 42-15-3906, Twin Falls County, Idaho, hereinafter referred to as "Grantor," does hereby grant, bargain, sell and convey unto BLUE SAGE PROPERTIES, LLC, an Idaho limited liability company, 3765 N 2300 E, Filer, Idaho 83328, hereinafter referred to as "Grantee," the following described real property situated in Twin Falls County, Idaho, to-wit:

See Exhibit A, attached hereto and incorporated herein by this reference.

To have and to hold the said premises and their appurtenances unto the said Grantees, their successors and assigns, forever.

The said Grantor does hereby covenant to and with the said Grantees that it is the owner in fee simple of said premises; that said premises are free from all encumbrances except as set forth hereinabove and those encumbrances of record and property taxes for the current year; and that Grantor will warrant and defend the same from all lawful claims whatsoever.

DATED this 19 day of April, 2016.

THE ESTATE OF MICHAEL G. VIERSTRA

BY: Evangeline Vierstra

Evangeline Vierstra
Personal Representative

STATE OF GEORGIA)

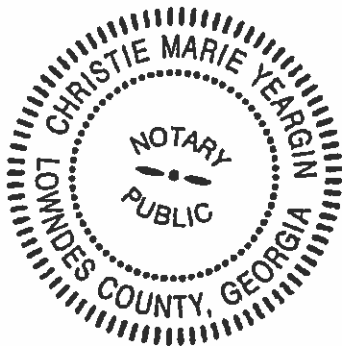
County of Lauderdale)
SS.

On this 19th day of April, 2016, before me, a Notary Public for said County and State, personally appeared EVANGELINE VIERSTRA, known or identified to me, to be the person whose name is subscribed to the within instrument as the Personal Representative of the ESTATE OF MICHAEL G. VIERSTRA, and acknowledged to me that she

PERSONAL REPRESENTATIVE DEED - 1

executed the same as such Personal Representative.

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 IDAHO

Residing at _____

My commission expires _____

Christie Marie Yeargin



My Commission Expires
17th day of February, 2020
Lowndes County Georgia

DATE: 4-19-16

PERSONAL REPRESENTATIVE DEED - 2

Exhibit A

PARCEL NO. 1:

TOWNSHIP 10 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 35: S½NE¼; N½SE¼

PARCEL NO. 2:

TOWNSHIP 10 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 35: S½SE¼ SAVE AND EXCEPT the following described:

Beginning at the Southeast corner of said Section 35; Thence North 89°57' West along the South line of said Section 35 for a distance of 1,274.65 feet to the Point of Beginning;
Thence North 16°53'31" West for a distance of 486.26 feet;
Thence South 78°39'52" West for a distance of 198.30 feet;
Thence North 81°55'20" West for a distance of 53.71 feet;
Thence South 76°08'35" West for a distance of 268.45 feet;
Thence South 73°10'56" West for a distance of 211.99 feet;
Thence South 33°19'54" East for a distance of 368.23 feet to the South line of said Section 35;
Thence South 89°57' East along said South line for a distance of 650.13 feet to the Point of Beginning.

PARCEL NO. 3:

TOWNSHIP 10 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 35: Part of the SW¼SE¼, more particularly described as follows:

Beginning at the Southeast corner of said Section 35; Thence North 89°57' West along the South boundary of Section 35 for a distance of 1,274.65 feet to the Point of Beginning;
Thence North 16°53'31" West for a distance of 486.26 feet;
Thence South 78°39'52" West for a distance of 198.30 feet;
Thence North 81°55'20" West for a distance of 53.71 feet;
Thence South 76°08'35" West for a distance of 268.45 feet;
Thence South 73°10'56" West for a distance of 211.99 feet;
Thence South 33°19'54" East for a distance of 368.23 feet to the South line of said Section 35;
Thence South 89°57' East along said South line for a distance of 650.13 feet to the Point of Beginning.

SAVE AND EXCEPT the following described:

Beginning at the Southeast corner of said Section 35; Thence North 89°57'00" West along the South boundary of Section 35 for a distance of 1,608.39 feet to the Point of Beginning;
Thence North 22°58'13" West for a distance of 164.00 feet;
Thence North 89°57'00" West for a distance of 288.67 feet;
Thence South 22°58'13" East for a distance of 164.00 feet to a point on the Southerly boundary of Section 35;
Thence South 89°57'00" East along the Southerly boundary of Section 35 for a distance of 288.67 feet to the Point of Beginning.

PARCEL NO. 4:

TOWNSHIP 10 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 35: Part of the SW¼SE¼, more particularly described as follows:

Beginning at the Southeast corner of said Section 35; Thence North $89^{\circ}57'00''$ West along the South boundary of Section 35 for a distance of 1,608.39 feet to the Point of Beginning;
Thence North $22^{\circ}58'13''$ West for a distance of 164.00 feet;
Thence North $89^{\circ}57'00''$ West for a distance of 288.67 feet;
Thence South $22^{\circ}58'13''$ East for a distance of 164.00 feet to a point on the Southerly boundary of Section 35;
Thence South $89^{\circ}57'00''$ East along the Southerly boundary of Section 35 for a distance of 288.67 feet to the Point of Beginning.

TWIN FALLS COUNTY
RECORDED FOR
ALLIANCE TITLE - TWIN FALLS
02:13:24 PM 05-27-2010
2010-010613
NO. PAGES: 4 FEE: \$12.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: Diana
Electronically Recorded by Simplifile

QUITCLAIM DEED

FOR VALUE RECEIVED, SUSAN CHRISTINE PARNELL, aka SUSAN C. PARNELL, formerly known as SUSAN VIERSTRA, aka SUSAN C. VIERSTRA and SUSAN CHRISTINE VIERSTRA, Grantor, does hereby convey, release, remise and forever quitclaim unto MIKE G. VIERSTRA, an unmarried man, as his sole and separate property, whose address is 2588 E 3500 North, Twin Falls, ID 83301, all right, title, and interest in and to the following described premises located in the County of Twin Falls, State of Idaho, more particularly described as follows:

See Exhibit A attached hereto

Together with the appurtenances.

Dated: May 25, 2010

Susan Christine Parnell

SUSAN CHRISTINE PARNELL aka
SUSAN C. PARNELL, formerly known
as SUSAN VIERSTRA, aka SUSAN C.
VIERSTRA and SUSAN CHRISTINE VIERSTRA

STATE OF IDAHO)

: ss.

COUNTY OF TWIN FALLS)

On this 25th day of May, 2010, before me, a Notary Public in and for the State of Idaho, personally appeared SUSAN CHRISTINE PARNELL, aka SUSAN C. PARNELL, formerly known as SUSAN VIERSTRA, aka SUSAN C. VIERSTRA and SUSAN CHRISTINE VIERSTRA, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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



Jacqueline Longenecker
Notary Public for Idaho
Residing at: Kimberly, ID
My Commission Expires: 10-16-15

Exhibit "A"

(A)

Township 10 South, Range 16 East, Boise Meridian, Twin Falls County, Idaho

Section 35: S $\frac{1}{2}$ NE $\frac{1}{4}$ and N $\frac{1}{2}$ SE $\frac{1}{4}$

Subject to the Highway district right-of-way.

(B)

Township 10 South, Range 16 East, Boise Meridian, Twin Falls County, Idaho

Section 35: S $\frac{1}{2}$ SE $\frac{1}{4}$

SUBJECT TO A 25 foot public road along the South line.

EXCEPT a tract of land located in the S $\frac{1}{2}$ SE $\frac{1}{4}$ and being more particularly described as follows:

**COMMENCING at the Southeast corner of said Section 35;
THENCE North 89°57' West along the South line of said Section 35 for 1,274.65 feet to the TRUE POINT OF BEGINNING;**

THENCE North 16°53'31" West for 486.26 feet;

THENCE South 78°39'52" West for 198.30 feet;

THENCE North 81°55'20" West for 53.71 feet;

THENCE South 76°08'35" West for 268.45 feet;

THENCE South 73°10'56" West for 211.99 feet;

THENCE South 33°19'54" East for 368.23 feet to the South line of said Section 35;

THENCE South 89°57' East along said South line for 650.13 feet to the TRUE POINT OF BEGINNING.

(C)

Township 10 South, Range 16 East, Boise Meridian, Twin Falls County, Idaho

Section 35: A parcel of land located in the SW¼SE¼ and more particularly described as follows:

COMMENCING at the Southeast corner of said Section 35;
THENCE North 89°57' West along the South boundary of Section 35 for a distance of 1,274.65 feet to the TRUE POINT OF BEGINNING;
THENCE North 16°53'31" West for a distance of 486.26 feet;
THENCE South 78°39'52" West for a distance of 198.30 feet;
THENCE North 81°55'20" West for a distance of 53.71 feet;
THENCE South 76°08'35" West for a distance of 268.45 feet;
THENCE South 73°10'56" West for a distance of 211.99 feet;
THENCE South 33°19'54" East for a distance of 368.23 feet to a point on the South boundary of Section 35;
THENCE South 89°57' East along the South boundary of Section 35 for a distance of 650.13 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO A 25.00 foot wide county road easement along the Southerly boundary.

EXCEPT a parcel of land located in the SW¼SE¼ of Section 35 and more particularly described as follows:

COMMENCING at the Southeast corner of said Section 35;
THENCE North 89°57'00" West along the South boundary of Section 35 for a distance of 1,608.39 feet to the TRUE POINT OF BEGINNING;
THENCE North 22°58'13" West for a distance of 164.00 feet;
THENCE North 89°57'00" West for a distance of 288.67 feet;
THENCE South 22°58'13" East for a distance of 164.00 feet to a point on the Southerly boundary of Section 35;
THENCE South 89°57'00" East along the Southerly boundary of Section 35 for a distance of 288.67 feet to the TRUE POINT OF BEGINNING.

(D)

Township 10 South, Range 16 East, Boise Meridian, Twin Falls County, Idaho

Section 35: A parcel of land located in the SW¼SE¼ more particularly described as follows:

COMMENCING at the Southeast corner of said Section 35;
THENCE North 89°57'00" West along the South boundary of Section 35 for a distance of 1,608.39 feet to the TRUE POINT OF BEGINNING;
THENCE North 22°58'13" West for a distance of 164.00 feet;
THENCE North 89°57'00" West for a distance of 288.67 feet;
THENCE South 22°58'13" East for a distance of 164.00 feet to a point on the Southerly boundary of Section 35;
THENCE South 89°57'00" East along the Southerly boundary of Section 35 for a distance of 288.67 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO A 25.00 foot wide county road easement along the Southerly boundary.

(E)

Township 10 South, Range 16 East, Boise Meridian, Twin Falls County, Idaho

Section 36: NW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 36: SE $\frac{1}{4}$ NW $\frac{1}{4}$, EXCEPT that portion being East of the Low Line Canal of Twin Falls Canal Company.

Section 36: That part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ lying South and West of Low Line Canal of Twin Falls Canal Company.

SUBJECT TO Twin Falls Highway District right-of-way.

TOGETHER WITH an easement for ingress and egress over and across a 30 foot strip of land running in a Northeasterly direction from the NW $\frac{1}{4}$ SW $\frac{1}{4}$ across the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ to the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 36.

(F)

Township 10 South, Range 16 East, Boise Meridian, Twin Falls County, Idaho

Section 36: SW $\frac{1}{4}$ SW $\frac{1}{4}$

EXCEPT

Township 10 South, Range 16 East, Boise Meridian, Twin Falls County, Idaho

Section 36: A parcel of land located in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ more particularly described as follows:

COMMENCING at the Southwest corner of said Section 36;
THENCE South 89°16'13" East along the South boundary of said Section 36 for a distance of 1,086.30 feet to the TRUE POINT OF BEGINNING;
THENCE North 06°08'00" East for a distance of 296.76 feet;
THENCE South 89°21'05" East for a distance of 205.42 feet to a point on the East boundary of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 36;
THENCE South 00°05'45" West along the East boundary of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 36 for a distance of 295.75 feet to the Southeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 36;
THENCE North 89°16'13" West along the South boundary of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 36 for a distance of 236.64 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO a 25.00 foot wide county road easement along the Southerly boundary.

ALSO SUBJECT TO Twin Falls County Highway right-of-way.



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

June 13, 2016

BLUE SAGE PROPERTIES LLC
3765 N 2300 E
FILER ID 83328

RE: Change of Ownership for Water Right Nos. 47-8363, 47-11856, 47-12357, 47-12359
47-12435 and 47-17320

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,

Trish Fawcett
Technical Records Specialist

Enclosure(s)

Cc: TitleOne (16267568.3 and 16267568.4)



RECEIVED

MAY 20 2016

DEPT OF WATER RESOURCES
SOUTHERN REGION

May 19, 2016

Trish Fawcett
ID Dept. of Water Resources
650 Addison Avenue West, Suite 500
Twin Falls, ID 83301

Dear Trish:

Enclosed with this letter please find the following documents:

1) TitleOne File No. 16267568:

An original executed Notice of Security Interest in a Water Right by McFinney Agri-Finance, LLC: a copy of the recorded First Mortgage, Security Agreement and Assignment of Rents; and Land Title and Escrow, Inc. dba TitleOne's check no. 6238 payable to the Idaho Department of Water Resources in the amount of \$425.00 for water transfer.

2) TitleOne File No. 16267568.3:

An original executed Notice of Change in Water Right Ownership to Blue Sage Properties, LLC: Land Title and Escrow, Inc. dba TitleOne's checks no. 6232 and 6236 payable to Idaho Department of Water Resources in the total amount of \$25.00 for water transfer fees.

An original executed Notice of Change in Water Right Ownership to Blue Sage Properties, LLC: a copy of the recorded Quitclaim Deed: Land Title and Escrow, Inc. dba TitleOne's check no. 5909 payable to Idaho Department of Water Resources in the amount of \$100.00 for water transfer fees.

3) TitleOne File No. 16267568.4:

An original executed Notice of Change in Water Right Ownership to Blue Sage Properties, LLC: Land Title and Escrow, Inc. dba TitleOne's check no. 6234 payable to Idaho Department of Water Resources in the amount of \$15.00 and D. L. Evans Bank's cashier's check no. 031853 in the amount of \$10.00 for the water transfer fees.

Please make the necessary changes in the records and return a receipted copy to this office.

Should you have any questions, or if TitleOne may be of further assistance, please do not hesitate to contact this office.

Very truly yours,
TITLEONE

Nancy Garrett
Administrative Assistant

AR/nrg
Enc.
FedEx