

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

JAN 04 2016

Notice of Change in Water Right Ownership DEPT OF WATER RESOURCES
SOUTHERN 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?
~~47-2296C~~	Yes ☐	Yes ☐	47-8238	Yes ☐	Yes ☐
47-2286	Yes ☐	Yes ☐	47-17553	Yes ☐	Yes ☐
47-17489	Yes ☐	Yes ☐	47-17558	Yes ☐	Yes ☐
47-8011A	Yes ☐	Yes ☐	47-17563	Yes ☐	Yes ☐
47-13651	Yes ☐	Yes ☐	47-12140	Yes ☐	Yes ☐

2. Previous Owner's Name: John Reitsma and Susan Reitsma
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Harmony Organic Dairy, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 2679 Poleline Road East Twin Falls ID 83301
Mailing address City State ZIP
208.308.2590
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: _____
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): **SUPPORT DATA**
 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.

IN FILE # 47-2286

8. Signature: Harmony Organic Dairy, LLC by [Signature] Member 12-28-15
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 DM Date 1-4-2016 Receipt No. 5035184 Receipt Amt. \$300-
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 _____

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DEPARTMENT OF WATER RESOURCESDEPT OF WATER RESOURCES
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Notice of Change in Water Right Ownership

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Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
47-12141	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-12812	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: John Reltsma and Susan Reltsma
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Harmony Organic Dairy, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 2679 Poleline Road East Twin Falls ID 83301
Mailing address City State ZIP
- 208.308.2590 _____
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.
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☐ 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.
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8. Signature: Harmony Organic Dairy, LLC Member 12-28-15
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 DM Date 1-4-2016 Receipt No. SD35184 Receipt Amt. \$300-

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 _____

TWIN FALLS COUNTY
 RECORDED FOR:
 TITLEONE - BURLEY
 02:22:29 PM 12-29-2015
2015022564
 NO. PAGES 5 FEE: \$22.00
 KRISTINA GLASCOCK
 COUNTY CLERK
 DEPUTY: BH
 Electronically Recorded by Simplifile

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged **JOHN REITSMA and SUSAN REITSMA**, husband and wife, the "Grantors", hereby grant, **HARMONY ORGANIC DAIRY, LLC**, an Idaho limited liability company, whose address is 2679 Poleline Road East, Twin Falls, ID 83301, the "Grantee", the following described premises located in Twin Falls County, Idaho, to wit:

PARCEL NO. 1:

TOWNSHIP 12 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
 TWIN FALLS COUNTY, IDAHO

Section 12: NE $\frac{1}{4}$, SE $\frac{1}{4}$ and W $\frac{1}{2}$

SAVE AND EXCEPT the following described:

Beginning at the Southeast corner of said Section 12;

Thence North along the East line of said Section for a distance of 200 feet;

Thence Westerly along a line parallel with the South line of said Section for a distance of 70 rods;

Thence Southerly along a line parallel with the East line of said Section for a distance of 200 feet to the South line of said Section;

Thence East along said South line of said Section for a distance of 70 rods to the Point of Beginning.

Section 13: E $\frac{1}{2}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$

EXCEPT the South 198 feet thereof.

PARCEL NO. 2:

TOWNSHIP 12 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN,
 TWIN FALLS COUNTY, IDAHO

Section 17: W $\frac{1}{2}$ SW $\frac{1}{4}$

Section 18: NE $\frac{1}{4}$; E $\frac{1}{2}$ SE $\frac{1}{4}$

Warranty Deed - 1 -

PARCEL NO. 3:

TOWNSHIP 12 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 12: Part of the SE $\frac{1}{4}$, more particularly described as follows:

Beginning at the Southeast corner of said Section 12;

Thence North along the East line of said Section for a distance of 200 feet;

Thence Westerly along a line parallel with the South line of said Section for a distance of 70 rods;

Thence Southerly along a line parallel with the East line of said Section for a distance of 200 feet to the South line of said Section;

Thence East along said South line of said Section for a distance of 70 rods to the Point of Beginning.

TO HAVE AND TO HOLD, unto Grantee, their successors and assigns forever.

SUBJECT TO the following: (a) general taxes and assessments, which are not yet due and payable; and (b) the encumbrances, easements, restricts and matters set forth on **Exhibit A** attached hereto and incorporated herein (collectively the "Permitted Exceptions").

Grantors warrant that they are the owners in fee simple of the Property, that the Grantors have not conveyed any interest in the Property to any person other than Grantee, and that the Property is free from all encumbrances created or suffered by Grantor, except the Permitted Exceptions, and that Grantors will warrant and defend the same against all lawful claims of all persons claiming by, through or under Grantors.

IN WITNESS WHEREOF, the parties have executed the within instrument as of the 28th day of December, 2015.

'GRANTORS'


JOHN REITSMA


SUSAN REITSMA

STATE OF IDAHO

COUNTY OF

)
) ss.
Turn Falls)

On this 28th day of December, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared **John Reitsma and Susan Reitsma**, known or identified to me to be the persons whose names re subscribed to the within instrument, and acknowledged to me that they executed the same.

Larry Roberts
Notary Public
State of Idaho



Notary Public

Residing at Turn Falls

My Commission expires: 6.30.21

EXHIBIT "A"

1. Terms, Right of Ways, Use of Properties and Reservations contained in United States Of America Patents as Follows:
Recorded on April 28, 1915 as Instrument No. 60341, which reads as follows: "Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of Courts and there is reserved from the lands hereby granted a right of way therein for ditches or canals constructed by the authority of the United States." (Covers E½SE¼ of Section 18, and the SW¼ of Section 17, Township 12 South, Range 17 East of the Boise, Meridian)

Terms, Right of Ways, Use of Properties and Reservations contained in United States Of America Patents as Follows:
Recorded on May 24, 1915 as Instrument No. 61012, which reads as follows:
"Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States." (Covers E½ of Section 12, Township 12 South, Range 16 East of the Boise Meridian)

Terms, Right of Ways, Use of Properties and Reservations contained in United States Of America Patents as Follows:
Recorded on February 23, 1918 as Instrument No. 92879, which reads as follows:
"Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States." (Covers W½ of Section 12, Township 12 South, Range 16 East of the Boise Meridian)

Terms, Right of Ways, Use of Properties and Reservations contained in United States Of America Patents as Follows:
Recorded on June 13, 1921 as Instrument No. 132512, which reads as follows:
"Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States." (Covers NE¼NW¼, S¼NW¼ and the N¼SW¼ of Section 13, Township 12 South, Range 16 East and the S¼NE¼Section 18 Township 12 South, Range 17 East of the Boise Meridian)

Terms, Right of Ways, Use of Properties and Reservations contained in United States Of America Patents as Follows:
Recorded on January 7, 1924 as Instrument No. 163826, which reads as follows:
"Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States." (Covers N¼NE¼ of Section 18 Township 12 South, Range 17 East of the Boise Meridian)

2. Taxes, including any assessments collected therewith, for the year 2016 and subsequent years which are a lien not yet due and payable.

3. Liens, levies and assessment of any and all irrigation districts, including but not limited to the Salmon River Canal Company, LTD and the rights, powers, and easements of said district as provided by law.

4. Right of way for Twin Falls Highway District.

5. Rights-of-way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States, as granted to the United States under provisions of Section 58-604, Idaho Code.

6. Power Line Easement given by Reed P. Maughan and Myrtle W. Maughan to Idaho Power Company, a corporation, dated June 24, 1970, recorded November 18, 1970 as Instrument Number 614126, Twin Falls County records, affecting the North 10 feet of the Five Acres in the Southeast corner of the Southeast Quarter of Section 12, Township 12 South, Range 16 East Boise Meridian.

7. An Easement for power lines and incidental purposes in favor of Idaho Power Company, a corporation, as set forth in an instrument recorded April 10, 1973 as Instrument Number 648653, records of Twin Falls County, Idaho, affecting the SE¼ of Section 12, Township 12 South, Range 16 East Boise Meridian.

8. An Easement for power lines and incidental purposes in favor of Idaho Power Company, a corporation, as set forth in an instrument recorded April 10, 1973 as Instrument Number 648654, records of Twin Falls County, Idaho, affecting the SE¼ of Section 12, Township 12 South, Range 16 East Boise Meridian.

9. Power Line Easement given by Glenn Nelson and Mildred Nelson to Idaho Power Company, a corporation, dated November 16, 1973, recorded March 26, 1974 as Instrument Number 662881, Twin Falls County records, affecting a parcel of land in the SE¼SE¼ of Section 18 Township 12 South, Range 17 East Boise Meridian.

10. An Easement for power lines and incidental purposes in favor of Idaho Power Company, a corporation, as set forth in an instrument recorded September 27, 1984 as Instrument Number 868460, records of Twin Falls County, Idaho.

11. Power Line Easement given by Loughmiller Inc. to Idaho Power Company, a corporation, dated October 13, 1995, recorded January 11, 1996 as Instrument Number 1996-000520, Twin Falls County records, affecting a parcel of land in the NE¼NW¼ of Section 13 Township 12 South, Range 16 East Boise Meridian.

12. Power Line Easement given by Gary Nelson to Idaho Power Company, a corporation, dated May 9, 1996, recorded August 21, 1996 as Instrument Number 1996-014560, Twin Falls County records, affecting a parcel of land in the SW¼SW¼ of Section 17 Township 12 South, Range 17 East Boise Meridian.

13. Agricultural Building Exemption Statement September 26, 2007, recorded December 20, 2007 as Instrument Number 2007-030438, records of Twin Falls County, Idaho. (covers Section 12, Township 12 South, Range 16 East of the Boise Meridian)

14. Easement (Overhead) given by John Reitsma to Idaho Power Company, a corporation, dated November 13, 2007, recorded December 24, 2007 as Instrument Number 2007-030717, Twin Falls County records, affecting a strip of land ten feet wide, five feet on each side of the centerline lying within the East ½ of Section 12 South, Range 16 East Boise Meridian.

15. Easement (Underground) given by John Reitsma to Idaho Power Company, a corporation, dated November 13, 2007, recorded December 24, 2007 as Instrument Number 2007-030718, Twin Falls County records, affecting a strip of land ten feet wide, five feet on each side of the centerline lying within the East ½ of Section 12 South, Range 16 East Boise Meridian.

16. Agricultural Building Exemption Statement January 22, 2008, recorded January 22, 2008 as Instrument Number 2008-001676, records of Twin Falls County, Idaho. (covers E¼NW¼, NE¼SW¼ of Section 13, Township 12 South, Range 16 East of the Boise Meridian)