

RECEIVED

MAY 15 2015

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESWATER RESOURCES
WESTERN 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?
63-19646	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-8900	Yes ☒	Yes ☒	63-34133	Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Williamson Orchards, Inc.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): River View Fruit Company
New owner(s) as listed on the conveyance document
- P.O. Box 147
Mailing address
208-859-2337
Telephone
- Huston
City
ID 83630
State ZIP
rvfc.idaho@gmail.com
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: 3/26/13

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 # 63-8900

8. Signature: [Signature] Manager 4/30/2015
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 [Signature] Date 5/15/15 Receipt No. W043105 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 X Approved by [Signature] Processed by [Signature] Date 8/19/2015

2013-013241

RECORDED

03/26/2013 01:57 PM



00033731201300132410030031

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=3 JCRANE

\$16.00

DEED

WILLIAMSON, ROGER

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Williamson Orchards, Inc., an Idaho corporation, whose address is 21968 Hoskins Road, Caldwell, ID 83607, Grantor, does hereby grant, bargain, sell and convey to River View Fruit Company, LLC, an Idaho limited liability company, Grantee, whose mailing address is P.O. Box 308, Santaquin, UT 84655, all that real property located in Canyon County, State of Idaho, hereinafter Property, more particularly described in Exhibit 1 and more fully illustrated as Parcel 1 on Exhibit 2, the Record of Survey recorded on March 15, 2013 as Instrument No. 2013-012912, records of Canyon County, together with and subject to the easements therein described.

This Grant includes the non-exclusive right to use the easement described in that Easement Agreement recorded as Instrument No. 2007041650, on June 14, 2007 Records of Canyon County, Idaho. Grantor reserves the right to utilize the easement so described so long as Grantor remains the owner or tenant of any portion of the Benefitted Property described therein.

The Property is subject to the terms and provisions of separate irrigation and road use agreements as well as the terms and conditions of the purchase of the property as noted in the Memorandum of Agreement pertaining to the Property also recorded contemporaneously herewith.

TO HAVE AND HOLD the Property with its appurtenances unto Grantee and its successors, heirs and assigns forever. Grantor hereby warrants that it is the owner in fee simple of the Property and it is free from all encumbrances except for those rights-of-way, easements, covenants, restrictions, zoning regulations or other matters or uses that appear of record or by use upon the Property and that Grantor will warrant and defend the same from all lawful claims whatsoever.

WILLIAMSON ORCHARDS, INC.

By:

Roger L. Williamson, President

Dated:

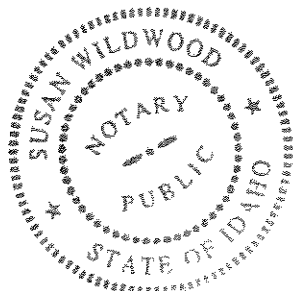
March 3 2013

STATE OF IDAHO)

COUNTY OF Ada) ss.

On this 19th day of March, 2013, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Roger L. Williamson, known or identified to me to be an officer or authorized agent of the above-named corporation and acknowledged that he was authorized to and did execute the same on behalf of the corporation.

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



Susan Wildwood
 NOTARY PUBLIC FOR THE STATE OF IDAHO

Residing at: Boise, Id

My Commission expires: 01-31-17

EXHIBIT 1
Property Description

A parcel of land being the S 1/2 of the NE 1/4 SW 1/4 of Section 23, lying west of the centerline of the Low Line Canal, located in Township 3 North, Range 4 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at a found 3 inch diameter aluminum disk stamped "ALS 2007 PLS 5710" marking the NW corner of said SW 1/4, (West 1/4 corner), said corner bears N. 00° 30' 13" E., a distance of 2620.95 feet from a found 3 inch diameter aluminum disk stamped "ALS 2007 PLS 5710" marking the SW corner of said SW 1/4, (Section corner common to sections 22, 23, 27 and 28);

Thence along the northerly boundary of the NW 1/4 SW 1/4, S. 89° 08' 00" E., a distance of 1318.88 feet to a found 3 inch diameter aluminum disk stamped "Skinner LS 3627" marking the NW corner of said NE 1/4 SW 1/4, (Center west 1/16 corner);

Thence along the westerly boundary of said NW 1/4 SW 1/4, S. 00° 20' 50" W., a distance of 653.49 feet to the *POINT OF BEGINNING*, said point being the NW corner of said S 1/2 of the NE 1/4 SW 1/4;

Thence leaving said westerly boundary and along the northerly boundary of said S 1/2 of the NE 1/4 SW 1/4, S. 89° 12' 39" E., a distance of 561.68 feet to a point marking the centerline of the Low Line Canal;

Thence along the centerline of said Low Line Canal the following courses and distances:

Thence S. 03° 01' 06" E., a distance of 16.67 feet to a point;

Thence S. 01° 20' 15" W., a distance of 175.10 feet to a point;

Thence S. 03° 55' 25" E., a distance of 194.43 feet to a point;

Thence S. 04° 08' 31" E., a distance of 268.16 feet to a point marking the southerly boundary of said NE 1/4 SW 1/4, said point bears S. 89° 17' 17" E., a distance of 40.00 feet from a set 1/2 inch diameter iron pin witness corner;

Thence along the southerly boundary of said NE 1/4 SW 1/4, N. 89° 17' 17" W., a distance of 595.10 feet to a found 3 inch diameter aluminum disk stamped "Skinner LS 3627" marking the SW corner of said NE 1/4 SW 1/4, (South west 1/16 corner);

Thence along the westerly boundary of said NE 1/4 SW 1/4, N. 00° 20' 50" E., a distance of 653.49 feet to the *POINT OF BEGINNING*.

This parcel contains 8.58 acres more or less.

2013-013242

RECORDED

03/26/2013 01:57 PM



00033732201300132420030038

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pg#3 JCRANE

\$16.00

DEED

WILLIAMSON, ROGER

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, J&R Farms, LLLP, an Idaho limited liability limited partnership whose address is 21968 Hoskins Road, Caldwell, ID 83607, Grantor, does hereby grant, bargain, sell and convey to River View Fruit Company, LLC, an Idaho limited liability company, Grantee, whose mailing address is P.O. Box 308, Santaquin, UT 84655, all that real property (Property) located in Canyon County, State of Idaho, hereinafter Property, more particularly described in Exhibit 1 and more fully illustrated as Parcel 2 on Exhibit 2, the Record of Survey recorded on March 15, 2013 as Instrument No. 2013-012912, records of Canyon County, together with and subject to the easements therein described.

This Grant includes the non-exclusive right to use the easement described in that Easement Agreement recorded as Instrument No. 2007041650, on June 14, 2007 Records of Canyon County, Idaho and the Record of Survey recorded as Instrument No. 2007009917 on February 9, 2007, Records of Canyon County, Idaho. Grantor reserves the right to utilize the easement so described so long as Grantor remains the owner or tenant of any portion of the Benefitted Property described therein.

The Property is subject to the terms and provisions of separate irrigation and road use agreements as well as the terms and conditions of the purchase of the property as noted in the Memorandum of Agreement pertaining to the Property also recorded contemporaneously herewith.

TO HAVE AND HOLD the Property with its appurtenances unto Grantee and its successors, heirs and assigns forever. Grantor hereby warrants that it is the owner in fee simple of the Property and it is free from all encumbrances except for those rights-of-way, easements, covenants, restrictions, zoning regulations or other matters or uses that appear of record or by use upon the Property and that Grantor will warrant and defend the same from all lawful claims whatsoever.

J & R FARMS, LLLP

Bv: John C. Williamson Dated: 3/25/13
John C. Williamson, General Partner

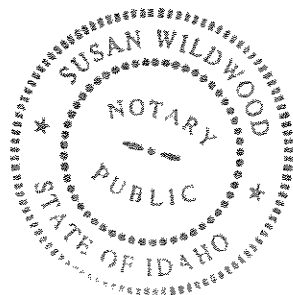
STATE OF IDAHO)

) ss.

COUNTY OF ADA)

On this 25th day of March, 2013, before me, the undersigned, a Notary Public in and for the State of Idaho, personally John C. Williamson known or identified to me to be one of the general partners of J & R Farms, LLLP, and the person whose name is subscribed to this instrument. He acknowledged that he was authorized to and did execute the same on behalf of the limited liability limited partnership.

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



Susan Wildwood
NOTARY PUBLIC FOR THE STATE OF IDAHO
Residing at: Boise, Id
My Commission expires: 01-31-17

EXHIBIT 1
Property Description

A parcel of land being the N 1/2 of the NE 1/4 SW 1/4 of Section 23, lying west of the centerline of the Low Line Canal, located in Township 3 North, Range 4 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at a found 3 inch diameter aluminum disk stamped "ALS 2007 PLS 5710" marking the NW corner of said SW 1/4, (West 1/4 corner), said corner bears N. 00° 30' 13" E., a distance of 2620.95 feet from a found 3 inch diameter aluminum disk stamped "ALS 2007 PLS 5710" marking the SW corner of said SW 1/4, (Section corner common to sections 22, 23, 27 and 28);

Thence along the northerly boundary of the NW 1/4 SW 1/4, S. 89° 08' 00" E., a distance of 1318.88 feet to a found 3 inch diameter aluminum disk stamped "Skinner LS 3627" marking the NW corner of said NE 1/4 SW 1/4, (Center west 1/16 corner), said corner being the *POINT OF BEGINNING*;

Thence along the northerly boundary of said NE 1/4 SW 1/4, S. 89° 08' 02" E., a distance of 520.37 feet to a point marking the centerline of the Low Line Canal;

Thence along the centerline of said Low Line Canal the following courses and distances:

Thence S. 03° 56' 38" E., a distance of 179.65 feet to a point;

Thence S. 03° 01' 06" E., a distance of 474.78 feet to a point marking the southerly boundary of said N 1/2 of the NE 1/4 SW 1/4;

Thence leaving said centerline and along the southerly boundary of said N 1/2 of the NE 1/4 SW 1/4, N. 89° 12' 39" W., a distance of 561.68 feet to a point marking the SW corner of said N 1/2 of the NE 1/4 SW 1/4;

Thence along the westerly boundary of said NE 1/4 SW 1/4, N. 00° 20' 50" E., a distance of 653.49 feet to the *POINT OF BEGINNING*.

This parcel contains 8.12 acres more or less.

LOCATED IN THE NE1/4 SW1/4 & NW 1/4 SE 1/4 SECTION 23, T. 3 N. R. 4 W., B.M.
CANYON COUNTY, IDAHO



! The recording of the Vincent of Sarney does not endorse the University of the property shown in survey.

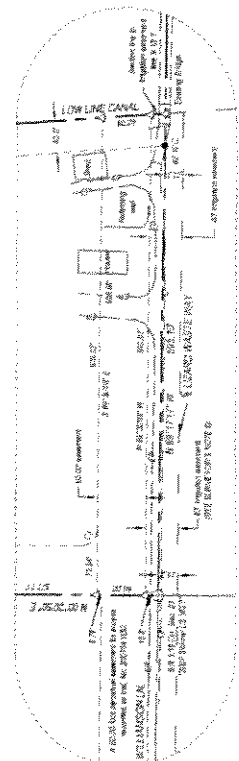
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Richard A. Gray do hereby certify that I am a Professional Land Surveyor employed by the State of Alaska, and that this Return of Survey correctly represents a survey made by me or under my direct supervision in accordance with Alaska Code, §14-2102, 1947 and accepted procedures of land surveying. I further certify that I have complied with Title 55, Chapter 16, Alaska Code and surveying. (Further certify that I have complied with Title 55, Chapter 16, Alaska Code and surveying.)

J. Richardson Jr., Graydon Property Trust, and J. Richardson

I don't know, and that the Record of Survey correctly represents a survey track by me or under my supervision as shown in conformity with Idaho Code, §1-2709, 1947 and subsequent provisions of said Code.

I further certify that I have compared with Page 53, Chapter 16, Idaho Code and surveying

[illegible][illegible]

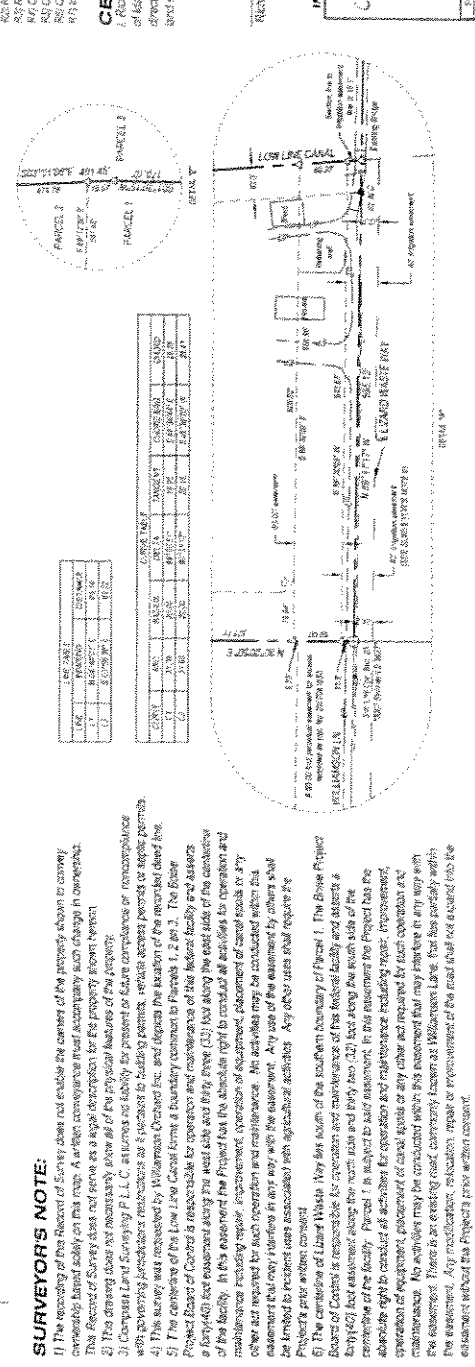
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THE NEW YORK PUBLIC LIBRARY

CONSOLIDATED STATE OF NEW YORK
IN SENATE
JANUARY 10, 1917.
REPORT
OF THE
COMMISSIONERS OF THE LAND OFFICE,
IN ANSWER TO A RESOLUTION PASSED BY THE SENATE
MAY 18, 1916.
ALBANY:
J.B. LIPPINCOTT COMPANY, PRINTERS.
1917.[illegible][illegible]

LOCATED IN THE NE1/4 SW1/4 & NW1/4 SE1/4 SECTION 23, T. 3 N. R. 4 W., E.M.
CANYON COUNTY, IDAHO



SURVEYOR'S NOTE:

- 1) The recording of the Record of Survey may not enable the carrier of the property shown to convey permanently limited solely on this map. A written conveyance must accompany such change in ownership.
- 2) The Record of Survey shall not serve as a legal description for the property shown herein.
- 3) This drawing does not necessarily show all of the physical features of the property.
- 4) City of Lincoln Land Surveying, P.L.L.C. assumes no liability to present or future purchasers or homeowners with governing jurisdictional restrictions as is stated in surveying practice, relative to accuracy of or representation of the survey.
- 5) This survey was requested by Williamson Orchard Inc. and depicts the location of the recorded ditch line.
- 6) The accuracy of the Low Line Canal forms a boundary condition of this Indefinite Facility and Assured Project Board of Control is responsible for operation and maintenance of this Indefinite Facility and Assured Project Board of Control during the next year and thirty years (30) but along the east side of the conductors of this facility. In this easement the Project has the absolute right to install all facilities for operation and maintenance including repair, improvement, operation of equipment, placement of water pipes on any other act required for such operation and maintenance. No activities may be conducted within this easement that may interfere in any way with the easement. Any use of the easement that may be conducted by others shall be limited to incident uses associated with agricultural activities. Any other uses shall require the Project prior written consent.
- 7) The creation of Lower Wabash May has south of the southern boundary of Parcel 1. The Boyer Project Board of Control is responsible for operation and maintenance of this Indefinite Facility and Assured Project Board of Control during the next year and thirty years (30) but along the east side of the conductors of the facility. Parcel 1 is subject to said easement. In this easement the Project has the absolute right to conduct all activities for operation and maintenance including repair, improvement, operation of equipment, placement of canal pipes or any other act required for such operation and maintenance. No activities may be conducted within this easement that may interfere in any way with the easement. There is an existing road, commonly known as Williams Lane, that has a right-of-way within the easement. Any modification, relocation, repair or improvement of the road that will encroach into the easement without the Project prior written consent.

Richard A. they are hereby certifying that I am a Professor of Economics at the University of Illinois at Chicago, and that the Record of Survey, currently represented by the above, is a true and correct copy of the original, and that the Record of Survey, currently represented by the above, is in accordance with Illinois Code, 31-2.772.

7732

INDEX NO. 344-27-23-01-0-0-0

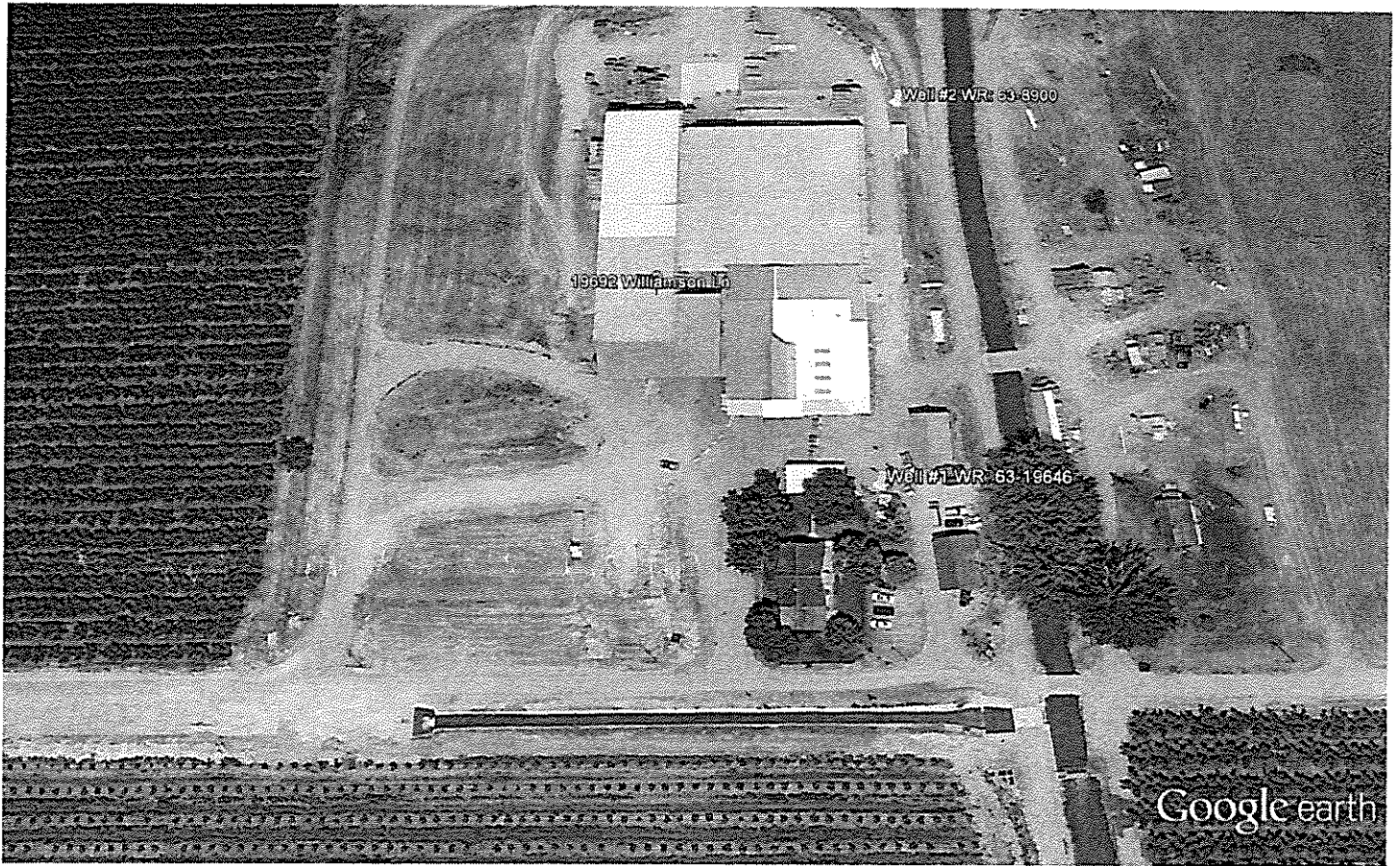
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 342. Department _____
 343. Position _____
 344. Date _____<

1. *Chlorophyll a* (Chl a) is the primary photosynthetic pigment in most plants and algae. It is a green pigment that absorbs light energy in the blue and red regions of the visible spectrum.

	GROSS NET	
SUM OF 2 HRS.	EX NET	





Google earth





State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way • Boise, Idaho 83705-5082

Phone: (208) 334-2190 • Fax: (208) 334-2348 • Web Site: www.idwr.idaho.gov

C. L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

August 19, 2015

WILLIAMSON ORCHARDS
19692 WILLIAMSON LN
CALDWELL, ID 83607

Re: Notice of Change in Water Right Ownership No: 63-8900

Original: Water Right No. **63-8900**
Split into: Water Right No. 63-34133

Dear Water Right Holders:

The Department has received and processed a Change of Ownership for a portion of your original Water Right as referenced above. This change of ownership resulted in a split of your original water right.

When a portion of the original water right has been conveyed to another and the original right has been split, a new water right number is created to represent the portion obtained by the new owners. For your records a poof report for **63-8900** and map depicting the place of use (POU) and the point of diversion (POD) are enclosed. Please refer to your new water right number when corresponding with our office.

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.

If you have any questions concerning the enclosed information or this letter, please feel free to contact this office at 208-334-2190.

Sincerely,

Brenda Serrano
Office Specialist II
Western Regional Office

Enclosures



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way • Boise, Idaho 83705-5082

Phone: (208) 334-2190 • Fax: (208) 334-2348 • Web Site: www.idwr.idaho.gov

C. L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

August 19, 2015

RIVER VIEW FRUIT COMPANY LLC
PO BOX 147
HUSTON, ID 83630

Re: Notice of Change in Water Right Ownership No's: 63-19646 and 63-8900

Original: Water Right No. 63-8900

Split into: Water Right No's. **63-34133**

Dear Water Right Holders:

The Department acknowledges the receipt of correspondence changing ownership of the above referenced water right to you. The Department has modified its records to reflect the change in ownership and has enclosed a computer-generated report for your records.

Also processed was a Change of Ownership for a portion of Water Right 63-8900. This Change of Ownership required a split of the original water right.

When a portion of the original water right has been conveyed to another, a new water right number is created to represent the portion obtained by the new owners. For your records a poof report and map depicting the place of use (POU) and the point of diversion (POD) for **63-34133** are enclosed. Please refer to your new water right number when corresponding with our office.

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.

Your portion of these water rights has a specified point of diversion, nature of use and place of use. If you plan on changing the nature of use, place of use, or point of diversion under these rights, including adding a new point of diversion, then an Application for Transfer on your portion of these rights is required. Please contact this office for further information on the Application for Transfer form or you can find the forms at www.idwr.idaho.gov. If you do not plan on changing any items on your water rights, then no further action is required at this time.

Thank you for your patience, as we have had several water right changes to process. If you have any questions concerning the enclosed information or this letter, please feel free to contact this office at 208-334-2190.

Sincerely,

Brenda Serrano
Office Specialist II
Enclosures