

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
JUL 29 2015
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?
35-7326 <i>OK</i>	Yes ☐	Yes ☐	35-13436 <i>OK</i>	Yes ☐	Yes ☐
35-7646 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
35-2579 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
35-7308 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
35-13434 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Dale Michaelson & Boondox Farms Partnership LTD
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): JAG Farms, L.L.C. and BIG J. Farms, L.L.C.
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 3656 Gehring Road American Falls ID 83211
Mailing address City State ZIP
- 208.226.5031 Office@GehringAg.com
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: April 22, 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):
 - ☐ \$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.

8. Signature: Jared A. Gehring Jared A. Gehring, Manager of JAG 07/22/2015
Signature of new owner/claimant Title, if applicable Date

Signature: Jordan C. Gehring Jordan C. Gehring, Manager of Big J 7/22/15
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by: JB Date: 7/29/2015 Receipt No. E041311 Receipt Amt. \$150. - for this app.

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: 8/4/2015

Instrument # 196612

POWER COUNTY, IDAHO
07-23-2009 12:38:52 pm No. of Pages: 10
Recorded for: FIRST AMERICAN TITLE - POCA TELLO CI
CHRISTINE STEINLICH Fee: \$30.00
Ex-Officio Recorder Deputy: maureen suzanne schelske
Electronically Recorded by Simplifile

Instrument # 196030

POWER COUNTY, IDAHO
04-22-2009 04:22:01 pm No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - POCA TELLO CI
CHRISTINE STEINLICH Fee: \$27.00
Ex-Officio Recorder Deputy: Deanna I. Carry
Electronically Recorded by Simplifile

WHEN RECORDED MAIL TO:

JAG Farms, L.L.C.
Big J Farms, L.L.C.
3648 Gehring Road
American Falls, Idaho 83211

Re-record to correct legal

FA283679

WARRANTY DEED

<u>Grantor</u>	<u>Grantee</u>
Boondox Farms Partnership, Ltd., Also shown of record as Boondox Farms, a Limited Partnership C/o Dale E. Michaelson 4096 E. 450 N. Rigby, Idaho 83442	JAG Farms, L.L.C. Big J. Farms, L.L.C. 3648 Gehring Road American Falls, Idaho 83211

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the Grantors hereby sell and forever transfer the following parcels of real property and water rights (the "Property") to the Grantee, including the Grantors' right, title and interest therein:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED BY REFERENCE

TOGETHER WITH AND INCLUDING any and all fixtures and improvements, any and all appurtenances, tenements, and hereditaments, and any and all rents, issues, and profits that relate or otherwise pertain to the foregoing parcels of real property.

TO HAVE AND TO HOLD the foregoing parcels of real property unto the Grantee and its successors and assigns forever.

Grantor does hereby covenant with and warrant the Grantee that Grantor is lawfully seized in fee simple of the Property, has good right and lawful authority to sell and convey the Property, and that Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

STATE OF IDAHO)

COUNTY OF Bannock)

: SS

On this 16th day of April, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared DALE E. MICHAELSON, known to me to be the person whose name is subscribed to the foregoing and acknowledged to me that he executed the same.

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



SEAL

[Signature]
NOTARY PUBLIC FOR IDAHO,
Residing at: Paradise, ID
My Commission Expires: 4/23/10

STATE OF IDAHO)

COUNTY OF Bannock)

: SS

On this 16th day of April, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared KEVIN G. MICHAELSON, known to me to be the person whose name is subscribed to the foregoing and acknowledged to me that he executed the same.

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



SEAL

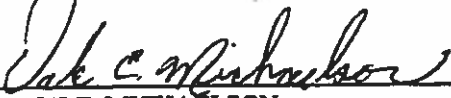
[Signature]
NOTARY PUBLIC FOR IDAHO,
Residing at: Paradise, ID
My Commission Expires: 4/23/10

SUBJECT TO taxes, levies, and assessments for the current year not yet due and payable and the following items: discrepancies, conflicts in boundary lines, shortage in area, encroachments, easements, right of ways, boundary line agreements, development agreements, water supply agreements, plats, covenants, conditions, restrictions, reservations, all zoning, building and use laws or restrictions; along with any state of facts that an accurate survey or inspection of the Property would show.

ALSO SUBJECT TO Northwest Farm Credit Services' Mortgage recorded April 9, 1999 as Instrument No. 172431 which affects Parcel 3, and Mortgage recorded September 15, 2003, as Instrument No. 183366 which affects Parcel 8.

IN WITNESS WHEREOF, the Grantors hereunto set their hands this 31st day of March, 2009.

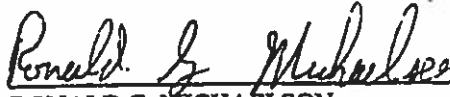
BOONDOX FARMS PARTNERSHIP, LTD.



DALE E. MICHAELSON,
Individually and as General Partner



KEVIN G. MICHAELSON,
Individually and as General Partner



RONALD G. MICHAELSON,
Individually and as General Partner

STATE OF IDAHO)

COUNTY OF Bannock) : SS

On this 14th day of April, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared RONALD G. MICHAELSON, known to me to be the person whose name is subscribed to the foregoing and acknowledged to me that he executed the same.

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



Crystal Iverson
NOTARY PUBLIC FOR IDAHO,
Residing at: Peru, Idaho, ID
My Commission Expires: 4/23/10

SEAL

STATE OF Idaho)
SS.
COUNTY OF Bannock)

On this **Sixteenth day of April, 2009**, before me, a Notary Public in and for said State, personally appeared **Dale E. Michaelson, Kevin G. Michaelson, and Ronald G. Michaelson**, known or identified to me to be one of the partners in the partnership of **Boondox Farms Partnership, LTD**, and the partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that they executed the same in said partnership name.





Notary Public of Idaho
Residing at: Pocatello, ID
Commission Expires: 4/23/10

EXHIBIT 'A'

LEGAL DESCRIPTION:

PARCEL 1:

LOT 1, SECTION 1, TOWNSHIP 7 SOUTH, RANGE 28 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO.

PARCEL 2:

SW1/4NE1/4; SE1/4NW1/4; E1/2SW1/4, LOT 2; LOT 3; LOT 4; SE1/4NE1/4; SE1/4, SECTION 31, TOWNSHIP 6 SOUTH, RANGE 29 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO.

Exhibit "A"

Real property in the County of Power, State of Idaho, described as follows:

PARCEL 3:

THE WEST HALF OF THE SOUTHWEST QUARTER (W1/2SW1/4) OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 29 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO.

ALSO THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2SW1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO.

PARCEL 4:

THE WEST 1/2 AND THE SE1/4 OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 29 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO.

EXCEPTING THEREFROM:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 9, THENCE N 0°02' NORTH ALONG THE EAST LINE OF SAID SECTION 203.2 FEET; THENCE N 89°57' W 428.8 FEET; THENCE SOUTH 0°02' W 203.2 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE S 89°57' EAST 428.8 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

TOWNSHIP 7 SOUTH, RANGE 29 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO.

SECTION 9: TAX TRACT #4 AND BEGINNING AT THE SOUTHEAST CORNER, THENCE NORTH 530 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE NORTH 190 FEET; THENCE WEST 197 FEET; THENCE SOUTH 190 FEET; THENCE EAST 197 FEET TO THE ACTUAL POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

BEGINNING AT A POINT 720 FEET NORTH FROM THE SOUTHEAST CORNER; THENCE WEST 220 FEET; THENCE NORTH 210 FEET; THENCE EAST 220 FEET; THENCE SOUTH 210 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

TOWNSHIP 7 SOUTH, RANGE 29 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO.

SECTION 9: TAX TRACT #4, ALSO KNOWN AS THE SE1/4SE1/4.

EXCEPTING THEREFROM:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 9; THENCE WEST 775 FEET; THENCE NORTH 940 FEET; THENCE EAST 775 FEET; THENCE SOUTH 940 FEET TO THE ACTUAL POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 9, THENCE N 0°02' NORTH ALONG THE EAST LINE OF SAID SECTION 203.2 FEET; THENCE N 89°57' W 428.8 FEET; THENCE SOUTH 0°02' W 203.2 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE S 89°57' EAST 428.8 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

BEGINNING AT THE SOUTHEAST CORNER, THENCE NORTH 530 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE NORTH 190 FEET; THENCE WEST 197 FEET; THENCE SOUTH 190 FEET; THENCE EAST 197 FEET TO THE ACTUAL POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

BEGINNING AT A POINT 720 FEET NORTH FROM THE SOUTHEAST CORNER; THENCE WEST 220 FEET; THENCE NORTH 210 FEET; THENCE EAST 220 FEET; THENCE SOUTH 210 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 29 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO.

EXCEPTING THEREFROM:

TAX TRACT #16, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1400 FEET WEST OF THE SE CORNER OF SECTION 16; THENCE NORTH 200 FEET; THENCE WEST 200 FEET; THENCE SOUTH 200 FEET; THENCE EAST 200 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

TOWNSHIP 7 SOUTH, RANGE 29 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO.

SECTION 16:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 16, THENCE WEST 1600 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 120 FEET; THENCE WEST 250 FEET; THENCE SOUTH 120 FEET; THENCE EAST 250 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

A PARCEL OF LAND IN THE SE 1/4 OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 29 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE SOUTH 89°58'14" WEST ALONG THE SOUTH LINE OF SAID SECTION 1627.13 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°01'46" WEST, LEAVING SAID SOUTH LINE, 120.00 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE SOUTH 89°58'14" WEST 225.00 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE NORTH 00°01'46" WEST 51.00 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED

PLS 843; THENCE NORTH $89^{\circ}58'14''$ EAST 299.36 FEET TO A $1/2''$ REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE SOUTH $68^{\circ}14'33''$ EAST 101.52 FEET TO A $1/2''$ REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE SOUTH $32^{\circ}30'05''$ EAST 154.15 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 16; THENCE SOUTH $89^{\circ}58'14''$ WEST ALONG SAID SOUTH LINE 250.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 7:

ALL OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST OF THE BOISE MERIDIAN,
POWER COUNTY, IDAHO.

EXHIBIT "A"

**SCHEDULE OF WATER RIGHTS
TRANSFERRED FROM SELLER BOONDOX FARMS PARTNERSHIP, LTD
TO BUYERS JAG FARMS, LLC AND BIG J FARMS, LLC**

IDWR Water Right No.:

Field No.:

35-02579	1
35-13433	1
35-13435	1
35-07308	2
35-02581	3 and 4
35-07326	5, 6 and 7
35-07646	8
35-07923	9 and 10
35-13436	11 and 12
35-13434	12, 13 and 14
35-09078	