

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

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JAN 29 2014
WATER RESOURCES
WESTERN 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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
PD 65-2460	Yes ☒	SPLIT INTO: 65-23602			Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Cabarton Land and Livestock LP
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Alpha Mortgage Fund I, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- | | | | |
|------------------------|--------------------------------|--------------|--------------|
| <u>PO Box 14077</u> | <u>Boise</u> | <u>ID</u> | <u>83714</u> |
| <u>Mailing address</u> | <u>City</u> | <u>State</u> | <u>ZIP</u> |
| <u>208-854-1122</u> | <u>stevev@alphalending.com</u> | | |
| <u>Telephone</u> | <u>Email</u> | | |
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: December 23, 2013.
6. If the water right described herein has been rented from the Water Supply Bank, rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:
- Rental payments will go to the lessor(s) of record at the beginning of the rental season.
 - If a change in ownership is processed by the Department during a rental season, rental payment will be made to the person or entity who is the lessor of record at the beginning of that rental season.
 - New lessor(s) of record will receive payment after the following rental season.

SUPPORT DATA

IN FILE # 65-2460

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.

8. Signature: [Signature] Assistant Office Manager, VP 1/29/14
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 UB Date 1/29/14 Receipt No. W041802 Receipt Amt. 100-
Approved by RS Processed by RS Date 12/30/14

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JAN 29 2014

Instrument # 382511

VALLEY COUNTY, CASCADE, IDAHO

12-24-2013 08:55:16 No. of Pages: 3

Recorded for : VALLEY COUNTY SHERIFF

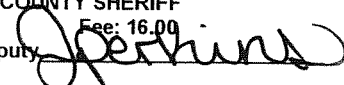
DOUGLAS A. MILLER

Fee: 16.00

Ex-Officio Recorder Deputy

Index to: DEEDS

WATER RESOURCES
WESTERN REGION



SHERIFF'S DEED

THIS DEED Is made and delivered by the Sheriff of Valley County, State of Idaho, as Grantor, to Alpha Mortgage Fund I, an Idaho Limited Liability Company, as Grantee, whose current address is P.O. Box 140177, Boise, Idaho 83714.

A Writ of Execution was issued out of and under the seal of the District Court of the Fourth Judicial District of the State of Idaho, in and for the County of Valley, Case No. CV 2012-75C, on October 11, 2012, upon a Judgment, Order of Sale, and Decree of Foreclosure dated September 28, 2012, in favor of Plaintiff Alpha Mortgage Fund I, an Idaho Limited Liability Company, and against Defendants G. David MacGregor and Cabarton Land and Livestock Limited Partnership. The Writ directed the Sheriff, the Grantor herein, to sell the real property of G. David MacGregor and Cabarton Land and Livestock Limited Partnership located in Valley County, Idaho, and described in said Judgment, Order of Sale, and Decree of Foreclosure, on December 4, 2012, and to issue a certificate of sale to the highest bidder according to law.

The Grantor did sell all of the right, title and interest which G. David MacGregor and Cabarton Land and Livestock Limited Partnership so had to the lands, tenements, real estate and premises particularly described below, on December 4, 2012, at public auction, on the front steps of the Valley County Courthouse, 219 Main Street, Cascade, County of Valley, State of Idaho, after having first given due notice of the time and place of such sale according to law. The premises were struck off and sold to the Grantee herein for the sum of One Million Nine Hundred Sixty-Five Thousand Dollars (\$1,965,000.00), bid in credit, which was the highest sum bid for said property. The Grantor then executed and delivered to the Grantee a certificate of said sale dated December 13, 2012, as is by law directed to be given, and such certificate was duly filed in the Office of the Recorder of the County of Valley. The certificate of sale was subject to redemption rights afforded to the defendants by law for a period of one year after the sale.

One year has now expired, without any redemption of said premises having been made by any party with the right to do so.

THEREFORE, The Sheriff, as Grantor, pursuant to the law of the State of Idaho, does hereby grant, bargain, sell, convey, and confirm unto the said Grantee,

forever, all the right, title, interest, and claim which G. David MacGregor and Cabarton Land and Livestock Limited Partnership had on December 4, 2012, or at any time thereafter, or which they may now have, in and to that parcel of land situate, lying, and being in the County of Valley, State of Idaho, and bounded and particularly described as follows, to-wit:

Parcel 1:

All that certain lot, piece or parcel of land situate in Valley County, Idaho and being more particularly described as all of Section 24, Township 13 North, Range 3 East, Boise Meridian, Valley County, Idaho.

Parcel 2:

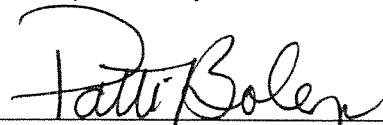
All that certain lot, piece or parcel of land situated in Valley County, Idaho and shown as Government Lot 1, West of the County Road, Government Lots 2, 3 and 4, all in Section 19, Township 13 North, Range 4 East, Boise Meridian, Valley County, Idaho.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD The said premises, with the appurtenances, unto said Grantee, its heirs and assigns, forever, as fully and absolutely as the said Sheriff can, may, or ought to grant, bargain, sell, convey, and confirm, by virtue of the said Writ of Execution and of the statutes of the State of Idaho.

IN WITNESS WHEREOF, The said Sheriff, as Grantor, has hereunto set his hand and seal this 23 day of December, 2013.

PATTI BOLEN, Sheriff,
Valley County, Idaho

A handwritten signature in cursive script, reading "Patti Bolen", written over a horizontal line.

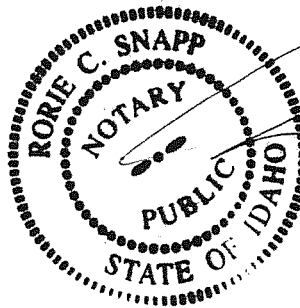
By: Patti Bolen, Sheriff

STATE OF IDAHO)

County of Valley) : ss.

On this 23rd day of December, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Patti Bolen, the duly appointed and incumbent Sheriff of Valley County, Idaho, known to me to be the person whose name is subscribed to the within and foregoing instrument, and acknowledged to me that (s)he, as such Sheriff, executed the same.

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



Rorie C. Snapp
Notary Public for Idaho
Residing at Cascade, Id
Commission Expires 12/22/2017