

Order Number: 14242296

Warranty Deed

For value received,

James F Frazier , as to a 24% interest for Parcel 1 and a 24% interest for Parcel 2 and Jordan P Frazier , as to a 24% interest for Parcel 2 and Jeffrey W. Frazier , as to a 24% interest for Parcel 1 and a 24% interest for Parcel 2 and Frazier Family Trust dated 6/19/80 , as to a 4% interest for Parcel 1 and a 4% interest for Parcel 2 and Atlanta Investment Services, LLLP, an Arizona Limited Liability Limited Partnership , as to an undivided 24% interest in Parcel 1 and Joe K. Frazier , as to a 24% interest for Parcel 1 and a 24% interest for Parcel 2

the grantor, does hereby grant, bargain, sell, and convey unto

Maverik Land and Cattle Company, an Idaho Corporation

whose current address is 433 S. 700 E. Jerome, ID 83338

the grantee, the following described premises, in Jerome County, Idaho, to wit:

PARCEL NO. 1:

TOWNSHIP 9 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 12: S $\frac{1}{2}$ S $\frac{1}{2}$, EXCEPTING THEREFROM a parcel of land located in the SW $\frac{1}{4}$ SW $\frac{1}{4}$, described as follows:

Beginning at the Southwest corner of Section 12 of Township 9 South, Range 17 East of the Boise Meridian; Thence North 1319.45 feet along the Westerly Boundary of Section 12 to the Northwest corner of SW $\frac{1}{4}$ SW $\frac{1}{4}$;
Thence North 89°41'45" East 286.97 feet along the Northerly boundary of SW $\frac{1}{4}$ SW $\frac{1}{4}$ to the TRUE POINT OF BEGINNING;
Thence North 89°41'45" East 295.88 feet along said the Northerly boundary;
Thence South 0°52'06" East 163.52 feet along an existing fence;
Thence South 49°18'56" West 393.45 feet along an existing fence;
Thence North 418.42 feet to the TRUE POINT OF BEGINNING.

TOWNSHIP 9 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 13: N $\frac{1}{2}$ N $\frac{1}{2}$;
SE $\frac{1}{4}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$;
E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ (also shown as the East 10 acres of the SW $\frac{1}{4}$ NW $\frac{1}{4}$)

PARCEL NO. 2:

TOWNSHIP 9 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

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

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Jordan P Frazier

Jeffrey W. Frazier

Frazier Family Trust dated 6/19/80
Jordan Frazier, Trustee

Atlanta Investment Services, LLLP, an Arizona Limited Liability Limited Partnership
By: Magic Management Services, Inc.

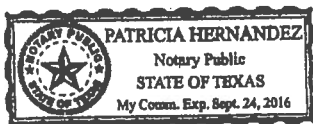
Its: General Partner
By: Jordan P. Frazier, Director

Joe K. Frazier

Jane Frazier

STATE OF Texas)
COUNTY OF Galveston) ss.

On this 18 day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared James F. Frazier, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



Patricia Hernandez
Notary Public
Residing at: Friendswood, Texas
My Commission expires: 9-24-2016

STATE OF _____)
COUNTY OF _____) ss.

On this _____ day of December, 2014, ~~before me, the undersigned, a Notary Public in and for said State, personally appeared Jeffrey W. Frazier, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.~~

Jordan P Frazier

Jeffrey W. Frazier
Jeffrey W. Frazier

Frazier Family Trust dated 6/19/80
Jordan Frazier, Trustee

Atlanta Investment Services, LLLP, an Arizona Limited Liability Limited Partnership
By: Magic Management Services, Inc.

its: General Partner
By: Jordan P. Frazier, Director

Joe K. Frazier

Jane Frazier

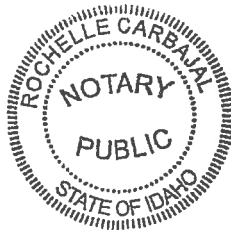
STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared ~~James E. Frazier~~, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Notary Public
Residing at:
My Commission expires:

STATE OF Idaho)
) ss.
COUNTY OF Bonneville)

On this 18th day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared **Jeffrey W. Frazier**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



Rochelle Carbajal
Notary Public
Residing at: Idaho Falls, ID
My Commission expires: 2/11/2019

Jeffrey W. Frazier

Jeffrey W. Frazier

Frazier Family Trust dated 8/19/80
Jordan Frazier, Trustee

Atlanta Investment Services, LLLP, an Arizona Limited Liability Limited Partnership
By: Magic Management Services, Inc.

Its: General Partner
By: Jordan P. Frazier, Director

Joe K. Frazier

Jane Frazier

STATE OF)
) ss.
COUNTY OF)

On this ____ day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared James F. Frazier, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Notary Public
Residing at:
My Commission expires:

STATE OF)
) ss.
COUNTY OF)

On this ____ day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeffrey W. Frazier, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Notary Public
Residing at:
My Commission expires:

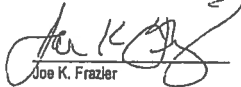
UNRECORDED

Jeffrey W. Frazier

Frazier Family Trust dated 6/19/80
Jordan Frazier, Trustee

Atlanta Investment Services, LLLP, an Arizona Limited Liability Limited Partnership
By: Magic Management Services, Inc.

Its: General Partner
By: Jordan P. Frazier, Director


Joe K. Frazier

STATE OF)
) ss.
COUNTY OF)

On this ____ day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared James F. Frazier, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Notary Public
Residing at:
My Commission expires:

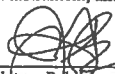
STATE OF)
) ss.
COUNTY OF)

On this ____ day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeffrey W. Frazier, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Notary Public
Residing at:
My Commission expires:

On this 11th day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Joe K. Frazier, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.




Notary Public
Residing at: Bellingham, WA 98229
My Commission expires: 11/2/18

~~STATE OF)
) ss.
COUNTY OF)~~

~~On this ____ day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Jordan P. Frazier, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.~~

~~_____
Notary Public
Residing at:
My Commission expires:~~

~~STATE OF)
) ss.
COUNTY OF)~~

~~On this ____ day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Jordan P. Frazier, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same as such Trustee of the Frazier Family Trust dated 06/19/80.~~

~~_____
Notary Public
Residing at:
My Commission expires:~~

On this ____ day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Joe K. Frazier, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Notary Public
Residing at:
My Commission expires:

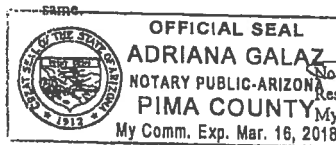
STATE OF _____)
COUNTY OF _____) ss.

On this ____ day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Jane Frazier, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Notary Public
Residing at:
My Commission expires:

STATE OF Arizona)
COUNTY OF Pima) ss.

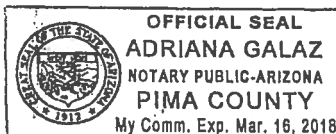
On this 17th day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Jordan P. Frazier, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



Notary Public
Residing at: Tucson AZ
My Commission expires: 3/16/18

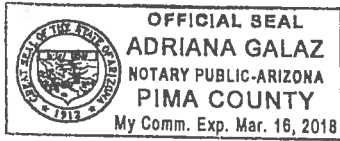
STATE OF Arizona)
COUNTY OF Pima) ss.

On this 17th day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Jordan P. Frazier, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same as such Trustee of the Frazier Family Trust dated 06/19/80.



Notary Public
Residing at: Tucson AZ
My Commission expires: 3/16/18

On this 17th day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Jordan P. Frazler, known or identified to me to be the President of the Magic Management Services, Inc. corporation that executed the instrument which is the general partner of Atlanta Investment Services, LLLP, and on behalf of the general partner subscribed said partnership name to the foregoing instrument, and acknowledged to me that such corporation executed the same in said partnership name.



[Signature]
Notary Public
Residing at: Tucson #2
My Commission expires 3.16.18



237 N. Lincoln
Jerome, ID 83338
Ph. (208) 324-3357
Fx. (866) 310-3443
www.titleonecorp.com

RECEIVED

JAN 09 2015

DEPT OF WATER RESOURCES
SOUTHERN REGION

Date: January 7, 2015

Re: Escrow No. 14242296

To: Idaho Dept of Water Resources
Attn: Trish
650 Addison Ave W., Ste 500
Twin Falls, ID 83301

In connection with the above referenced transaction, I am enclosing the following:

- *Notice of Change in Water Right Ownership
- *Notice of Security Interest in a Water Right
- *Check no. 1218 in the amount of \$150.00
- *Copy of Warranty Deed, Instrument No. 2144663
- *Copy of Mortgage, Instrument No. 2144664

Once completed, please return to my attention at TitleOne, P. O. Box 349, Jerome, ID 83338

Your assistance is greatly appreciated. If you have any questions, please do not hesitate to contact me.

Sincerely,

Laury Jo Lamb
(208) 324-3357
llamb@titleonecorp.com



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

January 22, 2015

MAVERIK LAND & CATTLE CO
433 S 700 E
JEROME ID 83338

NORTHWEST FARM CREDIT SERVICES
PO BOX 5059
TWIN FALLS ID 83303

RE: Change of Ownership and Notice of Security Interest in a Water Right for Water Right Nos.
36-7745, 36-8049, 36-14062

Dear Water Right Holders and Party Holding a Security Interest:

The department acknowledges receipt of correspondence changing ownership of and adding a security interest holder to the above referenced water rights. The department has modified its records to reflect the changes 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: Title One (14242296)