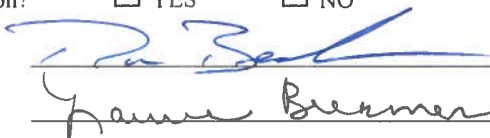


STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

OCT 23 2014

DEPT OF WATER RESOURCES
SOUTHERN REGION**Notice of Security Interest in a Water Right****And Request for Notification of a Change in Ownership or Any Proposed
Or Final Action to Amend, Transfer, or Otherwise Modify a Water Right**Please print or type. Attach pages with additional information. Instructions are on the back of this page.
Incomplete forms will be returned.

1. Water Right No(s): 63-33444 _____
Adjudication Claim No(s): _____
2. The following **REQUIRED** information must be submitted with this form:
A) Evidence of the security interest. This may be a copy of a **DEED of TRUST, MORTGAGE, CONTRACT OF SALE** or other legal document indicating your interest in the property and water rights or claims in question, **WITH ATTACHED LEGAL DESCRIPTION.**
B) A **FEE** of \$25.00 per water right or adjudication claim.
3. Name and Mailing Address of Person or Company holding Security Interest
D. L. Evans Bank _____
P.O. Box 87 _____
Twin Falls, ID 83303 _____
4. Name of Water Right Owner/Claimant(s)
Beckman Estates, LLC _____
5. Expiration Date of Notification Period September 24, 2024 _____
6. Is this a Renewal of Request for Notification? ☐ YES ☐ NO
7. Signature(s) (and title if applicable)

James Beckman _____

For Office Use Only

Received by	_____	Date	_____	Fee	\$25 -
Receipted by	AM	Date	10-23-2014	Receipt No.	5034359
Processed by	_____	AJ	Date	WR	_____

RECORDATION REQUESTED BY:

D. L. Evans Bank
Meridian Fairview Branch
2560 E. Fairview Ave.
Meridian, ID 83642

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=7 CHE FOWLER
FIRST AMERICAN TITLE AND ESCROW COMPANY

2014-079686
09/30/2014 12:58 PM
\$28.00

WHEN RECORDED MAIL TO:

D. L. Evans Bank
Meridian Fairview Branch
2560 E. Fairview Ave.
Meridian, ID 83642

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

SEND TAX NOTICES TO:

Beckman Estates, LLC
1790 West Spanish Bay Drive
Eagle, ID 83616

2323386 JB

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

CONSTRUCTION DEED OF TRUST

THIS DEED OF TRUST is dated September 26, 2014, among Beckman Estates, LLC ("Grantor"); D. L. Evans Bank, whose address is Meridian Fairview Branch, 2560 E. Fairview Ave., Meridian, ID 83642 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and First American Title Company, whose address is 2275 South Eagle Road, Suite 110, Meridian, ID 83642 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Grantor does hereby irrevocably grant, bargain, sell and convey in trust, with power of sale, to Trustee for the benefit of Lender as Beneficiary, all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Ada County, State of Idaho:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER LOT 1, BECKMAN SUBDIVISION-PHASE 1, AS RECORDED IN BOOK 103, PAGE 13922 IN THE OFFICE OF THE ADA COUNTY RECORDER, BOISE, IDAHO, ALSO BEING THE REAL POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00°37'07" EAST 326.00; THENCE SOUTH 87°25'01" WEST 781.38 FEET TO A POINT; THENCE NORTH 02°34'22" WEST 10.97 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT 86.39 FEET, SAID CURVE HAVING A RADIUS OF 55.00, FEET A CENTRAL ANGLE OF 90°00'00", TANGENTS OF 55.00 FEET, AND A CHORD WHICH BEARS NORTH 47°34'23" WEST 77.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°25'37" WEST 16.10 FEET; THENCE NORTH 00°47'34" WEST 30.01 FEET; THENCE SOUTH 87°25'37" WEST 50.02 FEET; THENCE SOUTH 00°47'34" EAST 30.01 FEET; THENCE SOUTH 87°25'37" WEST 30.01 FEET; THENCE SOUTH 00°47'34" EAST 66.03 FEET; THENCE SOUTH 87°25'01" WEST 391.97 FEET; THENCE NORTH 00°24'52" WEST 335.47 FEET; THENCE NORTH 89°22'53" EAST 419.58 FEET; THENCE NORTH 00°47'34" WEST 36.00 FEET; THENCE NORTH 89°22'53" EAST 905.10 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION.

SAID PARCEL BEING PROPOSED LOT 2 IN BLOCK 1 OF BECKMAN SUBDIVISION - PHASE 2.

TOGETHER WITH THE WATER RIGHTS REPRESENTED BY IDAHO STATE DEPARTMENT OF WATER RESOURCES WATER RIGHT NO. 63-33444 WITH A CLAIMED PRIORITY OF NOVEMBER 2, 2010 TO 0.180 CFS OF IRRIGATION WATER FROM GROUNDWATER, 0.020 CSF OF STOCKWATER FROM GROUNDWATER, AND 0.040 CFS OF DOMESTIC WATER FROM TOGETHER WITH ANY AND ALL OTHER WATER RIGHTS AND DITCH RIGHTS APPURTENANT TO THE ABOVE DESCRIBED PREMISES.

The Real Property or its address is commonly known as 0000 N. Hondo Drive, Eagle, ID 83616. The Real Property tax identification number is S0229131245.

Grantor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS ALSO GIVEN TO SECURE ANY AND ALL OF GRANTOR'S OBLIGATIONS UNDER THAT CERTAIN CONSTRUCTION LOAN AGREEMENT BETWEEN GRANTOR AND LENDER OF EVEN DATE HERewith. ANY EVENT OF DEFAULT UNDER THE CONSTRUCTION LOAN AGREEMENT, OR ANY OF THE RELATED DOCUMENTS REFERRED TO THEREIN, SHALL ALSO BE AN EVENT OF DEFAULT UNDER THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Grantor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Grantor's obligations under the Note, this Deed of Trust, and the Related Documents.

CONSTRUCTION MORTGAGE. This Deed of Trust is a "construction mortgage" for the purposes of Sections 9-334 and 2A-309 of the Uniform Commercial Code, as those sections have been adopted by the State of Idaho.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:





State of Idaho

DEPARTMENT OF WATER RESOURCES

Southern Region • 1341 Fillmore Street, Suite 200 • Twin Falls, Idaho 833301-3380

Phone: (208) 736-3033 • Fax: (208) 736-3037 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

November 7, 2014

D L EVANS BANK
PO BOX 87
TWIN FALLS ID 83303

Re: Notice of Security Interest in a Water Right for Water Right 63-33444 / Beckman Estates LLC

Dear Party Holding Security Interest:

The Department of Water Resources acknowledges receipt of the Notice of Security Interest in a Water Right you recently submitted on the above water rights. The Department has modified its records to reflect the security interest and has enclosed a computer-generated report for your records.

Please note that as of July 1, 1996, water right owners are required to report any change of water right ownership and any change of mailing address of the owners of a water right to the Department. Notice of the change must be provided to the Department within 120 days of the change. Change reporting forms are available from any office of the Department or on the Department's website.

Please feel free to contact this office with any questions you may have.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Trish Fawcett'.

Trish Fawcett
Technical Records Specialist

Enclosures

Cc: Beckman Estates LLC