Form 42-248/42-1409(6) Rev. 03/13

EXHIBIT "J"

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
AUG 05 2014
Department of Water Resources
Eastern 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?
33-14883 < 33-14883 33-14954	Yes ☑		Yes ☐		Yes ☐
33-14885 < 33-14885 33-14953	Yes ☑		Yes ☐		Yes ☐
33-14887 < 33-14887 33-14952	Yes ☑		Yes ☐		Yes ☐
33-14889 < 33-14889 33-14951	Yes ☑		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Sandra L. Drussel
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Brian S. Harrell and Ilene G. Harrell
   New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

   3848 N 1700 W — Mailing address
   Howe — City
   ID — State
   83244 — ZIP
   (208) 767-3511 — 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: _____.

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.

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.

SUPPORT DATA IN FILE # 33-14883

8. Signature: X Brian Harrell — Signature of new owner/claimant; President — Title, if applicable; 7-30-14 — Date
   Signature: X Ilene Harrell — Signature of new owner/claimant; Secretary — Title, if applicable; 7/30/14 — Date

For IDWR Office Use Only:

Receipted by SB Date 8/26/2014 Receipt No. E040202 Receipt Amt. $400.-
Approved by SB Processed by SB Date 11/14/2014

WATER RIGHTS DIVISION AGREEMENT

THIS AGREEMENT ("this Agreement") is made the 30 day of June, 2014, by **SANDRA L. DRUSSEL**, a married woman dealing with her sole and separate property ("Sandra"), in favor of **BRIAN S. HARRELL and ILENE G. HARRELL**, husband and wife, (collectively "Brian").

RECITALS:

A. Sandra is currently the owner of the following described water rights: 33-14883, 33-14885, 33-14887, and 33-14889 (the "Water Rights") as duly filed with the Idaho Department of Water Resources ("IDWR").

B. Sandra is the owner of a certain approximate four (4) acre parcel as shown on **Exhibit I-1** attached hereto and by this reference incorporated herein ("Sandra's Parcel"). Brian is the owner of certain real property identified on **Exhibit I-2**) attached hereto and by this reference incorporated herein (the "Brian Parcel").

C. Pursuant to a certain purchase and sale agreement dated 4-3-14, 2014, Sandra has sold to Brian the Brian Parcel (the "Sales Agreement). Pursuant to the Sales Agreement Sandra was to retain sufficient water from the Water Rights to provide irrigation to Sandra's Parcel. The parties agreed to execute this Agreement to confirm such reservation of a portion of the Water Rights and the division of the Water Rights in accordance with the terms hereof.

NOW, THEREFORE in consideration of the sale of the Brian Parcel to Brian, by Sandra, and other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties agree as follows:

1. Sandra hereby retains a proportionate share of the water rights ("Sandra's Water") from the Water Rights otherwise transferred to Brian to preserve water rights for Sandra's Parcel. A copy of this Agreement shall be submitted to IDWR, along with a copy of the deed transferring the Brian Parcel to Brian from Sandra.

2. The parties agree to execute all other documents reasonably necessary in order to accomplish the division of the Water Rights as described herein.

3. Sandra shall be responsible for any fees incurred with IDWR related to the portion of the Water Rights reserved for Sandra's Parcel and Brian shall be responsible for all other fees.

4. This Agreement may be specifically enforced. In the event any action is necessary to enforce the terms hereof, the prevailing party in such action shall recover it's costs and reasonable attorney fees.

5. This Agreement may only be modified in a further written agreement executed by all parties to this Agreement.

DATED the day and year stated above.

ASSIGNOR:

Sandra L Drussel

SANDRA L. DRUSSEL

ASSIGNEE:

Brian S Harrell

BRIAN S. HARRELL

Ilene G Harrell

ILENE G. HARRELL

EXHIBIT I-1

Part of the southwest 1/4 of the southeast 1/4 of Section 20, Township 6 North, Range 29 East of the Boise Meridian, Butte County, Idaho, more particularly described as:

BEGINNING at the south 1/4 corner of Section 20, from which the southeast corner of said section bears S 89°56'32" E 2637.86 feet, the basis of bearings for this description; thence from said south 1/4 corner N 00°03'56" W 284.14 feet along the west line of the southeast 1/4 of said section; thence S 89°56'32" E 647.20 feet; thence S 03°46'03" W 284.73 feet to the south line of said southeast1/4; thence N 89°56'32" W 628.17 feet along said south line to the POINT OF BEGINNING.

Parcel contains 4.16 acres more or less and is subject to a county road right of way along the south side.

EXHIBIT I-2

PARCEL 1:

Part of the Southeast 1/4 of Section 20, Township 6 North, Range 29 East of the Boise Meridian, Butte County, Idaho, more particularly described as: BEGINNING at the Southeast corner of Section 20 from which the South 1/4 corner of said section bears N 89°56'32"W 2637.86 feet, the basis of bearings for this description; thence N 89°56'32" W 750.00 feet along the South line of said section to the Southeast corner of Deed Instrument No. 41104; thence along said deed the following 3 courses: 1) N 00°03'28"E 180.00 feet; 2) N 89°56'32" W 376.00 feet; 3) S 00°03'78" W 21.98 feet to a point being on the West line of said deed; thence S 80°11'28" W 11.86 feet; thence S 86°11'28" W 130.42 feet, thence N 87°43'39" W 51.68 feet thence N 85°55'19" W 108.98 feet; thence N 80°57'40" W 106.42 feet; thence N 75°55'37" W 117.50 feet; thence N 70°43'25" W 98.68 feet thence N 88°43'42" W 255.66 feet; thence N 03°46'03" E 45.09 feet thence N 89°56'32" W 647.20 feet to a point on the West line of the Southeast 1/4 of said section; thence N 00°04'01 W 2360.77 feet to the Northwest corner of said Southeast 1/4 (the center 1/4 corner); thence S 89°59'24" 2630.46 feet to the Northeast corner of said Southeast 1/4 (the East 1/4 corner); thence S 00°13'37" E 2647.13 feet to the POINT OF BEGINNING.

PARCEL 2:

Part of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 20, Township 6 North, Range 29 East of the Boise Meridian, Butte County, Idaho, more particularly described as:

Commencing at the Southeast corner of Section 20 from which the South1/4 corner of said section bears N 89°56'32" W 2637.86 feet, the basis of bearings for this description; thence N 89°56'32" W 750.00 feet along the South line of said section to the Southeast corner of Deed Instrument No. 41104; thence along said deed the following 2 courses: 1) N 00°03'28" E 180.00 feet; 2) N 89°56'32" W 253.34 feet, to a point on the North line of said deed, the POINT OF BEGINNING; thence S 74°11'28" W 6.09 feet; thence S 80°11'28" W 118.56 feet to a point on the West line of said deed; thence N 00°03'28" E 21.98 feet to the Northwest corner of said deed; thence S 89°56'32" E 122.66 feet along the North line of said deed to the POINT OF BEGINNING.

5184

NO. ~~0051839~~

RECORDED

JUL 31 2014

11:25 A.M. P.M.

BUTTE COUNTY RECORDER

Kim Garnett

504994

WARRANTY DEED

THIS INDENTURE is made this 30th day of June, 2014, between **SANDRA L. DRUSSEL**, a married woman dealing with her sole and separate property, the "Grantor," and **BRIAN S. HARRELL and ILENE G. HARRELL**, husband and wife, 3848 N 1700W Howe, ID 83244, the "Grantee."

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does warrant, bargain, sell grant and confirm unto the Grantee, and to Grantee's successors and assigns forever, all of the following described property in the County of Butte, State of Idaho, to-wit:

PARCEL 1:

Part of the Southeast 1/4 of Section 20, Township 6 North, Range 29 East of the Boise Meridian, Butte County, Idaho, more particularly described as: BEGINNING at the Southeast corner of Section 20 from which the South 1/4 corner of said section bears N 89°56'32"W 2637.86 feet, the basis of bearings for this description; thence N 89°56'32" W 750.00 feet along the South line of said section to the Southeast corner of Deed Instrument No. 41104; thence along said deed the following 3 courses: 1) N 00°03'28"E 180.00 feet; 2) N 89°56'32" W 376.00 feet; 3) S 00°03'28" W 21.98 feet to a point being on the West line of said deed; thence S 80°11'28" W 11.86 feet; thence S 86°11'28" W 130.42 feet, thence N 87°43'39" W 51.68 feet thence N 85°55'19" W 108.98 feet; thence N 80°57'40" W 106.42 feet; thence N 75°55'37" W 117.50 feet; thence N 70°43'25" W 98.68 feet thence N 88°43'42" W 255.66 feet; thence N 03°46'03" E 45.09 feet thence N 89°56'32" W 647.20 feet to a point on the West line of the Southeast 1/4 of said section; thence N 00°04'01 W 2360.77 feet to the Northwest corner of said Southeast 1/4 (the center 1/4 corner); thence S 89°59'24" E 2630.46 feet to the Northeast corner of said Southeast 1/4 (the East 1/4 corner); thence S 00°13'37" E 2647.13 feet to the POINT OF BEGINNING.

PARCEL 2:

Part of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 20, Township 6 North, Range 29 East of the Boise Meridian, Butte County, Idaho, more particularly described as:
Commencing at the Southeast corner of Section 20 from which the South1/4 corner of said section bears N 89°56'32" W 2637.86 feet, the basis of

504994

NO. ~~0051839~~ 005184
RECORDED

JUL 31 2014

11:25 A.M. P.M.
BUTTE COUNTY RECORDER
Kim Garnett

WARRANTY DEED

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WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does warrant, bargain, sell grant and confirm unto the Grantee, and to Grantee's successors and assigns forever, all of the following described property in the County of Butte, State of Idaho, to-wit:

PARCEL 1:
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PARCEL 2:
Part of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 20, Township 6 North, Range 29 East of the Boise Meridian, Butte County, Idaho, more particularly described as:
Commencing at the Southeast corner of Section 20 from which the South1/4 corner of said section bears N 89°56'32" W 2637.86 feet, the basis of

9. Provisions in deed to Sandra Drussel, recorded September 13, 1994 as Instrument No. 28425. (P1)

10. Provisions in Deed Granting Easement to Sandra Drussel, a married woman dealing with her sole and separate property, recorded April 23, 2001, as Instrument No. 36892. (W2SE of P1)

11. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by survey recorded April 2, 2002, as Instrument No. 38023.

12. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by survey recorded October 12, 2005, as Instrument No. 42474.

13. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by survey recorded October 20, 2005, as Instrument No. 42502.

14. Financing Statement covering irrigation equipment
Recorded: September 16, 2010, as Instrument No. 48078
Debtor: Pancheri, Inc.; Sandra & Gerald Kirk Drussel
Secured Party: Diversified Financial Services, LLC.
(SE less SESE)

15. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by survey recorded September 25, 2013, as Instrument No. 51048.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues and profits therefrom; and all estate, right, title and interest in and to said property, as well in law as in equity, of the Grantor.

TOGETHER with and subject to Grantor's rights and obligations under a certain Amended Farm Lease Agreement dated June 10, 2011, between Sandra Drussel, as landlord and Pancheri Brothers, Inc., as tenant pursuant to which Pancheri Brothers leased the described property for a term ending March 31, 2017.

TOGETHER WITH the Grantor's interest in the following water rights: 33-14883, 33-14885, 33-14887, and 33-14889 except the portion thereof reserved by Grantor to provide water to approximately four acres of land owned by Grantor. Such reservation

shall be by a separate division agreement filed with the Idaho Department of Water Resources.

TO HAVE AND TO HOLD, the property and the appurtenances unto the Grantee, and to Grantee's successors and assigns forever.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

Sandra L Drussel
SANDRA L. DRUSSEL

STATE OF IDAHO)
)ss.
County of Bonneville)

On the 30th day of June, 2014, before me, the undersigned notary public in and for said State, personally appeared **SANDRA L. DRUSSEL**, known or identified to me to be the person whose name is subscribed to the within Warranty Deed, and acknowledged to me that she executed the same.

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

SCOTT P. ESKELSON NOTARY PUBLIC STATE OF IDAHO

Scott P. Eskelson
Notary Public for Idaho
Residing at Idaho Falls, Idaho
My Commission Expires: 10-25-2014

SPE/3037.00