

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
SEP 09 2014
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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
13-2247 04	Yes ☐ <u>WR on deed</u>		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Ben B. Johnson
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Branch Creek Properties LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 9479 N. Transuron Rd. Preston ID 83263
Mailing address City State ZIP
- 208-313-2524 iats.js07@gmail.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: X September 5, 2014

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:

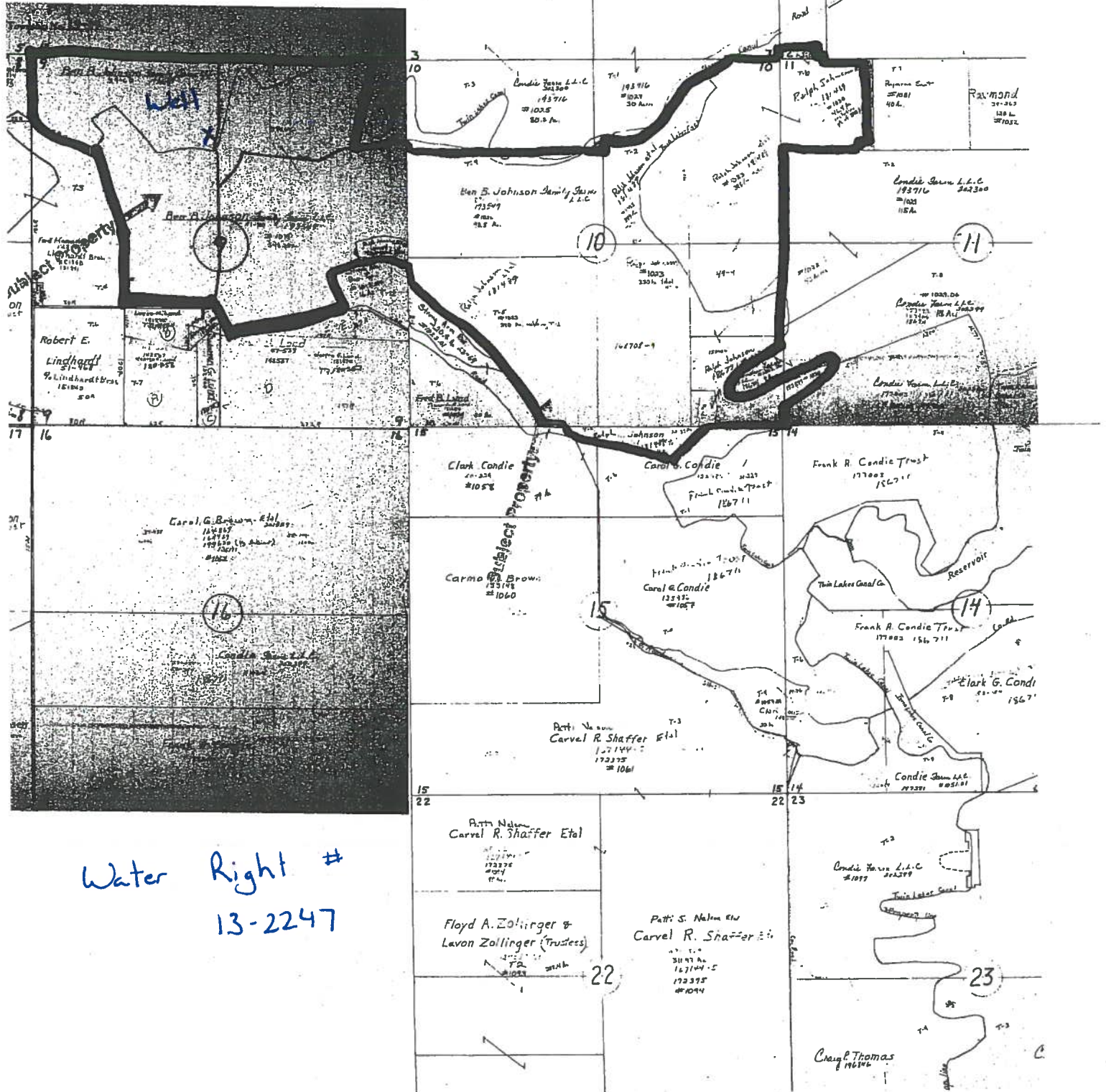
- A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
- Plat map, survey map or aerial photograph which clearly shows 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.

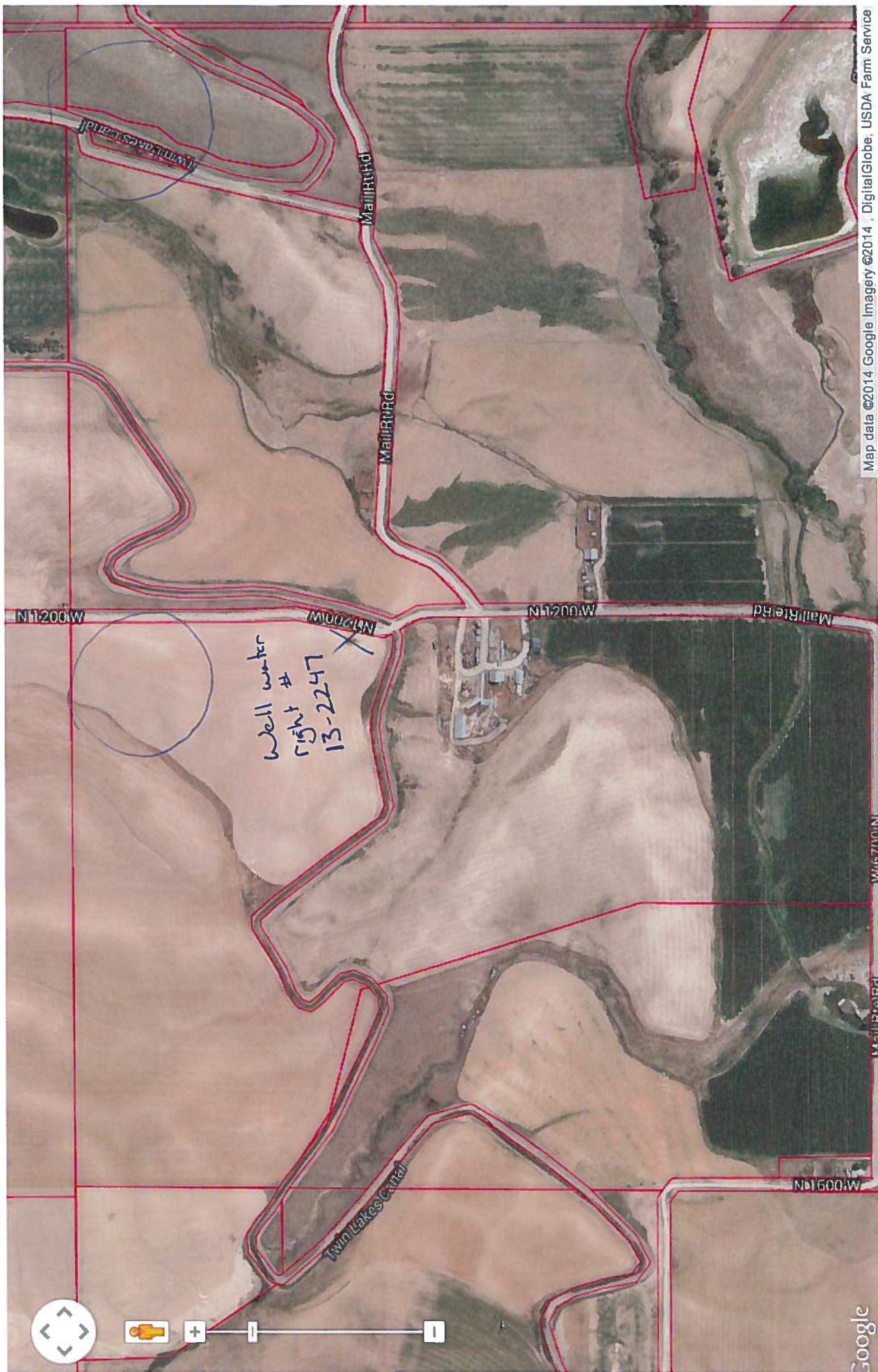
8. Signature: [Signature] Manager/Member 8-29-14
Signature of new owner/claimant Title, if applicable Date
- Signature: [Signature] Manager/Member 8-29-14
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by [Signature] Date 9/9/2014 Receipt No. E040233 Receipt Amt. \$25 -
Approved by [Signature] Processed by [Signature] Date 10/20/2014

This Plat is provided as
an accommodation only and
does not constitute an actual
survey of the premises.





262430 1-B

Recorded at the request of
Northern Title
Time 10:25 Amount \$ 25.00

SEP 05 2014

NTF-68250
Branch Creek Properties LLC
9479 North Treasureton Road
Preston ID 83263

SHAUNA T. GEDDES, RECORDER
By C. J. Gaudin Deputy
Franklin County, Idaho

SPECIAL WARRANTY DEED

This Special Warranty Deed is made between

PARCEL 1: Ben Johnson Family Farm, L.L.C.

PARCEL 2: Ralph B. Johnson, Julianne S. Johnson, Trustee of the Steven A. Johnson Personal Trust dated March 9, 2013 and Kent B. Johnson

PARCEL 3: Ralph B. Johnson, Ben B. Johnson Family Farm, LLC, Kent B. Johnson, Jan J. Lawrence, and Julianne S. Johnson, Trustee of the Steven A. Johnson Personal Trust, dated March 9, 2013, as their interest may appear if any

with an address of 5705 S. Cottonwood Lane, Holladay UT 84117 (hereinafter called "Grantor), and

Branch Creek Properties LLC

with an address of 9479 N. Treasureton Road, Preston ID 83263 (hereinafter called "Grantee"),

Grantor, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, conveys to Grantee that certain real estate in Franklin County, State of Idaho, more particularly described as:

See Exhibit A

attached hereto and incorporated herein (the "Property"), together with all appurtenant rights, title and interest.

Grantor warrants that the title to the Property is free and clear of encumbrances, arising by, through or under Grantor.

Together with State Water Right No. 13-02247 (well), 207 shares Strongarm Reservoir, 52.5 shares Cottonwood/Treasureton Irrigation and the culinary water from a well and spring by the old home.

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

A TRUE COPY

CERTIFIED ON 9-5-2014

BY [Signature]
NORTHERN TITLE COMPANY OF IDAHO, INC.

88. 23

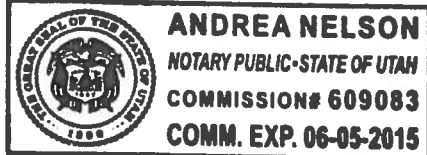
Page 2 Special Warranty Deed

Witness, the hand(s) of said Grantor(s), this 9-2-14, 2014.

Ralph B. Johnson
 Ben B. Johnson Farm, LLC
 By: Ralph B. Johnson, Manager

State of _____ }
 County of _____ } ss.

On September 2, 2014, personally appeared before me, a Notary Public, Ralph B. Johnson, who, being by me duly sworn, did say that he is the Manager of Ben B. Johnson Farm, LLC and that said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual(s) acknowledged to me that said Company executed the same.



Andrea Nelson
 Notary Public
 Resides: Murray, Ut
 Expires: 6-5-15

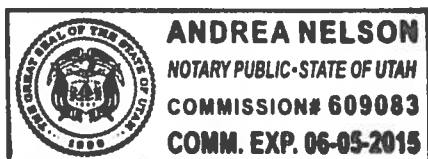
Witness, the hand(s) of said Grantor(s), this September 2, 2014.

Ralph B. Johnson
 Ralph B. Johnson

Shauna S. Johnson
 Spouse of Ralph B. Johnson

State of _____ }
 County of _____ } ss.

On September 2, 2014, before me, a Notary Public in and for said county and state, personally appeared, Ralph B. Johnson and Shauna S. Johnson known or proved to me to be the person(s) who executed the foregoing instrument, and acknowledged to me that he/she/they executed the same.



Andrea Nelson
 Notary Public
 Resides: Murray, Ut
 Commission Expires: 6-5-15

262430 3-8

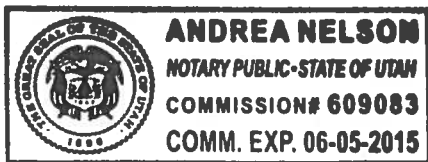
Page 3 Special Warranty Deed

Witness, the hand(s) of said Grantor(s), this Sept. 2nd, 2014.

Julianne S. Johnson
Julianne S. Johnson, Trustee

State of }
County of }ss.

On September 2, 2014 before me, a Notary Public in and for said county and state, personally appeared, Julianne S. Johnson, Trustee of the Steven A. Johnson Personal Trust dated March 9, 2013, known or proved to me to be the person(s) who executed the foregoing instrument, and acknowledged to me that he/she/they executed the same.



Andrea Nelson
Notary Public
Resides: Murray, Utah
Expires: 6-5-15

262430 4-8

Page 4 Special Warranty Deed

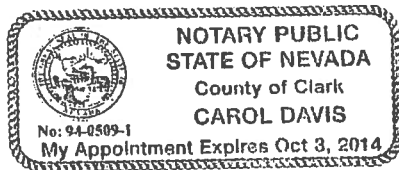
Witness, the hand(s) of said Grantor(s), this Sept 1, 2014.

Kent B. Johnson
Kent B. Johnson

Oraleen C. Johnson
Spouse of Kent B. Johnson

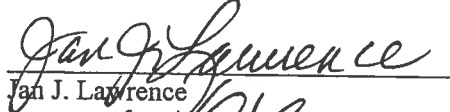
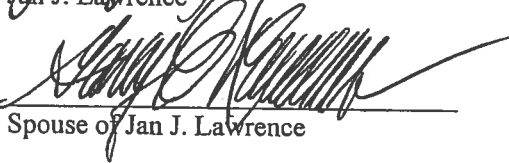
State of NEVADA }
County of CLARK } ss.

On Sept 2, 2014 before me, a Notary Public in and for said county and state, personally appeared, Kent B. Johnson and Oraleen C. Johnson, known or proved to me to be the person(s) who executed the foregoing instrument, and acknowledged to me that he/she/they executed the same.



Carol Davis
Notary Public
Resides: LAS VEGAS
Commission Expires: 10-3-14

Page 5 Special Warranty Deed

Witness, the hand(s) of said Grantor(s), this 9/2, 2014.
Jan J. Lawrence
Spouse of Jan J. LawrenceState of
County of} See attached notary
} ss.

On _____, 2014 before me, a Notary Public in and for said county and state, personally appeared, Jan J. Lawrence and _____, known or proved to me to be the person(s) who executed the foregoing instrument, and acknowledged to me that he/she/they executed the same.

Notary Public

Resides:

Commission Expires:

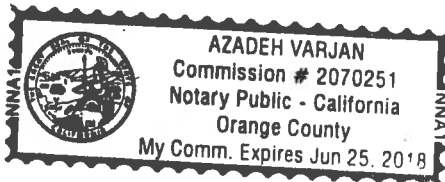
262430 6-8

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On 9/12/14 before me, AZADEH VARJAN notary public
Date Here Insert Name and Title of the Officer
 personally appeared San J. Lawrence & Gary C. Lawrence
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature: [Signature]

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Page 5 Special Warranty Deed
 Document Date: 9/12/14 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Individual☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Individual☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**
Top of thumb here

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PARCEL 1:

Township 14 South, Range 39 East of the Boise Meridian, Franklin County, Idaho:

Section 4: Lots One (1) and Two (2), and the South Half of the Northeast Quarter, the South Half of the Northwest Quarter, the Southwest Quarter, the West Half of the Southeast Quarter.

Also, Commencing at the Northwest corner of the Northeast Quarter of the Southeast Quarter, running thence East 1139 feet; thence Southwesterly following along the center and bottom of said hollow to a point on the Twin Lakes Canal Bank, which point is approximately 1778 feet South of the point of beginning, thence North 1778 feet more or less, to the point of beginning.

Section 5: The South Half of the Northeast Quarter

Section 9: Commencing at a point 106 rods North of the Southwest corner of the Northwest Quarter of said Section 9; running thence Southeasterly 58 rods, thence Southeasterly 84 rods to the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 9, thence East 80 rods; thence North 160 rods; thence West 160 rods; thence South 54 rods to the place of beginning.

Also, the North 30 acres of the Northeast Quarter of the Southwest Quarter of Section 9.

Also, Commencing at the Northwest corner of the Northwest Quarter of the Northeast Quarter of said Section 9, and running thence South 109 rods, 6 inches thence Northeasterly following the County Road to a point 84 rods, 9 feet South and 22 rods East of the point of beginning, thence East 69 rods, 6.5 feet; thence Northeasterly following County road 18 rods, more or less, to the West line of the land sold to Joseph Lund; thence Northeasterly following the West line of the land of Joseph Lund 83 rods; 10 feet, more or less, to a point 128 rods 3.5 feet due East of the place of beginning; thence West 128 rods; 3.5 feet to the place of beginning.

Also, beginning at a point 109 rods, 6 inches South from the Northwest corner of the Northeast Quarter of Said Section 9, thence running Northeasterly and Easterly along the South side of the County road to its intersection with subdivision quarter section line, the said point of intersection being on the East line of the Southwest Quarter of the Northeast Quarter of said Section 9; thence due South to the Southeast corner of the Northwest Quarter of the Southeast Quarter of Section 9; thence West 80 rods; thence North 130 rods, 16 feet, more or less to the place of beginning.

Also, the Northeast Quarter of the Southeast Quarter of Section 9.

Also Including Commencing at a point 84 rods 9 feet South and 80 rods East of the Northwest corner of the Northeast Quarter of Section 9, thence running East 11 rods, 6.5 feet; thence Northeast following the County Road 18 rods, more or less, thence Southeasterly 12 rods; thence East 10 rods; thence Northeasterly 18 rods; thence East 12 rods to a point 71 rods South of the Northeast corner of the Northeast Quarter of Section 9, thence South 89 rods, thence West 80 rods; thence North 75 rods, 7.5 feet to the place of beginning.

Excepting Therefrom:

Commencing at the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 9, thence running East 179.6 rods; thence Northwesterly 60 rods to a point 27 rods North of a line running due East and West from the place of beginning; thence Southwesterly 129 rods to beginning.

Excepting Therefrom:

Commencing 149 rods North of the Southeast corner of Section 9, thence North 100 feet, more or less, to the center of Battle Creek; thence down the center line of said creek in a Westerly direction following the meanderings thereof, for a distance of 45 rods, more or less; thence South 12°36' East 236 feet, more or less, to a point in the high water line of an irrigation reservoir, thence following the said high water line of said reservoir in a general Southeasterly direction to the East line of said Section 9; thence North to the place of beginning.

Excepting Therefrom: (WD 23684 Reservoir)

Beginning at a point which is South 43°15' West 1310 feet from the Northeast corner of the Southeast Quarter of Section Nine (9) in Township 14 South, Range 39 East of the Boise Meridian, thence running North 68°39' East 209 feet; thence South 86°21' East 101 feet; thence South 64°05' East 243 feet; thence South 61°15' East 756 feet; thence South 54°05' East 714 feet; thence South 51°21' East 341 feet; thence South 35°28' East 298 feet; thence South 44°34' East 602 feet; thence South 66°29' East 131 feet; thence North 29°29' West 290 feet; thence North 10°29' West 653 feet; thence North 57°14' West 209 feet; thence North 60°16' West 593 feet; thence North 44°03' West 1139 feet; thence North 56°01' West 733 feet; thence South 78°14' West 635 feet; thence South 17°28' East 645 feet to the place of beginning.

Also Including:

Section 10: Commencing at the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 10, thence running West 160 rods; thence South 91 rods; thence East 160 rods; thence North 91 rods to the place beginning.

PARCEL 2:

Commencing at the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 15, Township 14 South, Range 39 East of the Boise Meridian, Franklin County, Idaho, thence South 12 rods and 15 feet, thence in a Southeasterly direction 66 rods and 10 feet To a point 27 rods and 5 1/2 feet South of a point 65 rods East of the point of beginning, thence in a Northeasterly direction 36 rods and 5 feet to a point 90 rods East of the point of beginning, thence West 90 rods to the point of beginning.

Also, the Southwest Quarter of the Southeast Quarter of Section 10, Township 14 South, Range 39 East of the Boise Meridian, Franklin County, Idaho.

Also, commencing a point 46 rods South of the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 10, Township 14 South, Range 39 East of the Boise Meridian, thence running East 20 rods, thence in a Southeasterly direction 13 rods, thence in a Southwesterly direction to a point 34 rods South and 20 rods East of the place of beginning, thence West 20 rods, thence North 34 rods to the place of beginning.

Also, commencing at the Southeast corner of the Southwest Quarter of Section 10, Township 14 South, Range 39 East of the Boise Meridian, and running thence North 149 rods, thence West 160 rods, thence North 100 feet be it more or less, to a point in the center line of Battle Creek, thence down the center line of said Creek in a general Westerly direction following the meanderings thereof for a distance of 45 rods be it more or less, thence South 12°36' East 236 feet be it more or less, to a point in the high water line of an irrigation reservoir, thence following the said high water line of the said reservoir in a general Southeasterly direction to a point 123 rods West of the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 10, thence in a Southeasterly direction to a point 44 rods North and 77 rods and 11 feet West of the place of the beginning, thence in a Southeasterly direction to a point 48 rods West of the place of beginning, thence East 48 rods to the place of beginning.

Commencing at the Southwest corner of the Northeast Quarter of Section 10, Township 14 South, Range 39 East of the Boise Meridian, Franklin County, Idaho and running thence East 80 rods, thence North 142 rods, thence Southwesterly following the meanderings of the Oneida Irrigation District, now Twin Lakes Irrigation Company (Canal), on the South bank of said canal to a point 86 rods North and 28 1/2 rods East of the point of beginning, thence South 2 rods, thence West 28 1/2 rods, thence South 84 rods to the point of beginning.

The East Half of the Northeast Quarter, the North Half of the Southeast Quarter of Section 10, Township 14 South, Range 39 East of the Boise Meridian, Franklin County, Idaho.

Commencing at the Northwest corner of the Northwest Quarter of Section 11, Township 14 South, Range 39 East of the Boise Meridian, and running thence East 38 rods, thence South 2 rods, thence East 40 rods, thence South 75 rods, thence West 8 rods, thence South 3 rods, thence West 70 rods, thence North 80 rods to the place of beginning.

Also, commencing at the Northwest corner of the Northwest Quarter of Section 11, Township 14 South, Range 39 East of the Boise Meridian, and running thence North 8 rods, thence East 33 rods, thence South 8 rods, thence West 33 rods to the place of beginning.

Commencing at a point 1270 feet East of the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 10, Township 14 South, Range 39 East of the Boise Meridian, thence running West 1270 feet, thence South 45 rods, thence East 20 rods, thence Southeasterly 13 rods, thence Southwesterly to a point 60 rods West of the Southeast corner of said Section 10, thence East 60 rods, thence following the meanderings of the Twin Lakes Canal Northeasterly, thence Bearing a little South, thence turning and bearing Northeasterly to the place of beginning.

It is understood however, that this deed does not convey any of the right of way to said canal, and does not come any closer to said canal than 50 feet from the center of said canal.

PARCEL 3:

Township 14 South, Range 38 East of the Boise Meridian, Franklin County, Idaho

Section 1: The West Half of the Southwest Quarter

Section 2: The Southeast Quarter of the Southeast Quarter

Section 11: The North Half of the Southeast Quarter

Section 11: The South Half of the Northeast Quarter