

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
SEP 12 2014
DEPT. OF WATER RESOURCES
SOUTHERN 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?
47-7663F	Yes ☐		Yes ☐		Yes ☐
47-14343	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Mid Valley Farm LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Donald Gaalswyk Dianna Gaalswyk
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☒ and/or
- 952 East 3700 North Castleford ID 83321
Mailing address City State ZIP
- 208-537-9910
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: 8-20-2014
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: Donald Gaalswyk 8-19-14
Signature of new owner/claimant Title, if applicable Date

Signature: Dianna Gaalswyk 8-19-14
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by DM Date 9-12-2014 Receipt No. 5034295 Receipt Amt. \$175-
 Approved by _____ Processed by _____ Date _____

SUPPORT DATA
IN FILE # 47-7663F

TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE BOISE
03:14:28 PM 08-28-2014
2014014591
NO. PAGES 6 FEE: \$25.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: JWD
Electronically Recorded by Simplifile

WARRANTY DEED

#5023

For Value Received

MID-VALLEY FARM, LLC, an Idaho Limited Liability Company, LUIS NUNES, an unmarried man and JOHN CARDOZO AND ELVIRA CARDOZO, husband and wife

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

Donald Gaalswyk and Dianna Gaalswyk, husband and wife
Address: 952 E. 3700 N. Castleford, Idaho 83321

Hereinafter called the Grantee, the following described premises situated in Twin Falls County, Idaho, to-wit:

PARCEL NO. 1:

Township 10 South, Range 14 East of the Boise Meridian, Twin Falls County, Idaho

Section 26: N½ SW¼

PARCEL NO. 2:

Township 10 South, Range 14 East of the Boise Meridian, Twin Falls County, Idaho

Section 26: E½NW¼; SW¼ NW¼;

EXCEPTING THEREFROM the following described tracts:

Tract No. 1:

A portion of land in the E ½ of the NW ¼ particularly described as follows:

A parcel of land being described as the North 320 feet of the East 327 feet of the E ½ of the NW ¼, Section 26, Township 10 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho, Except the South 87 feet of the West 200 feet thereof.

AND

Tract No. 2:

Part of the SW ¼ of the NW ¼ of said Section 26 being more particularly described as follows:

COMMENCING at a 5/8-inch pin with a cap stamped LS 889 marking the Southwest corner of the NW ¼ of said Section 26, being also the POINT OF BEGINNING of this land description, from which a ½-inch rebar with cap stamped LS 9858 bears South 89°15'57" East, at a distance of 25.00 feet;

THENCE along the West line of the NW ¼ of said Section 26, North 00°33'32" East, a distance of 243.30 feet to a point from which a ½ inch rebar with cap stamped LS 9858 bears South 89°15'57" East a distance of 25.74 feet;

THENCE parallel to the South line of the NW ¼ of said Section 26, South 89°15'57" East, a distance of 535.76 feet to a ½ inch rebar with cap stamped LS 9858 marking the beginning of a curve concave to the left having a radius of 1329.41 feet, a central angle of 26°09'31" and being subtended by a chord which bears South 65°24'53" East, 601.69 feet;

Recorded Electronically	
ID	2014-014591
County	Twin Falls
Date	8/28/14 Time 3:14 p.m.
Suntitle.com 800.460.5857	

WARRANTY DEED

#5023

For Value Received

MID-VALLEY FARM, LLC, an Idaho Limited Liability Company, LUIS NUNES, an unmarried man and JOHN CARDOZO AND ELVIRA CARDOZO, husband and wife

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

Donald Gaalswyk and Dianna Gaalswyk, husband and wife
Address: 952 E. 3700 N. Castleford, Idaho 83321

Hereinafter called the Grantee, the following described premises situated in **Twin Falls County, Idaho**, to-wit:

PARCEL NO. 1:

Township 10 South, Range 14 East of the Boise Meridian, Twin Falls County, Idaho

Section 26: N $\frac{1}{2}$ SW $\frac{1}{4}$

PARCEL NO. 2:

Township 10 South, Range 14 East of the Boise Meridian, Twin Falls County, Idaho

Section 26: E $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NW $\frac{1}{4}$;

EXCEPTING THEREFROM the following described tracts:

Tract No. 1:

A portion of land in the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ particularly described as follows:

A parcel of land being described as the North 320 feet of the East 327 feet of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$, Section 26, Township 10 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho, Except the South 87 feet of the West 200 feet thereof.

AND

Tract No. 2:

Part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 26 being more particularly described as follows:

COMMENCING at a 5/8-inch pin with a cap stamped LS 889 marking the Southwest corner of the NW $\frac{1}{4}$ of said Section 26, being also the POINT OF BEGINNING of this land description, from which a 1/2-inch rebar with cap stamped LS 9858 bears South 89°15'57" East, at a distance of 25.00 feet;

THENCE along the West line of the NW $\frac{1}{4}$ of said Section 26, North 00°33'32" East, a distance of 243.30 feet to a point from which a 1/2 inch rebar with cap stamped LS 9858 bears South 89°15'57" East a distance of 25.74 feet;

THENCE parallel to the South line of the NW $\frac{1}{4}$ of said Section 26, South 89°15'57" East, a distance of 535.76 feet to a 1/2 inch rebar with cap stamped LS 9858 marking the beginning of a curve concave to the left having a radius of 1329.41 feet, a central angle of 26°09'31" and being subtended by a chord which bears South 65°24'53" East, 601.69 feet;

THENCE Southeasterly and easterly along said curve, a distance of 606.95 to the intersection with the South line of the NW ¼ of said Section 26, being marked by a ½ inch rebar with cap stamped LS 9858;
THENCE along the South line of the NW ¼ of said Section 26, North 89°15'57" West, a distance of 1085.32 feet to the POINT OF BEGINNING of this land description.

Tract No. 3:

Part of the SW ¼ of the NW ¼ of said Section 26 being more particularly described as follows:

COMMENCING at a 5/8-inch pin with a cap stamped LS 889 marking the Southwest corner of the NW ¼ of said Section 26;

THENCE along the West line of the NW ¼ of said Section 26, North 00°33'32" East, a distance of 243.30 feet to a point, being also the POINT OF BEGINNING of this land description, from which a ½ inch rebar with cap stamped LS 9858 bears South 89°15'57" East, at a distance of 25.74 feet;

Continuing along the West line of the NW ¼ of said Section 26, North 00°33'32" East, a distance of 535.20 feet to a point from which a ½ inch rebar with cap stamped LS 9858 bears South 89°15'57" East at a distance of 27.38 feet;

THENCE parallel to the South line of the NW¼ of said Section 26, South 89°15'57" East, a distance of 115.88 feet to a ½ inch rebar with cap stamped LS 9858 marking the beginning of a curve concave to the left having a radius of 1329.41 feet, a central angle of 29°41'33" and being subtended by a chord which bears South 37°29'21" East 681.26 feet;

THENCE Southeasterly along said curve, a distance of 688.94 feet to a point of cusp, being marked by a ½ inch rebar with cap stamped LS 9858;

THENCE parallel to the South line of the NW ¼ of said Section 26, North 89°15'57" West, a distance of 535.76 feet to the POINT OF BEGINNING of this land description.

PARCEL NO. 3:

Township 10 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho

Section 26: A portion of land in the East ½ of the NW ¼ particularly described as follows:

A parcel of land being described as the North 320 feet of the East 327 feet of the East ½ of the NW ¼, Section 26, Township 10 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho, Except the South 87 feet of the West 200 feet thereof.

PARCEL NO. 3A:

A 25.00 foot wide nonexclusive vehicular access easement along the East 25 feet of the North 320 feet of said E ½ of the NW ¼.

PARCEL NO. 4:

Township 10 South, Range 14 East of the Boise Meridian, Twin Falls County, Idaho

Section 26: Part of the SW ¼ of the NW ¼ of said Section 26 being more particularly described as follows:

COMMENCING at a 5/8-inch pin with a cap stamped LS 889 marking the Southwest corner of the NW ¼ of said Section 26, being also the POINT OF BEGINNING of this land description, from which a ½-inch rebar with cap stamped LS 9858 bears South 89°15'57" East, at a distance of 25.00 feet;

THENCE along the West line of the NW ¼ of said Section 26, North 00°33'32" East, a distance of 243.30 feet to a point from which a ½ inch rebar with cap stamped LS 9858 bears South 89°15'57" East a distance of 25.74 feet;

THENCE parallel to the South line of the NW¼ of said Section 26, South 89°15'57" East, a distance of 535.76 feet to a ½ inch rebar with cap stamped LS 9858 marking the beginning of a curve concave to the left having a radius of 1329.41 feet, a central angle of 26°09'31" and being subtended by a chord which bears South 65°24'53" East, 601.69 feet;

THENCE Southeasterly and easterly along said curve, a distance of 606.95 to the intersection with the South line of the NW ¼ of said Section 26, being marked by a ½ inch rebar with cap stamped LS 9858;
THENCE along the South line of the NW ¼ of said Section 26, North 89°15'57" West, a distance of 1085.32 feet to the POINT OF BEGINNING of this land description.

Township 10 South, Range 14 East of the Boise Meridian, Twin Falls County, Idaho

Section 26: Part of the Southwest ¼ of the Northwest ¼ of said Section 26 being more particularly described as follows:

COMMENCING at a 5/8-inch pin with a cap stamped LS 889 marking the Southwest corner of the NW¼ of said Section 26;

THENCE along the West line of the NW ¼ of said Section 26, North 00°33'32" East, a distance of 243.30 feet to a point, being also the POINT OF BEGINNING of this land description, from which a ½ inch rebar with cap stamped LS 9858 bears South 89°15'57" East, at a distance of 25.74 feet;

Continuing along the West line of the NW ¼ of said Section 26, North 00°33'32" East, a distance of 535.20 feet to a point from which a ½ inch rebar with cap stamped LS 9858 bears South 89°15'57" East at a distance of 27.38 feet;

THENCE parallel to the South line of the NW ¼ of said Section 26, South 89°15'57" East, a distance of 115.88 feet to a ½ inch rebar with cap stamped LS 9858 marking the beginning of a curve concave to the left having a radius of 1329.41 feet, a central angle of 29°41'33" and being subtended by a chord which bears South 37°29'21" East 681.26 feet;

THENCE Southeasterly along said curve, a distance of 688.94 feet to a point of cusp, being marked by a ½ inch rebar with cap stamped LS 9858;

THENCE parallel to the South line of the NW ¼ of said Section 26, North 89°15'57" West, a distance of 535.76 feet to the POINT OF BEGINNING of this land description.

Township 11 South, Range 14 East of the Boise Meridian, Twin Falls County, Idaho

Section 2: N½ SE¼

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto including but not limited to 197 Shares of Twin Falls Canal Company water stock.

SUBJECT TO:

All reservations in patents or deeds in the chain of title.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed.

Taxes for 2014 and subsequent years, a lien, but not yet due or payable.

Assessments of the American Falls Reservoir District and the rights and powers of said District as by law provided.

Assessments of the Twin Falls Canal Company and the rights and powers of said Company as by law provided.

Rights-of-way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States, as granted to the United States under provisions of Section 58-604, Idaho Code.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges, and immunities related thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed.

A 25. foot easement for road and highway purposes as disclosed in Deed to Ernest C. Knull, recorded September 30, 1911 as Instrument No. 29886. (Affects Parcel 6)

Right-of-way over the South 20 feet of the NE¼SE¼ as disclosed in Deed to Josef Nejezchleba recorded December 31, 1917 as Instrument No. 90907. (Affects Parcel 6)

Agreement for a ditch upon the terms, conditions and provisions contained therein:

Parties: Charles L. Smith and Anna F. Smith, husband and wife and J.W. Vanderford and Adaline Vanderford, husband and wife
Recorded: November 29, 1919
Instrument No. 100531 (Affects Parcel 2 and 3)

Agreement for a ditch or dike upon the terms, conditions and provisions contained therein:

Parties: J.W. Vanderford and Adeline Vanderford, husband and wife and J.W. Davis
Recorded: May 7, 1919
Instrument No. 106651 (Affects Parcels 2 and 3)

Easement granted to Idaho Power Company, a corporation, recorded July 14, 1928 as Instrument No. 210101. (Affects Parcel 1)

Grant of an undivided one-half% interest in oil, gas and other hydrocarbons and minerals, by document recorded November 13, 1947, Instrument No. 367510, together with the appurtenant rights to use the surface of the land.
(Affects Parcel 6)

Easement granted to Idaho Power Company, a corporation, recorded December 26, 1975 as Instrument No. 689678.
(Affects Parcel 1)

Easement granted to Idaho Power Company, a corporation, recorded April 19, 1978 as Instrument No. 735173.
(Affects Parcel 3)

The effect of Letter of "Findings of Non-Compliance by the Twin Falls County Planning and Zoning Board at their regular meeting September 13, 1981" recorded by the Twin Falls County Planning and Zoning Administrations on October 20, 1981 as Instrument No. 811350. (Affects Section 26, Township 10 South, Range 14 East)

Easement granted to Idaho Power Company, a corporation, recorded January 27, 1989 as Instrument No. 950571.
(Affects Parcel 6)

All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded December 30, 1991 as Instrument Number 1991-012676, records of Twin Falls County, Idaho. (Affects Parcels 2, 4, and 5)

All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded August 7, 1998 as Instrument Number 1998-014403, records of Twin Falls County, Idaho. (Affects Parcel 6)

A 25.0 wide nonexclusive vehicular access and irrigation easement along the East 25 feet of the North 320 feet of said E½NW¼ of Section 26. as disclosed in Warranty Deed to John W. Cardozo and Elvira N. Cardozo, husband and wife, recorded February 18, 1999 as Instrument No. 1999-003119. (Affects Parcel 2)

Easement granted to Idaho Power Company, a corporation, recorded June 14, 1999 as Instrument No. 1999-011311.
(Affects Parcel 1)

Right-of-way for the irrigation-drain lateral along the northeasterly side of property as disclosed in Quitclaim Deed to John W. Cardozo and Elvira N. Cardozo, recorded October 25, 2005 as Instrument No. 2005-024151
(Affects Parcels 2, 4 and 5)

All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded December 21, 2005 as Instrument Number 2005-029157, records of Twin Falls County, Idaho.
(Affects Parcels 2, 4 and 5)

All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded May 28, 2009 as Instrument Number 2009-012156, records of Twin Falls County, Idaho. (Affects Parcels 2, 4 and 5)

Provisions in deed to John & Elvira Cardozo recorded June 1, 2009 as Instrument No. 2009-012426 and re-recorded June 8, 2009 as Instrument No. 2009-013020, substantially as follows: Waiver of Nuisance. (Affects Parcel 4)

Provisions in deed to John & Elvira Cardozo recorded June 1, 2009 as Instrument No. 2009-012437 and re-recorded June 8, 2009 as Instrument No. 2009-013021, substantially as follows: Waiver of Nuisance. (Affects Parcel 5)

Right-of-way or easement of 3700 North road.

Right-of-way or easement of 1300 East road.

Right-of-way or easement of 1400 East road.

The land described in this commitment shall not be deemed to include any house trailer or mobile home located on the premises.

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and to the successors heirs and assigns of the Grantee forever. The Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all incumbrances except as above described and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: August 22, 2014

MID-VALLEY FARM, LLC, An Idaho Liability Company

By: [Signature]
John Cardozo, Member

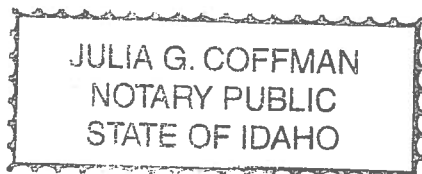
By: [Signature]
Elvira Cardozo, Member

By: [Signature]
Luis Nunes, Member

By: [Signature]
Steve Nunes, Member

STATE OF IDAHO)
)ss.
COUNTY OF TWIN FALLS)

On this 22 day of August, 2014, before me, the undersigned, a Notary Public, personally appeared John Cardozo, Elvira, Cardozo, Luis Nunes and Steven Nunes known or identified to me (or proved on the oath) to be the members of MID-VALLEY FARM, LLC the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.

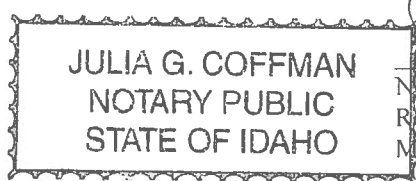


[Signature]
Notary Public
Residing at: [Signature]
My Commission Expires: 6-20-2020

Luis Nunes
Luis Nunes, Individually

STATE OF IDAHO)
) ss.
COUNTY OF TWIN FALLS)

On this 22 day of August, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Luis Nunes, 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.



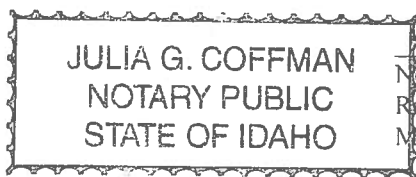
Julia G. Coffman
Notary Public
Residing at: Rupert, Ida
My Commission expires: 6-20-2020

John Cardozo
John Cardozo, Individually

Elvira Cardozo
Elvira Cardozo, Individually

STATE OF IDAHO)
) ss.
COUNTY OF TWIN FALLS)

On this 22nd day of August, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared John Cardozo and Elvira Cardozo, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

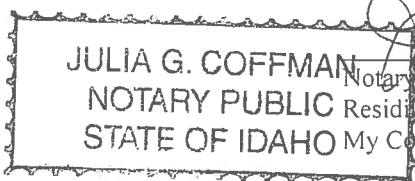


Julia G. Coffman
Notary Public
Residing at: Rupert, Ida
My Commission expires: 6-20-2020

Steve Nunes
Steve Nunes, Individually

STATE OF IDAHO)
) ss.
COUNTY OF TWIN FALLS)

On this 22 day of August, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Steve Nunes, 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.



Julia G. Coffman
Notary Public
Residing at: Rupert, Ida
My Commission expires: 6-20-2020