

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED

JUL 03 2013

WATER RESOURCES
WESTERN 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?
PD 65-18549	Yes ☐		Yes ☐		Yes ☐
PD 65-21512	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Rick and Kathryn Borba (65-18549); Raymond and Doris Winchester (65-21512)
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): CC Farms LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 2354 N. Stonecrest Place Eagle ID 83616
Mailing address City State ZIP
- 208-939-5297 _____
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: June 13, 2013
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 # 65-18549
8. Signature: [Signature] Manager 7-2-13
Signature of new owner/claimant Title, if applicable Date
- Signature: _____ _____ _____
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by JA Date 7/3/2013 Receipt No. W041313 Receipt Amt. \$50.00
 Approved by KW/RS Processed by J. Strange Date 6-3-14

JUN 03 2014

Instrument # 384491

PAYETTE COUNTY

2013-06-13 01:17:16 PM No. of Pages: 7

Recorded for: PAYETTE CO. TITLE & ESCROW

BETTY J DRESSEN

Fee: \$28.00

Ex-Officio Recorder Deputy Kathryn Johns

Index To: WARRANTY DEED

Electronically Recorded by Simplifile

Order no. B-2391MF

WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, Rick D. Borba and Kathryn L. Borba, Husband and Wife ("Grantors"), do hereby grant, bargain, sell and convey unto CC Farms LLC, an Idaho limited liability company, whose current mailing address is 2354 N. Stonecrest Place, Eagle, ID 83616 ("Grantee"), the following described real property, located in Payette County, Idaho, to wit (the "Premises"):

See Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER WITH all water and water rights, ditches and ditch rights, storage and storage rights, irrigation company shares, rights to receive water through the Black Canyon Irrigation District, streets, alleys and rights of way adjacent thereto, and all minerals and mineral rights appurtenant thereto, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all estate, right, title and interest in and to the Premises, as well in law as in equity.

TO HAVE AND TO HOLD the Premises with its appurtenances unto Grantee, its successors, heirs and assigns, forever, and subject to the matters set forth on Exhibit B to this Warranty Deed attached hereto and incorporated herein (the "Permitted Exceptions"). Grantors do hereby covenant to and with Grantee, and its successors and assigns forever, that Grantors are owner in fee simple of the Premises; that Grantors have a good right to convey the fee simple; that the Premises is free from any and all liens, claims, encumbrances or other defects of title except the Permitted Exceptions; that Grantors shall and will warrant and defend the quiet and peaceful possession of said Premises by Grantee, and its successors and assigns forever, against all other claims whatsoever except as excluded or excepted herein and that Grantors and their heirs and assigns will, on demand of the Grantee or its heirs or assigns, execute any instrument necessary for the further assurance of the title to the Premises that may be reasonably required.

WARRANTY DEED - 1

1787517_1 [006584-0004]

SCANNED

JUN 03 2014

DATED effective as of the 13th day of June, 2013.

GRANTORS:

Rick D Borba

Rick D. Borba

Kathryn L Borba

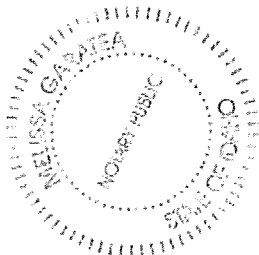
Kathryn L. Borba

STATE OF IDAHO)
) ss.
County of Payette)

On this 13th day of June, 2013, before me, Melissa Garatea, a Notary Public in and for said State, personally appeared Rick D. Borba and Kathryn L. Borba, known or identified to me to be the individuals whose names are subscribed to the within and foregoing instrument and acknowledged to me they executed the same.

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

S
E
A
L



Melissa Garatea
Notary Public for Idaho

Residing at: Payette, ID

My Commission Expires: 09-06-17

Exhibit A to Warranty Deed
LEGAL DESCRIPTION
(attached)

The land referred to in this document is situated in the State of Idaho, County of Payette, and is described as follows:

Parcel 1: 07N05W22370

Land in Twp. 7 N., R. 5 W., B.M., Payette County, Idaho:

In Sec. 22: All that part of the SW1/4 NW1/4 lying Westerly of the right of way of the State Highway as conveyed to the State of Idaho by grant recorded Sept. 4, 1996 as Instr. No. 263678, Official Records

Parcel 2: 07N05W211802

Land in Twp. 7 N., R. 5 W., B.M., Payette County, Idaho:

In Sec. 21: All that part of the East 450 feet of the SE1/4 NE1/4 lying Westerly of the right of way of U S Highway 95

Parcel 3: 07N05W213891

Land in Sec. 21, Twp. 7 N., R. 5 W., B.M., Payette County, Idaho:

Commencing at the Southwest corner of said SW1/4 NW1/4;
thence North along the West side line of said SW1/4 NW1/4, a distance of 400.2 feet;
thence N. 84° 42' E., 161.1 feet;
thence N. 39° 07' E., 132.8 feet;
thence N. 28° 04' E., 52.95 feet;
thence S. 63° 02' E., 55.87 feet to the True Point of Beginning;
thence N. 31° 25' W., 310.50 feet;
thence N. 58° 23' 04" E., 435.00 feet;
thence S. 31° 25' E., 600.0 feet;
thence S. 58° 23' 04" W., 435.00 feet;
thence N. 31° 25' W., 289.50 feet, more or less, to the Point of Beginning

Parcel 4: 07N05W217301

Land in Twp. 7 N., R. 5 W., B.M., Payette County, Idaho:

In Sec. 21: That portion of the NE1/4 SE1/4 lying Westerly of the Highway right of way, as conveyed in instrument recorded Jan. 8, 1991, Instr. No. 27659, Deed Records of Payette County, Idaho, more particularly described as follows:

Commencing at the point of intersection with the North side line of said NE1/4 SE1/4 and the Westerly side line of said Highway right of way,
thence Southwesterly along said right of way 451 feet to the True Point of Beginning;
thence West parallel with the North side line of said NE1/4 SE1/4, 387 feet;
thence South parallel with the West side line of said NE1/4 SE1/4, 210 feet;
thence East parallel with said North side line to a point on the Westerly right of way of said Highway;
thence Northeasterly along said right of way, to the True Point of Beginning

EXCEPTING THEREFROM any portion of the above described parcel contained in the Warranty Deed to the State of Idaho, Idaho Transportation Department, recorded Jan. 19, 1995, as Instr. No. 253726.

(Legal Continued)

Parcel 5: 07N05W217301

Land in Twp. 7 N., R. 5 W., B.M., Payette County, Idaho:

In Sec. 21: The NE1/4 SE1/4 lying Westerly of the Highway right of way, as conveyed in instrument recorded Jan. 8, 1931, Instr. No. 27659, Deed Records of Payette County, Idaho.

EXCEPTING THEREFROM the following described parcel of land:
Commencing at the point of intersection with the North side line of said NE1/4 SE1/4 and the Westerly side line of said Highway right of way;
thence Southwesterly along said right of way 451 feet to the True Point of Beginning;
thence West parallel with the North side line of said NE1/4 SE1/4, 387 feet;
thence South parallel with the West side line of said NE1/4 SE1/4, 210 feet;
thence East parallel with said North side line to a point on the Westerly right of way of said Highway;
thence Northeasterly along said right of way, to the True Point of Beginning

ALSO EXCEPTING THEREFROM any portion of the above described parcel contained in the Warranty Deed to the State of Idaho, Idaho Transportation Department, recorded Jan. 19, 1995, as Instr. No. 253726

Parcel 6: 07N05W211951

Land in Twp. 7 N., R. 5 W., B.M., Payette County, Idaho:

In Sec. 21: The S1/2 NE1/4; SE1/4 NW1/4; and the SW1/4 NW1/4

SAVE AND EXCEPTING the following described tract of land, to-wit:
Beginning at the Southwest corner of said SW1/4 NW1/4;
thence East following the South side line of said SW1/4 NW1/4, 747 feet;
thence N. 43° 15' W., 358.6 feet;
thence N. 31° 25' W., 289.5 feet;
thence N. 63° 02' W., 55.87 feet;
thence S. 28° 04' W., 52.95 feet;
thence S. 39° 07' W., 132.8 feet;
thence S. 84° 42' W., 161.1 feet, more or less, to the West side line of said SW1/4 NW1/4;
thence South following the West side line 400.2 feet, more or less, to the Point of Beginning.

ALSO EXCEPTING THEREFROM the following described parcel of land:
Commencing at the Southwest corner of said SW1/4 NW1/4;
thence North along the West side line of said SW1/4 NW1/4, a distance of 400.2 feet;
thence N. 84° 42' E., 161.1 feet;
thence N. 39° 07' E., 132.8 feet;
thence N. 28° 04' E., 52.95 feet;
thence S. 63° 02' E., 55.87 feet to the True Point of Beginning;
thence N. 31° 25' W., 310.50 feet;
thence N. 58° 23' 04" E., 435.00 feet;
thence S. 31° 25' E., 600.0 feet;
thence S. 58° 23' 04" W., 435.00 feet;
thence N. 31° 25' W., 289.50 feet, more or less, to the Point of Beginning.

(Legal Continued)

FURTHER EXCEPTING THEREFROM

All that part of the East 450 feet of the SE1/4 NE1/4 lying Westerly of the right of way of U.S. Highway 95.

ALSO, all that portion of the NE1/4 SW1/4, described as follows:

Beginning at the Northeast corner of said NE1/4 SW1/4;

thence West following the North side line of said NE1/4 SW1/4, a distance of 784 feet;

thence S. 61° 43' E., 890.3 feet to the East side line of said NE1/4 SW1/4;

thence North following said East side line 422 feet to the Point of Beginning

Exhibit B to Warranty Deed
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2013, not yet due and payable.
2. Levies and assessments of Black Canyon Irrigation District, not yet due and payable and the rights, powers and easements of such district.
3. Reservations in the United States Patent recorded June 6, 1911, in Book B, Page 24.
4. Reservations in the United States Patent recorded December 19, 1912, in Book B, Page 50.
5. Rights of way for irrigation and drainage ditches and canals as they exist on the date hereof to the extent they are open and visible upon inspection of the Property.
6. Powerline easement granted to Idaho Power Company, recorded May 5, 1942, in Book 3, Page 188.
7. Powerline easement granted to Idaho Power Company recorded June 15, 1942, in Book 3, Page 197.
8. Agreement for irrigation matters between Bernard Eastman, et. ux., and C.M. Willis, et. ux., recorded November 23, 1942 in Book 3, Page 615.
9. Lateral right of way as disclosed by deed recorded April 25, 1947 in Book 23, Page 243.
10. Irrigation lateral as disclosed in Deed recorded September 13, 1950, in Book 27, Page 504.
11. Restricted access rights as contained in deed of the State of Idaho recorded January 19, 1995, as Instrument No. 253726.
12. Easement to the State of Idaho recorded June 6, 1995, as Instrument No. 255778.
13. Restricted access rights as contained in deed of the State of Idaho recorded June 6, 1995 as Instrument No. 263678.
14. Easement for irrigation pipeline recorded January 22, 1996, as Instrument No. 259537.
15. Easement for irrigation pipeline recorded December 31, 1997 as Instrument No. 271750.
16. Matters disclosed in record of survey recorded June 5, 2003 as Instrument No. 309873.
17. Matters disclosed in record of survey recorded June 6, 2013, as Instrument No. 384322.

