

STATE OF IDAHO
IDAHO DEPARTMENT OF WATER RESOURCES
NOTICE OF CHANGE OF WATER RIGHT OWNERSHIP

RECEIVED

NOV 20 2013

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?
35-12473 <i>OK</i>	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: James C. Dixon and Penny S. Dixon
 Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): JP Land Holding, LLC
 New owner(s) as listed on the conveyance document ☐ and ☐ or ☐ and/or

2945 West 17th South Idaho Falls ID 83402
 Mailing Address City State Zip

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: July 31, 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.

8. Signature: *James C. Dixon* *Attorney* *11/19/13*
 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 *JB*
 Approved by *JB*

Date *11/20/2013*
 Processed by *JB*

Receipt No. *E039313*

Receipt Amt. *\$25.-*
 Date *12/2/2013*

Instrument # 1454329

IDAHO FALLS, BONNEVILLE, IDAHO

8-13-2013 04:51:57 No. of Pages: 4

Recorded for: HOLDEN KIDWELL

RONALD LONGMORE

Fee: 19.00

Ex-Officio Recorder- Deputy

Index to: DEED

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GRANT DEED

THIS INDENTURE is made this 31st day of July, 2013, by JAMES COREY DIXON AND PENNY SUE DIXON, husband and wife, collectively the "Grantor", to JP LAND HOLDING, LLC, an Idaho limited liability company, whose mailing address is 2945 West 17th South, Idaho Falls, Idaho 83402, 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 grant and confirm unto the Grantee, and to Grantee's successors and assigns forever, all of the following described real property in the County of Bonneville, State of Idaho, to-wit:

Tract I:

E $\frac{1}{2}$ of SW $\frac{1}{4}$, the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 2 North, Range 36 East of the Boise Meridian.

Also beginning at the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 25, Township 2 North, Range 36 East of the Boise Meridian; running thence East 80 rods; thence North 56 rods; thence West 80 rods; thence South 56 rods to the place of beginning.

Also beginning at the SE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 25, Township 2 North, Range 36 East of the Boise Meridian; thence North 24 rods; thence West 80 rods; thence South 24 rods; thence East 80 rods to the place of beginning.

Also the North 56 rods of the Southeast Quarter of the Northwest Quarter, of Section 25, Township 2 North, Range 36, East of the Boise Meridian, Bonneville County, Idaho.

Tract II:

Lots 1, 2, 3 and the East half of the Northwest quarter, Section 19, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho.

LESS AND EXCEPTING THE FOLLOWING:

1. The existing road right of way along the North and West boundaries of subject property.
2. Beginning at a point in the Easterly right of way of a county road that lies N 00°20'51" E 1317.54 feet along the section line to the Southwest corner of Lot 3 of Section 19 and S 89°49'42" E 25.00 feet from the Southwest corner of Section 19; Township 2 North, Range 37 East of the Boise Baseline and Meridian and running thence N 00°20'51" E 170.74 feet along said right of way; thence S 89°49'42" E 1275.96 feet to the East line of said Lot 3; thence S 00°26'23" W 170.74 feet along the East line of said Lot 3 to the Southeast corner of said Lot 3; thence N 89°49'42" W 1275.69 feet along the South line of said Lot 3 to the point of beginning.

Tract III:

The W½ of SW¼ of Section 22, Township 2 North, Range 37 East Boise Meridian, as per the recorded plat thereof.

LESS AND EXCEPTING THE FOLLOWING:

Beginning at a point that is N 89°51'55" E along the section line 709.66 feet and N 00°08'05" W 18.54 feet from the Southwest corner of Section 22, Township 2 North Range 37 East of the Boise Meridian, said point being on the North Right-of-Way line of 17th South; running thence S 89°15'42" E along said North Right-of-Way line 100.01 feet; thence N 00°08'05" W 436.36 feet; thence S 89°51'55" W 100.00 feet; thence S 00°08'05" E 434.84 feet to the point of beginning.

Tract IV:

Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho.

Section 21: E½ SW¼ lying North of the Great Western Canal right of way.

TOGETHER WITH an Easement as evidenced by that certain Warranty Deed recorded as Instrument No. 381979 on February 12, 1968, at 2:04 p.m., records of Bonneville County, Idaho.

TOGETHER WITH all appurtenant easements, all water rights appurtenant thereto (including all storage water and water rights evidenced by stock certificates or membership in an irrigation district), and all 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.

ALSO TOGETHER WITH all irrigation equipment located on said property or used in connection with the irrigation of said property.

SUBJECT TO all real property taxes and assessments, all existing patent reservations, easements, rights of way, restrictive covenants and matters of record, all applicable zoning ordinances, building codes, laws and regulations, all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property.

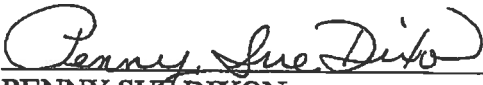
TO HAVE AND TO HOLD, the property and the appurtenances unto the Grantee, and to Grantee's successors and assigns forever.

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.

GRANTOR:

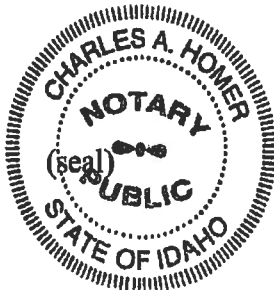

JAMES COREY DIXON

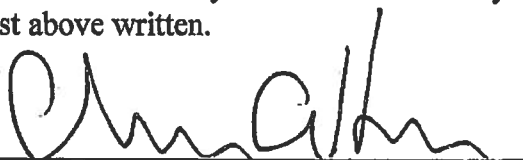

PENNY SUE DIXON

STATE OF Idaho)
)ss.
County of Bannock)

On the 31st day of July, 2013, before me, the undersigned, a notary public in and for said State, personally appeared JAMES COREY DIXON, 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.

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

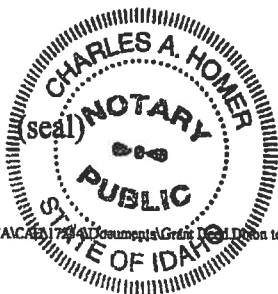



Notary Public for Idaho
Residing at Idaho Falls, Idaho
My Commission Expires: 12/6/2016

STATE OF Idaho)
)ss.
County of Bannock)

On the 31st day of July, 2013, before me, the undersigned, a notary public in and for said State, personally appeared PENNY SUE DIXON, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she 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.




Notary Public for Idaho
Residing at Idaho Falls, Idaho
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