

RECEIVED

NOV 13 2013

DEPT. OF WATER RESOURCES
SOUTHERN REGIONSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
36-15271	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: JACK TOLMAN
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): JT LAND, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 368 S. 200 E. Jerome ID 83338
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: 11/1/13
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] Member 10-31-13
Signature of new owner/claimant Title, if applicable Date

Signature: [Signature] member 10-31-13
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by [Signature] Date 11-14-2013 Receipt No. S033635 Receipt Amt. \$25-

Approved by _____ Processed by _____ Date _____

WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged TOLMAN, LLP, an Idaho limited liability partnership, and R & C TOLMAN, L.L.C., an Idaho limited liability company, hereinafter collectively referred to as the "Grantor", hereby grants, bargains, sells, and conveys unto JT LAND, LLC, an Idaho limited liability company, whose address is 368 S. 200 E., Jerome, Idaho 83338, hereinafter referred to as the "Grantee", the following described premises located in Jerome County, Idaho, to wit:

PARCEL NO. 1:

TOWNSHIP 9 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 9: S½NE¼NW¼;

PARCEL NO. 2:

TOWNSHIP 9 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 9: S½NW¼NW¼;

EXCEPTING THEREFROM a parcel of land located in the NW¼NW¼, more particularly described as follows:

Commencing at the Northwest corner of Section 9;
Thence South 0°22'06" East, 649.74 feet along the West Section line of Section 9 to a point on said line which is the TRUE POINT OF BEGINNING.
Thence South 89°53'17" East, 1311.53 feet to a point on the East boundary of the NW¼NW¼;
Thence South 0°22'06" East, 170.26 feet along said East boundary to a point;
Thence North 89°53'17" West, 1311.53 feet to a point on the West Section line of Section 9;
Thence North 0°22'06" West, 170.26 feet along said Section line to the TRUE POINT OF BEGINNING.

PARCEL NO. 3:

TOWNSHIP 9 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 9: SE¼NW¼;

PARCEL NO. 4:

TOWNSHIP 9 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 8: That part of the SE¼NE¼ lying Northeasterly of Interstate 84N, formerly known as Interstate 80N.

Section 9: SW¼NW¼;

A tract of land in the NW¼SW¼, described as follows:

Beginning at the Northwest corner of the NW¼SW¼;
Thence South 0°19' East for a distance of 223.1 feet;
Thence North 89°41' East for a distance of 302.4 feet;
Thence North 30°31' East for a distance of 122.4 feet;
Thence South 86°32' East for a distance of 119.0 feet;
Thence North 34°19' East for a distance of 207.7 feet;
Thence North 89°49' West for a distance of 653.3 feet to THE POINT OF BEGINNING.

EXCEPTING THEREFROM the following described tract:

A parcel of land being on the Northeasterly side of the center line of Interstate 80N, Project No. I-80N-3(11) 164, Highway Survey, as shown on the plans thereof now on file in the office of the Department of Highways of the State of Idaho, and being a portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$, described as follows:

Commencing at the West quarter corner of Section 9, Township 9 South, Range 17, East Boise Meridian; Thence South 0°00'19" East (shown of record to be South 0°19' East) along the West line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 9 a distance of 135.14 feet to a point in a line parallel with and 100.0 feet Northeasterly from the center line and opposite Station 452+14.09 of said Interstate 80N, Project No. I-80N-3(11)164 Highway Survey, THE REAL POINT OF BEGINNING;

Thence South 43°11'19" East along said parallel line 127.0 feet, more or less, to a point in the Southerly line of the property as described in that certain Warranty Deed dated January 16, 1956, recorded January 17, 1956 in Book 149 Page 380, records of Jerome County, Idaho;

Thence Westerly (shown of record to be South 89°41' West) along said Southerly property line 85.0 feet, more or less, to a point in the West line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$;

Thence North 0°00'19" West (shown of record to be North 0°19' West) along said West line 91.0 feet, more or less, to THE REAL POINT OF BEGINNING.

The Bearings as shown in the above description, unless otherwise noted, are from the Idaho Plane Coordinate System, based on the transverse mercator projection for the Central Zone of Idaho. To convert to geodetic bearings, a correction of 0°19'31" must be subtracted from all Northeast and Southwest bearings and added to all Northwest and Southeast bearing.

Together with all water rights appurtenant thereto.

TO HAVE AND TO HOLD, unto Grantee, their successors, heirs and assigns forever.

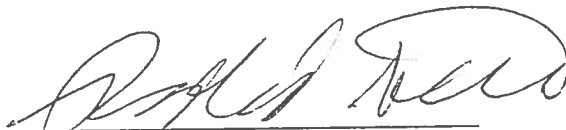
SUBJECT TO the following: (a) general taxes and assessments, which are not yet due and payable; and (b) the encumbrances, easements, restrictions and matters set forth on EXHIBIT A attached hereto and incorporated herein (collectively the "Permitted Exceptions").

Grantor warrants that it is the owner in fee simple of the Property, that the Grantor has not conveyed any interest in the Property to any person other than Grantee, and that the Property is free from all encumbrances, except the Permitted Exceptions, and that Grantor will warrant and defend the same against all lawful claims of all persons claiming by, through or under Grantor.

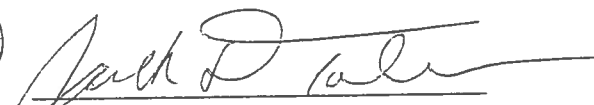
IN WITNESS WHEREOF, the parties have executed the within instrument as of the 31st day of October, 2013

"GRANTOR"

TOLMAN, LLP, an Idaho limited liability partnership

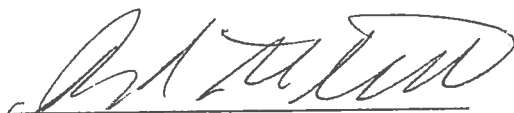


RANDALL TOLMAN, Partner

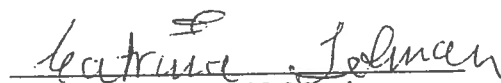


JACK D. TOLMAN, Partner

R & C TOLMAN, L.L.C., an Idaho limited liability company



RANDY T. TOLMAN, Member

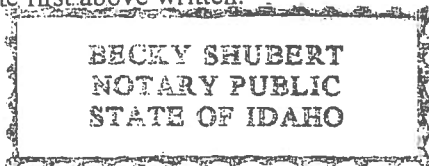


CATRINA TOLMAN, Member

STATE OF IDAHO)
)
 ss:
County of Jerome)

On this 31st day of October, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared RANDALL TOLMAN, Partner of TOLMAN, LLP, an Idaho limited liability partnership, known to me to be such member and the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that he executed the same on behalf of the Company.

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

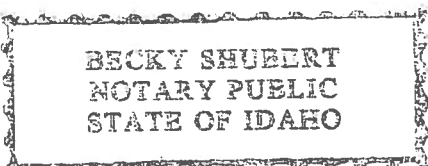


Becky Shubert
NOTARY PUBLIC for Idaho
Residing at: Jerome ID
Commission Expires: 02-23-2017

STATE OF IDAHO)
)
 ss:
County of Jerome)

On this ^{15th} ~~31st~~ day of ~~October~~ November, 2013, appeared JACK D. TOLMAN, Partner of TOLMAN, LLP, an Idaho limited liability partnership, known to me to be such member and the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that he executed the same on behalf of the Company.

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

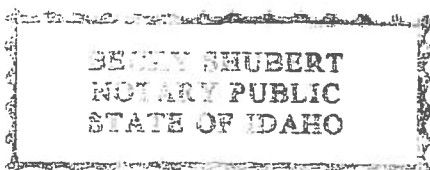


Becky Shubert
NOTARY PUBLIC for Idaho
Residing at: Jerome ID
Commission Expires: 02-23-2017

STATE OF IDAHO)
)
 ss:
County of Jerome)

On this 31st day of October, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared RANDY T. TOLMAN, Member of R & C TOLMAN, L.L.C., an Idaho limited liability company, known to me to be such member and the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that he executed the same on behalf of the Company.

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

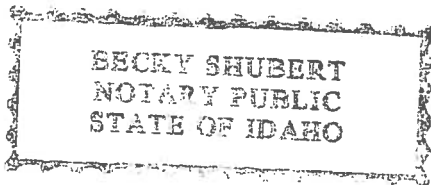


Becky Shubert
NOTARY PUBLIC for Idaho
Residing at: Jerome ID
Commission Expires: 02-23-2017

STATE OF IDAHO)
 ss:
County of Jerome)

On this 31st day of October, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared CATRINA TOLMAN, Member of R & C TOLMAN, L.L.C., an Idaho limited liability company, known to me to be such member and the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that he executed the same on behalf of the Company.

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



Becky Shubert
NOTARY PUBLIC for Idaho
Residing at: Jerome ID
Commission Expires: 02232017

EXHIBIT A

1. Taxes for 2013 and subsequent years, a lien, but not yet due or payable.
2. Assessments of the North Side Canal Company and the rights and powers of said Company as by law provided. (Assessments Paid Current)
3. Right of way for roads, canals, laterals and waste ditches as contained in an Agreement by and between the State of Idaho, and the Twin Falls North Side Land and Water Company, dated August 21, 1907, recorded in Book 15 Page 589, Jerome County records.
4. Power Line Easement given by W. O. Paris and Elva Edith Paris, husband and wife, to Idaho Power Company, a corporation, dated November 4, 1944, recorded March 12, 1945 in Book 128 Page 504 as Instrument Number 92017, Jerome County records, affecting the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9, Township 9 South, Range 17, East Boise Meridian.
5. Easement over the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9 for conveying water from the L-5 Canal of the North Side Canal Co. for use on the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 9, granted by Instrument dated January 16, 1956, recorded February 24, 1956 in Book 2 of Orders, Page 275, Jerome County records, to Paul H. Moseley.
6. Easement for Power Line over the NW $\frac{1}{4}$ SW $\frac{1}{4}$ and other lands in Section 9, Together with right of ingress and egress and the right to trim trees, granted by Instrument dated November 5, 1956, recorded May 8, 1958 in Book 2 of Orders Page 568, Jerome County records.
7. Easement for the purpose of constructing thereon a small ditch and an access road by the State of Idaho over a strip of land 25 feet wide across the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 9, adjacent and contiguous to an on the Northeasterly side of the right of way boundary of Interstate 80N and lying between Grantor's Westerly and Southerly property lines, granted to the State of Idaho and the North Side Canal Co., Ltd., dated September 10, 1963, recorded November 5, 1963 in Book 168 Page 316, as Instrument Number 156762, Jerome County records.
8. Waiver of present and future access rights and easements for relocation of irrigation and drainage ditches and agreement as to billboards and advertising signs, and relocation of fencing, granted by Deed recorded November 5, 1963 in Book 173 Page 585, Jerome County records, from Francis J. Supple and Gladys Supple, his wife, to the State of Idaho.
18. Power Line Easement given by Belva O. Plumlee, widow, to Idaho Power Company, a corporation, dated April 16, 1973, recorded March 26, 1974 in Book 184 Page 829 as Instrument Number 204926, Jerome County records, affecting the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9, Township 9 South, Range 17, East Boise Meridian.
9. Power Line Easement given by A. A. Flowers and Rachel Flowers, husband and wife, to Idaho Power Company, a corporation, dated April 16, 1973, recorded March 26, 1974 in Book 184 Page 830 as Instrument Number 204927, Jerome County records, affecting the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9, Township 9 South, Range 17, East Boise Meridian.
10. Power Line Easement given by A. A. Flowers, Sr. and Rachel Flowers, husband and wife, to Idaho Power Company, a corporation, dated December 3, 1973, recorded April 25, 1974 in Book 184 Page 885 as Instrument Number 205659, Jerome County records, affecting a portion of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9, Township 9 South, Range 17, East Boise Meridian.

11. Power Line Easement given by Jack D. Tolman and Wanona H. Tolman, husband and wife, to Idaho Power Company, a corporation, dated December 6, 1979, recorded May 6, 1980 as Instrument Number 249593, Jerome County records, affecting a portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9, Township 9 South, Range 17, East Boise Meridian.

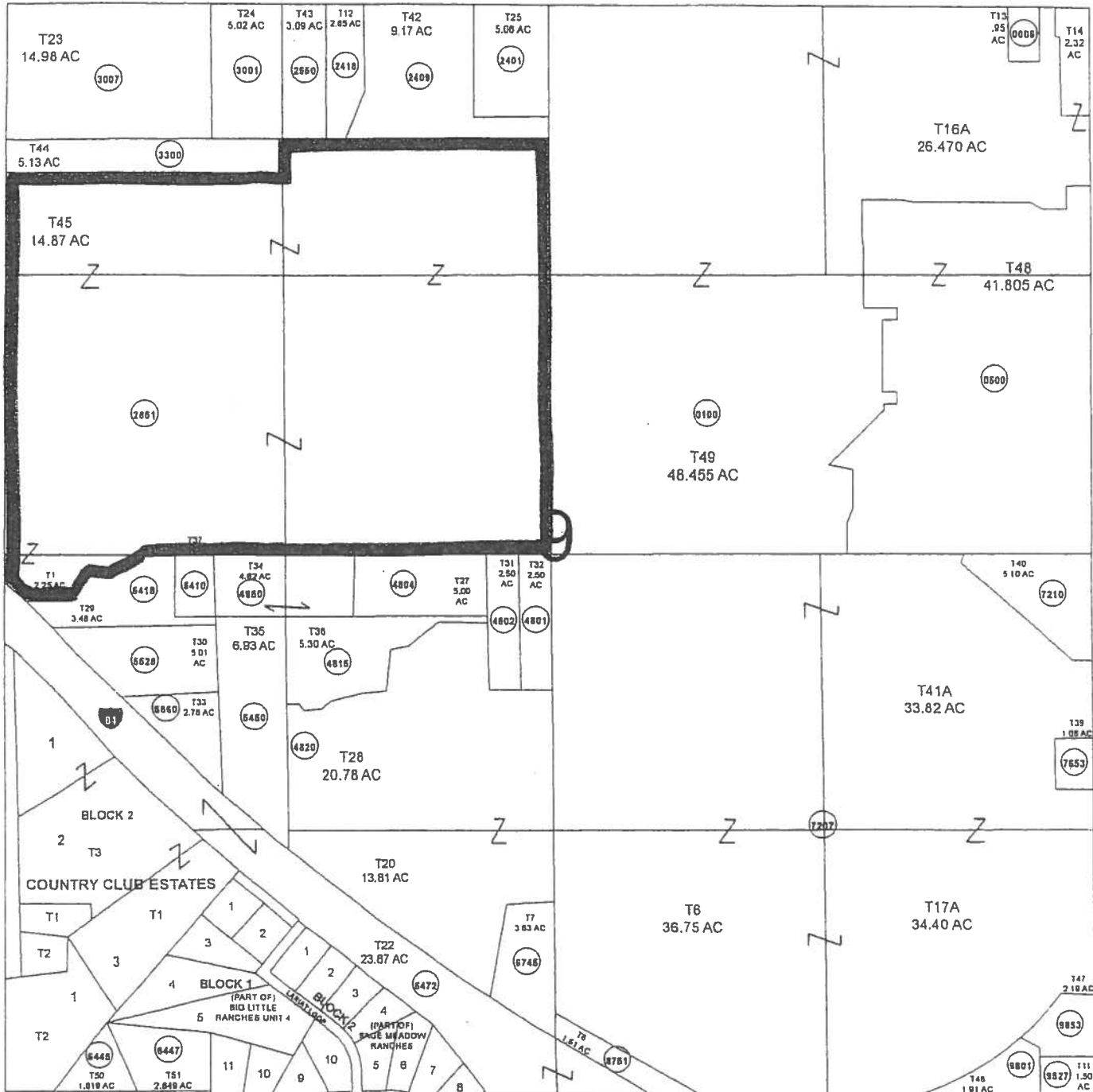
12. Power Line Easement given by Jack D. Tolman and Wanona H. Tolman, husband and wife, to Idaho Power Company, a corporation, dated April 22, 1982, recorded August 4, 1982 as Instrument Number 266872, Jerome County records, affecting a portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9, Township 9 South, Range 17, East Boise Meridian.

13. Power Line Easement given by Jack D. Tolman and Wanona H. Tolman, husband and wife, to Idaho Power Company, a corporation, dated August 25, 1988, recorded October 12, 1988 as Instrument Number 313152, Jerome County records, affecting a portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9, Township 9 South, Range 17, East Boise Meridian.

14. Restriction contained in Warranty Deed given by August A. Flowers, Jr. and Janet Louise Flowers, husband and wife, to Jack D. Tolman and Wanona H. Tolman, husband and wife, dated October 20, 1988, recorded October 20, 1988 as Instrument Number 313284, Jerome County records, and Personal Representative's Deed given by August A. Flowers, Jr., as Personal Representative of the Estate of August A. Flowers, also known as August A. Flowers, deceased, to Jack D. Tolman and Wanona H. Tolman, husband and wife, dated October 20, 1988, recorded October 20, 1988 as Instrument Number 313285, Jerome County records, which states the Grantee's herein agree to maintain the property described herein as farm ground, unless otherwise allowed by the Grantors herein, their heirs or assigns, covering Parcel No. 1.

15. Mortgage dated August 26, 2010, recorded August 30, 2010, as Instrument No. 2103757, Jerome County, Idaho, records wherein Tolman, LLP, a limited liability partnership, and R & C Tolman, L.L.C., a limited liability company, are the Mortgagor and Northwest Farm Credit Services, FLCA, is the Mortgagee.

SECTION 9 TOWNSHIP 9 SOUTH RANGE 17 EAST JEROME COUNTY IDAHO



We have taken extreme care to insure accuracy.
However, we assume no responsibility for errors or omissions.
These maps are intended for assessment purposes only
and are not to be used as a legal document.
All canals and ditches are approximated from aerial maps.



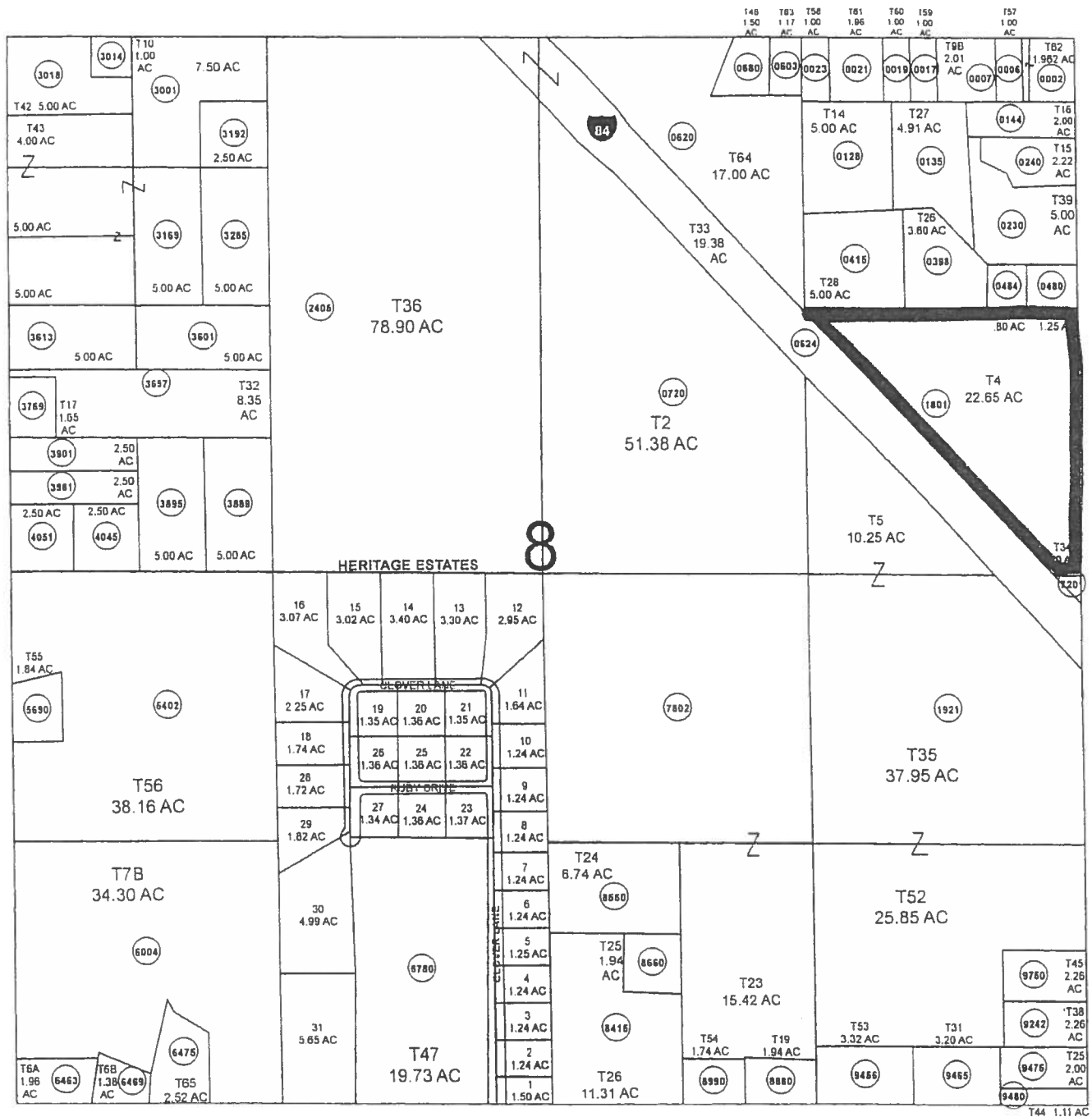
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DATE PRINTED 04/225/2011
JEROME COUNTY ASSESSORS OFFICE

SECTION 08

TOWNSHIP 09 SOUTH RANGE 17 EAST

JEROME COUNTY IDAHO



We have taken extreme care to insure accuracy.
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DATE PRINTED 08/19/2009
 CREATED BY: TRACY L. PERKINS
 JEROME COUNTY ASSESSORS OFFICE