

STATE OF IDAHO
IDAHO DEPARTMENT OF WATER RESOURCES
NOTICE OF CHANGE OF 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?
35-14308	OK Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Meadows Dryland Farms
 Name of current water right holder/claimant

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

3010 McKinley St. American Falls ID 83211
 Mailing Address City State Zip

208-226-9940 koompinfarms@gmail.com
 Telephone Email

RECEIVED
 AUG 13 2013
 Department of Water Resources
 Eastern Region

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. August 5, 2013

6. If the water 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 records 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: Robert L. Farris Attorney August 12, 2013
 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 [Signature]
 Approved by [Signature]

Date 8/13/2013
 Processed by [Signature]

Receipt No. E038987
 Date 8/13/2013

Receipt Amt. \$25.-

Instrument # 203514

POWER COUNTY, IDAHO

1-2-2013 12:45:42 No. of Pages: 3

Recorded for : IDAHO WATER COMPANY

CHRISTINE STEINLICHT

Ex-Officio Recorder Deputy

Fee: 16.00

zoe g. laggis

SPECIAL WARRANTY DEED FOR WATER RIGHTS

William J. Meadows and Vicki L. Meadows, husband and wife, dba Meadows Dryland Farms ("Grantor") does hereby grant, bargain, sell, assign, and convey unto Idaho Water Company, LLC, an Idaho limited liability company whose address is 1135 Valley Rd. So., Eden, Idaho, 83325 ("Grantee") and to Grantee's heirs and assigns forever, all of Grantor's right, title, and interest in Water Right Nos. 29-7122 (formerly described in Exhibit A hereto (the "Water Rights")).

Grantor covenants and warrants to Grantee as follows:

- A. Grantor is the owner of the Water Rights;
- B. Grantor has not conveyed the Water Rights to anyone other than Grantee;
- C. The Water Rights are being conveyed free from all liens, claims or encumbrances; and
- D. Grantor has the authority to convey the Water Rights to Grantee.

No land is included in or conveyed by this grant.

IN WITNESS WHEREOF, the undersigned authorized officer of Grantor, acting on behalf of Grantor, has caused his name to be hereunto subscribed this 31st day of December 2012.

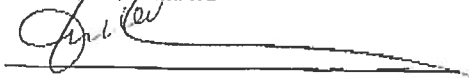
GRANTOR:

WILLIAM J. MEADOWS AND VICKI L. MEADOWS,
dba MEADOWS DRYLAND FARMS

William J. Meadows



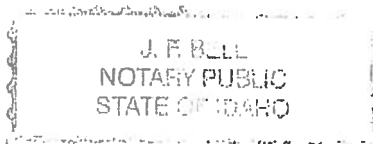
Vicki L. Meadows



STATE OF IDAHO)
County of, Sanville) ss.

On this 31 day of Dec 2011, before me, a Notary Public for said County and State, personally appeared WILLIAM J. MEADOWS and VICKI L. MEADOWS who subscribed their names to the foregoing instrument, and acknowledged to me that 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.



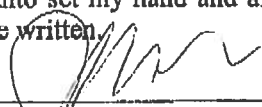

NOTARY PUBLIC FOR IDAHO
Residing at: Idaho Falls, Idaho
My commission expires: 5/10/2017

Exhibit A
(Description of Water Rights)

2004 MAR 22 PM 02:00
DISTRICT COURT - SAKA
ININ FALLS CO IDAHO
FILED

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO IN AND FOR THE COUNTY OF TETTER VALLEY

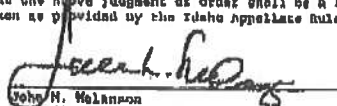
In the Matter of	PARTIAL ORDER FORWARD TO																						
Case No 29876	IN RE OF 64(b) FOR																						
	Water Right 29-07122																						
NAME AND ADDRESS:	MARIONNE OWENLAND WARD C/O BILL & VICKI MEADOWS 701 ROCKY HOLLOW LN AMERICAN FALLS, ID 83411																						
SOURCE:	GROUND WATER																						
QUANTITY:	6.60 CFS 1392.00 AFW																						
PRIORITY DATE:	08/01/1973																						
POINT OF DIVERSION:	1078 MAIN ST NORTH																						
PURPOSE AND NATURE OF USE:	IRRIGATION Within Power County																						
PLACE OF USE:	IRRIGATION 1078 MAIN ST NORTH																						
	<table border="0"> <tr> <td>NEWK 4.8</td> <td>SHNE 6.3</td> </tr> <tr> <td>SHNE 01.0</td> <td>SHNE 40.0</td> </tr> <tr> <td>SHNE 10.0</td> <td>SHNE 12.0</td> </tr> <tr> <td>SHNE 21.0</td> <td></td> </tr> <tr> <td>SHNE 22.0</td> <td>SHNE 26.0</td> </tr> <tr> <td>SHNE 27.0</td> <td>SHNE 28.0</td> </tr> <tr> <td>SHNE 30.0</td> <td>SHNE 29.0</td> </tr> <tr> <td>SHNE 37.0</td> <td>SHNE 31.1</td> </tr> <tr> <td>1078 MAIN ST 101.1</td> <td>(NEWK) 4.0</td> </tr> <tr> <td>SHNE 101.1</td> <td>(SHNE) 2.4</td> </tr> <tr> <td>1400.0 AFW total</td> <td></td> </tr> </table>	NEWK 4.8	SHNE 6.3	SHNE 01.0	SHNE 40.0	SHNE 10.0	SHNE 12.0	SHNE 21.0		SHNE 22.0	SHNE 26.0	SHNE 27.0	SHNE 28.0	SHNE 30.0	SHNE 29.0	SHNE 37.0	SHNE 31.1	1078 MAIN ST 101.1	(NEWK) 4.0	SHNE 101.1	(SHNE) 2.4	1400.0 AFW total	
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1078 MAIN ST 101.1	(NEWK) 4.0																						
SHNE 101.1	(SHNE) 2.4																						
1400.0 AFW total																							

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

THIS PARTIAL ORDER IS SUBJECT TO SUCH GENERAL PROVISIONS
NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFECTIVE
ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY
DETERMINED BY THE COURT AT A DATE IN TIME TO LATER THAN THE
ENTRY OF A FINAL WRITING UNDER 1-C SECTION 6A-1412(d)

RULE 54(b) CERTIFICATE

With respect to the issues determined by the above judgment or order, it is hereby CERTIFIED, in accordance with rule 54(b), I.R.C.P., that the court has determined that there is no just reason for delay of the entry of a final judgment and that the court has and does hereby direct that the above judgment or order shall be a final judgment upon which execution may issue and an appeal may be taken as provided by the Idaho Appellate Rules


John H. Hallman
Presiding Judge of the
Snake River Basin Adjudication

Instrument # 204652

POWER COUNTY, IDAHO

8-5-2013 04:33:20 No. of Pages: 5

Recorded for : HOLDEN, KIDWELL, HAHN & CRAPO

CHRISTINE STEINLICHT Fee: 22.00

Ex-Officio Recorder Deputy

Maryann Schelste

Special Warranty Deed for Water Right

Idaho Water Company, LLC, an Idaho limited liability company whose address is 1135 Valley Road South, Eden, Idaho 83325, ("Grantor") does hereby grant, bargain, sell, assign, and convey unto KBC Farms, LLC, an Idaho limited liability company whose address is 3010 McKinley St., American Falls, Idaho 83211 ("Grantee") and to Grantee's heirs, successors and assigns forever, all of Grantor's right title and interest in the water right described in Exhibit A hereto (hereinafter the "Water Right").

Grantor hereby covenants and warrants to Grantee as follows:

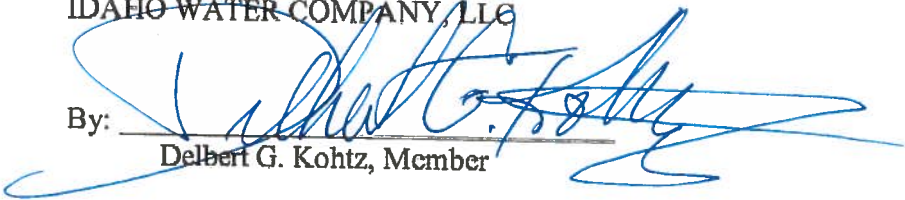
- (A) Grantor is the owner of the Water Right;
- (B) Grantor has not conveyed any of the Water Right to anyone other than Grantee;
- (C) The Water Right is free from all liens, claims, or encumbrances; and
- (D) Grantor has the authority to convey the Water Right to Grantee.

Grantor makes no other covenants or warranties as to the Water Right.

IN WITNESS WHEREOF, the undersigned authorized officer of Grantor, acting on behalf of Grantor, has caused his name to be hereunto subscribed.

DATED this 29th day of July, 2013.

IDAHO WATER COMPANY, LLC

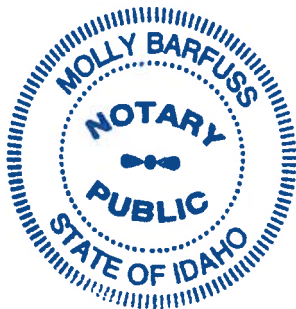
By: 

Delbert G. Kohtz, Member

STATE OF IDAHO)
) ss.
County of Bonneville)

On this 29th day of July 2013 before me, a Notary Public for said County and State, personally appeared DELBERT G. KOHTZ, known or identified to me, to be one of the members of the limited liability company of IDAHO WATER COMPANY, LLC, and the member or one of the members who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that he executed the same in said limited liability company name.

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



Molly Barfuss
NOTARY PUBLIC FOR IDAHO
Residing at: Notary Public for the State of Idaho
My commission expires: Residing in Idaho Falls
Commission Expires 02-16-18

WATER RIGHT NO. 29-7122**As Modified by Transfer No. 78268**

In accordance with the approval of Transfer No. 78268, Water Right No. 29-7122 is now described as follows:

Right Holder: MEADOWS DRYLAND FARMS
C/O BILL & VICKI MEADOWS
2781 ROCKY HOLLOW LN
AMERICAN FALLS, ID 83211

Priority Date: 5/1/1973

Source: GROUND WATER

<u>BENEFICIAL USE</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Diversion Volume</u>
IRRIGATION	4/01	to 10/31	2.25 cfs	560.0 af
			2.250 cfs	560.0 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER NWNWNW Sec 34 Twp 07S Rge 31E POWER County

PLACE OF USE: IRRIGATION

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
07S	31E	34							34.1	28	2.0	29.0	37.0	3.1					133.2
08S	31E	3						4.6											4.6
								L 4											
08S	31E	4	2.2																2.2
			L 1																

POU Total Acres: 140.0

CONDITIONS OF APPROVAL

- Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.

Transfer No. 78268

WATER RIGHT NO. 35-14308
As Modified by Transfer No. 78268

In accordance with the approval of Transfer No. 78268, Water Right No. 35-14308 is now described as follows:

Right Holder: MEADOWS DRYLAND FARMS
 C/O BILL & VICKI MEADOWS
 334 BUCHANON
 AMERICAN FALLS ID 83211

Priority Date: 5/1/1973

Source: GROUND WATER

<u>BENEFICIAL USE</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Diversion Volume</u>
IRRIGATION	4/01	to 10/31	3.350 cfs	832.0 af
			3.350 cfs	832.0 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER SWSW Sec 14 Twp 08S Rge 29E POWER County

PLACE OF USE: IRRIGATION

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
08S	29E	13					40.0	40.0			40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	400.0
08S	29E	14	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	840.0
08S	29E	15	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	840.0
08S	29E	21				40.0									40.0	40.0	40.0	40.0	160.0
08S	29E	22	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	840.0
08S	29E	23	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	840.0
08S	29E	24	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	840.0
08S	29E	25	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	840.0
08S	29E	26	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	840.0
08S	29E	27	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	840.0
08S	30E	18									40.0	40.0	40.0	40.0					160.0
08S	30E	19					40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0					320.0
08S	30E	30					40.0	40.0	40.0	40.0	40.0	40.0							240.0

Right Acre Limit: 208.0
 POU Total Acres: 6154.0

CONDITIONS OF APPROVAL

1. This right is limited to the irrigation of a specific 208.0 acres within the 6154.0 acre place of use authorized by this right in a single irrigation season. The specific 208.0 acres to be irrigated by the right holder are shown in the electronic shape file associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 208.0 acres to be irrigated within the 6154.0 acre place of use, the right holder shall submit a new land list and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.

Transfer No. 78268

WATER RIGHT NO. 35-14308
As Modified by Transfer No. 78268

CONDITIONS OF APPROVAL

2. Use of water under this right will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 120.
3. A lockable device subject to the approval of the Department shall be maintained on the diverting works in a manner that will provide the watermaster suitable control of the diversion.
4. Prior to the diversion and use of water under Transfer approval 78268, the right holder shall install and maintain acceptable measuring device(s) at the authorized point(s) of diversion in accordance with Department specifications, or shall obtain an approved variance from the Department to determine the amount of water diverted from power records or to maintain an existing measuring device.
5. Upon specific notification of the Department, the right holder shall install and maintain data loggers to record water usage information at the authorized point(s) of diversion in accordance with Department specifications.
6. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.0 afa per acre at the field headgate for irrigation of the place of use.
7. The diversion and use of water described in this right may be subject to additional limitations agreed to by the protestant(s) and the right holder under separate agreement to which the Department is not a party and which may be enforceable by a court of law.
8. Right holder shall comply with the drilling permit requirements of Section 42-235, Idaho Code and applicable Well Construction Rules of the Department.
9. This right does not grant any right-of-way or easement across the land of another.
10. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
11. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
12. Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.