

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

RECEIVED
JUN 27 2013
 DEPT. OF WATER RESOURCES
 SOUTHERN REGION

Please print or type. Attach pages with additional information. Instructions are included at the end of this form. Incomplete forms will be returned.

1. Please list the water right number(s) and/or adjudication claim number(s) (if any) for each water right to be changed. List just the adjudication claim number if there is no corresponding water right record on file with the department. Indicate, by checking in the space provided (under the "split" heading), if the change in ownership is limited to a portion of a water right in which case IDWR will produce new water right number(s) for the split(s).

Water Right No(s)	Adjudication Claim No(s)	Split(s)	Water Right No(s)	Adjudication Claim No(s)	Split(s)
45-14005					
45-13984					

2. The following **REQUIRED** information must be submitted with this form:

- A. The appropriate **FILING FEE**. See instructions for fee amounts.
- B. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water right(s) or claim(s) in question, **WITH ATTACHED LEGAL DESCRIPTION**.
- C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions):
PLAT OF PROPERTY or **SURVEY MAP** clearly showing the location of the point(s) of diversion and place of use of your water right(s) and/or adjudication claim(s) (these are on file with the county Planning and Zoning or Recorder's Office).
- OR**
- D. If your water right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency or equivalent **AERIAL PHOTO** with the irrigated acres outlined and point(s) of diversion clearly marked. The **AERIAL PHOTO** should be submitted in place of the **PLAT OF PROPERTY** or **SURVEY MAP**.

3. Name and Address of Former Owner/Claimant(s)	Marion & Barbara Vance
	P.O. Box 7
	Homedale, ID 83628
4. New Owner/Claimant(s)	Oak Valley Land Company, LLC
	Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
New Mailing Address	4109 Hidden Lakes Drive
City, State and ZIP Code	Kimberly, Idaho 83341
New Telephone Number	(208) 678-1540 Email:

5. Date you acquired the property December 6, 2012

6. If the change in ownership affects the entire water right for each water right or adjudication claim number listed in line 1, then skip this line and go to line 7. If the change in ownership divides the water right(s) among multiple owners, you must describe, in detail, your portion of each water right after the change. Fill in the appropriate spaces in the box(es) below to describe your water right(s) after the change (you may copy this page, if necessary). If your quantity of water is greater than a proportionate split, you must attach documentation to show justification for a larger amount. If you are not sure how to identify your portion of the original water right or adjudication claim records, please contact the nearest IDWR office for assistance.

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right will not be split, skip this area and proceed to line 7)		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Water Right and/or Adjudication Claim Number		
Irrigation		
Stock		
Domestic		
Other		
Totals		
Water Right and/or Adjudication Claim Number		
Irrigation		
Stock		
Domestic		
Other		
Totals		
Water Right and/or Adjudication Claim Number		
Irrigation		
Stock		
Domestic		
Other		
Totals		

For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him/her for all matters related to your claims.

7. Signature(s) of New Owner(s) or Claimant(s) Oak Valley Land Company, LLC

Michael D. Aardema (title if applicable)

Michael D. Aardema, Managing Member (title if applicable)

IT IS IMPORTANT TO FILE THIS COMPLETED FORM AT THE APPROPRIATE IDWR OFFICE, WITH PAYMENT OF THE FILING FEE AND THE OWNERSHIP DOCUMENT(S), AS REFERRED TO IN LINE 2.

For IDWR Office Use Only:

Received by _____ Date _____

Received by DM Date 6-27-2013

Processed by _____ AJ Date _____

Receipt Amt. \$150-

Receipt No. 8033330

WR _____ Date _____

CASSIA COUNTY

Recorded for:

LAND TITLE AND ESCROW

4:26:37 pm 12-06-2012

2012-005580

No. Pages: 4

Fee: \$19.00

JOSEPH W. LARSEN

County Clerk

Deputy: HEVANS

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Worst, Fitzgerald, & Stover, P.L.L.C.
905 Shoshone Street North
Twin Falls, ID 83301

Space Above Reserved For Recorder's Use)

WARRANTY DEED

For the consideration of TEN DOLLARS AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **OAK VALLEY HEIFERS, LLC**, an Idaho limited liability company ("Grantor"), conveys, grants and warrants to **OAK VALLEY LAND COMPANY, LLC**, an Idaho limited liability company ("Grantee"), whose address is 468 South 800 West Burley, Idaho 83318 and its successors and assigns forever, approximately 373.14 acres in Cassia County, Idaho as more particularly described in Exhibit A attached hereto and incorporated herein.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well in law as in equity, including, not by way of limitation, Idaho Department of Water Resources Water Right Numbers 45-13985 and 45-14006, a Cassia County Livestock confined animal feeding operation permit recorded as instrument number 307041 in the records of Cassia County on March 3, 2006.

The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said premises; that the premises are free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 5th day of December, 2012.

//Signatures to Follow//

"GRANTOR"

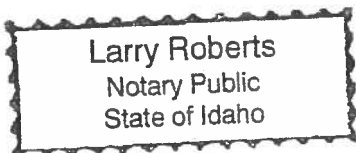
OAK VALLEY HEIFERS, LLC

By: Marion Vance
Marion Vance, Member

STATE OF IDAHO)
 Cassia : ss
County of ~~Twin Falls~~)

On the 5 day of December, 2012, before me the undersigned a Notary Public in and for said State, personally appeared **MARION VANCE**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person that executed the within instrument as a member, on behalf of **OAK VALLEY HEIFERS, LLC**, the Idaho limited liability company therein named and acknowledged to me that the limited liability company executed it.

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



[Signature]
NOTARY PUBLIC FOR IDAHO
Residing at Burley, ID
My Commission Expires 6-30-15

EXHIBIT "A"

PARCEL NO. 1:

TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 18: N¼, **EXCEPTING THEREFROM** the following described tract:

Beginning at the Northeast corner of Section 18, said corner marked by a 5/8 inch rebar which shall be the Point of Beginning;
Thence South 00°06'47" East along the East line of Section 18 for a distance of 25.00 feet;
Thence South 89°54'53" West for a distance of 2662.21 feet;
Thence South 89°12'54" West for a distance of 2705.98 feet to the West line of Section 18;
Thence North 00°27'49" East along the West line of Section 18 for a distance of 50.00 feet;
Thence North 89°12'54" East for a distance of 1234.96 feet to the North line of Section 18;
Thence South 89°59'21" East along the North line of Section 18 for a distance of 1470.40 feet to a 5/8 inch rebar at the North quarter section corner of Section 18;
Thence South 89°59'13" East along the North line of Section 18 for a distance of 2662.24 feet to the Point of Beginning.

PARCEL NO. 2:

TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 18: Part of the SW¼, more particularly described as follows:

Beginning at a point on section line 1532.25 feet North 00°13'59" West (1532.64 feet North 0°14' West, rec.) from the Southwest corner of said Section 18, which shall be the True Point of Beginning;
Thence North 00°13'59" West (North 0°14' West, rec.) along section line for 1035.72 feet (1121.88 feet, rec) to a point;
Thence North 00°07'48" West for a distance of 85.87 feet to the West ¼ corner of Section 18;
Thence North 89°41'13" East (North 89°46' East, rec.) for 2702.40 feet (2704.02 feet, rec.) to a point;
Thence South 45°13'10" West (South 45°18' West, rec.) for 1602.21 feet (1603.37 feet, rec.) to a point;
Thence South 89°42'54" West (South 89°45' West, rec.) for 1560.71 feet (1560.91 feet, rec.) to the True Point of Beginning.

PARCEL NO. 3:

A perpetual easement by and between Oak Valley Land Company, L.L.C., an Idaho limited liability company, Grantor, and Oak Valley Heifers, LLC, an Idaho limited liability company, Grantee, dated December 5, 2012 and recorded December 6, 2012 as Instrument No. 2012-005579, records of Cassia County, Idaho, for location, use, access, management, maintenance and repair of pond and existing well/water line for the benefit of Parcel Nos. 1 and 2, more particularly described as follows:

Pond Easement: TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 18: Part of the SE¼, more particularly described as follows:

Beginning at the West ¼ corner of Section 18;

Thence North 89°46' East for 2640.00 feet to a point, which shall be the True Point of Beginning;
Thence South 00°06'47" East for 200.00 feet to a point;
Thence North 89°46' East for 575.00 feet to a point;
Thence North 00°06'47" West for 200.00 feet to a point;
Thence South 89°46' West for 575.00 feet to the True Point of Beginning.

-Continued-

CONTINUATION

EXHIBIT "A"

Well/Water Line: A 20.0 foot wide easement, extending 10.0 feet on either side of the following described centerline:

TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 18: Part of the SW¼, more particularly described as follows:

Beginning at the Southwest corner of Section 18;
Thence North 89°46' East for 2150.00 feet along the South section line of said Section 18
to a point, which shall be the True Point of Beginning;
Thence North 00°28' West for 190.00 feet to a point;
Thence North 45°00' West for 225.00 feet to a point;
Thence North 00°14' West for 800.00 feet to a point;
Thence North 45°00' West for 608.10 feet to a point;
Thence North 00°28' West for 1121.88 feet to a point lying on the Southern boundary of the
N½ of Section 18.