

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 28 2013

Notice of Change in Water Right Ownership DEPT. OF WATER RESOURCES
SOUTHERN 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?
45-425A	Yes ☐	45-10594	Yes ☐		Yes ☐
45-443B	Yes ☐		Yes ☐		Yes ☐
45-2448A	Yes ☐		Yes ☐		Yes ☐
45-2448B	Yes ☐		Yes ☐		Yes ☐
45-4217	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Frank and Phyllis Bedke
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Consolidated Ag Properties, LLC
Name of each new owner as listed on the conveyance document

New owner continued Name connector ☐ and ☐ or ☐ and/or
568 West 1650 South
Mailing address
Oakley, ID 83346
City State ZIP
208-862-3482 donfp@pmt.org
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: _____
6. 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.

7. Signature: CONSOLIDATED AG PROPERTIES, LLC 5/22/2013
Signature of new owner/claimant Title, if applicable Date

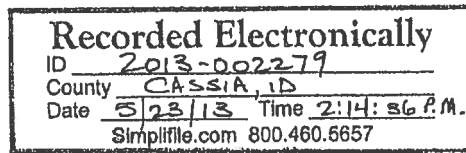
Signature: By: Don F. Pickett _____
Signature of new owner/claimant Title, if applicable Date
Don F. Pickett, Member

For IDWR Office Use Only:

Received by DM Date 5-29-2013 Receipt No. 5033081 Receipt Amt. \$150-
Approved by _____ Processed by _____ Date _____

SUPPORT DATA

IN FILE # 45-425A



WARRANTY DEED

#50153

For Value Received

Frank A. Bedke and Phyllis Bedke, husband and wife, and Bedke Feedlot, L.L.C., a limited liability company

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

Consolidated Ag Properties, LLC, an Idaho limited liability company
Address: 568 West 1650 South
Oakley, Idaho 83346

Hereinafter called the Grantee, the following described premises situated in Cassia County, Idaho, to-wit:

PARCEL NO. 1:

TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 31: E $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ **EXCEPT** the following described tract:

Part of the SE $\frac{1}{4}$ of said Section 31, more particularly described as follows:

Beginning at the Southeast corner of said Section 31,
Thence North 915 feet;
Thence West 586 feet;
Thence South 915 feet;
Thence East 586 feet to the Point of Beginning.

TOWNSHIP 13 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 6: Lot 3, Lot 4, Lot 5 and SE $\frac{1}{4}$ NW $\frac{1}{4}$

CASSIA COUNTY
RECORDED FOR:
LAND TITLE AND ESCROW - BURLEY
02:14:36 PM 05-23-2013
2013-002279
NO. PAGES: 6 FEE: \$22.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: HE
Electronically Recorded by Simplifile

WARRANTY DEED

#50153

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Address: **568 West 1650 South**
Oakley, Idaho 83346

Hereinafter called the Grantee, the following described premises situated in **Cassia County, Idaho, to-wit:**

PARCEL NO. 1:
TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 31: E $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ EXCEPT the following described tract:

Part of the SE $\frac{1}{4}$ of said Section 31, more particularly described as follows:

Beginning at the Southeast corner of said Section 31,
Thence North 915 feet;
Thence West 586 feet;
Thence South 915 feet;
Thence East 586 feet to the Point of Beginning.

TOWNSHIP 13 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 6: Lot 3, Lot 4, Lot 5 and SE $\frac{1}{4}$ NW $\frac{1}{4}$

PARCEL NO. 2:

TOWNSHIP 13 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 31: NW $\frac{1}{4}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ NW $\frac{1}{4}$, ALSO Beginning at the Northeast corner of the NE $\frac{1}{4}$ of said Section 31;
Thence South 20 rods;
Thence West 80 rods;
Thence North 20 rods;
Thence East 80 rods to the Point of Beginning.

PARCEL NO. 3:

TOWNSHIP 13 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 31: Beginning 20 rods South of the Northeast corner of Section 31;
Thence South 60 rods;
Thence West 80 rods;
Thence North 60 rods;
Thence East 80 rods to the Point of Beginning.

PARCEL NO. 4:

TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 31: Part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$, more particularly described as follows:
Beginning at the Southeast corner of said Section 31, Thence North 280 feet along the East Section line to the Point of Beginning;
Thence continuing North along the East Section line for 100 feet;
Thence West parallel with the South Section line for 586 feet;
Thence South parallel with the East Section line for 100 feet;
Thence East parallel with the South Section line for 586 feet to the Point of Beginning.

PARCEL NO. 5:

TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 31: Part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$, more particularly described as follows:
Beginning at the Southeast corner of said Section 31; Thence North 380 feet along the East Section line to the Point of Beginning;
Thence continuing North along the East Section line for 535 feet;
Thence West parallel with the South Section line for 586 feet;
Thence South parallel with the East Section line for 535 feet;
Thence East parallel with the South Section line for 586 feet to the Point of Beginning.

PARCEL NO. 6:

TOWNSHIP 13 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 30: Lot 4

Section 31: Lot 1 and that portion of Lots 2 and 3 situated North and East of the Oakley Canal Company right-of-way.

PARCEL NO. 7:

TOWNSHIP 13 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 33: Part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$, more particularly described as follows:

Beginning at the Center quarter section corner of said Section 33, said corner marked by a 5/8 inch rebar; thence North 00°17'10" East along the West line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ for a distance of 856.54 feet; thence South 89°22'54" East parallel with the South line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ for a distance of 33.00 feet to a 1/2 inch rebar on the East right of way of State Highway 27 which shall be the Point of Beginning; Thence South 89°22'54" East parallel with the South line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ for a distance of 1286.79 feet to a 1/2 inch rebar on the East line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$; Thence South 00°17'24" West along the East line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ for a distance of 856.54 feet to a 5/8 inch rebar at the Southeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$; Thence North 89°22'54" West along the South line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ for a distance of 705.08 feet to a 1/2 inch rebar; Thence North 01°49'35" East (North 0°04'46" East, rec.) for a distance of 176.00 feet to a 1/2 inch rebar; Thence North 89°41'04" West (South 89°59'14" West, rec.) for a distance of 89.37 feet to a 3/8 inch rebar; Thence North 89°41'04" West (East, rec.) for a distance of 496.22 feet (495.97, rec.) to a 3/8 inch rebar; Thence North 89°41'04" West for a distance of 0.79 feet to a 1/2 inch rebar on the East right of way of State Highway 27; Thence North 00°17'10" East along the East right of way of State Highway 27 for a distance of 683.67 feet to the Point of Beginning.

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto including but not limited to State of Idaho, Department of Water Resources Water Right Nos. 45-2448B, 45-4217, 45-2448A, 45-10594, 45-443B and 45-425A and 187.99 shares of irrigation water in the Oakley Canal Company.

SUBJECT TO:

All reservations in patents or deeds in the chain of title.

Taxes for 2013 and subsequent years.

Assessments of the Oakley Canal Company and the rights and powers of said District as by law provided.

Assessments levied, or to be levied, by the Goose Creek Irrigation District.

Mineral Deed from Etta Cranney, a widow, to Fred F. Foss, dated May 21, 1952 and recorded June 28, 1952 as Instrument No. 176090 in Book 54 of Deeds on Page 601, records of Cassia County, Idaho, conveying an undivided one-half interest in and to all of the oil, gas and other minerals in and under and that may be produced from a portion of said property.

STATEMENT OF CLAIM AND NOTICE OF INTENT TO PRESERVE from Ladd Petroleum Corporation, to the Public, dated the September 17, 1984 and recorded September 24, 1984 as Instrument No. 163826 on Film No. 167, records of Cassia County, Idaho, for the purpose of providing public notice of the mineral interest claimed and preserved by Ladd Petroleum Corporation in and to the oil, gas, coal, clay, gravel, uranium and all other minerals of every kind and nature in and under said property.

Power Line Easement from Etta Jane Cranney, a widow, to Idaho Power Company, a corporation, dated August 21, 1953, and recorded November 7, 1953 as Instrument No. 180385 in Book 15 of Miscellaneous on Page 27, records of Cassia County, Idaho.

Power Line Easement from Harvey L. Mills and Verna E. Mills, husband and wife, to Idaho Power Company, a corporation, dated May 12, 1954, recorded April 8, 1955, as Instrument No. 185770 in Book 15 of Miscellaneous, Page 247, records of Cassia County, Idaho.

Reservations in U.S. Patent to Pickett Ranch & Sheep Company, dated February 22, 1973 and recorded February 26, 1973 as Instrument No. 68248, on Film No. 80, records of Cassia County, Idaho.

Easement or right of way for pipeline from Harold Cranney & Sons to Cranney Farms, Inc., recorded October 28, 1977, as Instrument No. 102455, on Film No. 112, records of Cassia County, Idaho.

Easement executed by Harold Cranney and Kerma Cranney, husband and wife to Cranney Farms, Inc., an Idaho Corporation, date June 23, 1980 and recorded July 25, 1980 as Instrument No. 127856 on Film No. 136, records of Cassia County, Idaho.

Reservation contained in Deed from Shoulder "3" Ranches, Inc. to Frank Bedke and Phyllis Bedke, husband and wife, dated October 19, 1992 and recorded November 4, 1992 as Instrument No. 221738 on Film No. 239, records of Cassia County, Idaho.

Power Line Easement from Frank Bedke and Phyllis Bedke, to Idaho Power Company, a corporation, dated May 25, 1995 and recorded November 29, 1995 as Instrument No. 239825 on Film No. 272, records of Cassia County, Idaho.

Power Line Easement from Frank A. Bedke and Phyllis Bedke, to Idaho Power Company, a corporation, dated July 15, 1999 and recorded September 28, 1999 as Instrument No. 265190, records of Cassia County, Idaho.

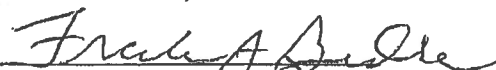
TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and to the successors and assigns of the Grantee forever. The Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all incumbrances except as above described and that Grantor will warrant and defend the same from all lawful claims whatsoever.

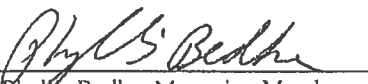
Dated: May 22, 2013


Frank A. Bedke


Phyllis Bedke

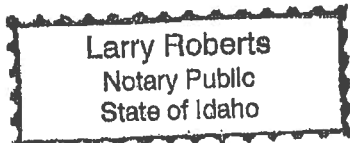
BEDKE FEEDLOT, L.L.C.

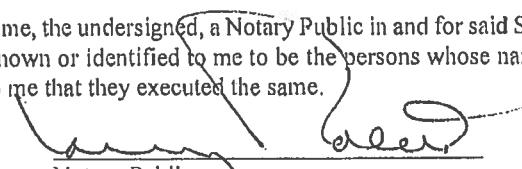
By: 
Frank A. Bedke, Managing Member

By: 
Phyllis Bedke, Managing Member

STATE OF IDAHO)
) ss.
COUNTY OF Cassia)

On this 22 day of May, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared **Frank A. Bedke and Phyllis Bedke**, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

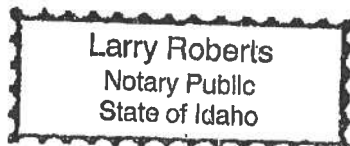


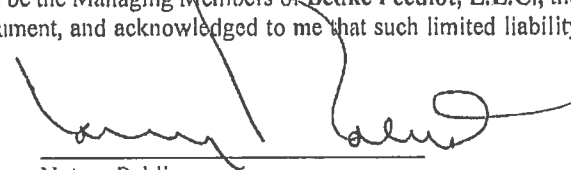


Notary Public
Residing at: Burley, ID
My Commission expires: 6-30-2015

STATE OF IDAHO)
) ss.
COUNTY OF Cassia)

On this 22 day of May, 2013, before me, the undersigned, a Notary Public, personally appeared **Frank A. Bedke and Phyllis Bedke**, known or identified to me to be the Managing Members of **Bedke Feedlot, L.L.C.**, the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.





Notary Public
Residing at: Burley, ID
My Commission Expires: 6-30-2015