

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED**DEC 10 2012**DEPT. OF WATER RESOURCES
SOUTHERN REGION**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?
45-13985	Yes ☐		Yes ☐		Yes ☐
45-14006	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Marion L. Vance and Barbara Vance
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Oak Valley Land Company, LLC
Name of each new owner as listed on the conveyance document

New owner continued Name connector ☐ and ☐ or ☐ and/or

468 SOUTH 800 WEST

Mailing address

Burley

ID

83318

City

State

ZIP

(208)280-6543

mlke@oakvalleydairy.com

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: December 6, 2012

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.

OAK VALLEY LAND COMPANY, LLC

7. Signature: [Signature] Title, if applicable: _____ Date: 12-5-12

Signature of new owner/claimant

Signature: _____ Title, if applicable: _____ Date: _____

Signature of new owner/claimant

For IDWR Office Use Only:

Received by: DM Date: 12-10-2012 Receipt No. 5032940 Receipt Amt. \$50-

Approved by: _____ Processed by: _____ Date: _____

SUPPORT DATAIN FILE # 45-13985

315414

315414

CASSIA COUNTY, IDAHO
LARRY A. MICKELSEN
RECORDER

FEE 12⁰⁰ DEPUTY JKM

Recording Requested By And
When Recorded Mail To:

Edward D. Ahrens
Ahrens & DeAngeli, p.l.l.c.
P.O. Box 6561
Boise, Idaho 83707-6561

2007 APR 24 AM 11 14

RECORDED AT THE REQUEST OF

Reely Vance
2710 Chaparral Cui.
Homedale, ID
83628

BARGAIN AND SALE DEED

Marion Vance and Barbara Vance, husband and wife, Grantors, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, and convey to Oak Valley Heifers, LLC, an Idaho limited liability company, Grantee, whose current address is P.O. Box 7, Homedale, Idaho 83628, the following described real property located in Cassia County, Idaho, more particularly described as follow, to wit:

Parcel I

Township 11 South, Range 22 East of the Boise Meridian, Cassia County, Idaho

Section 18: N1/2, 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;

BARGAIN AND SALE DEED-1

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 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 II

Township 11 South, Range 22 East of the Boise Meridian, Cassia County, Idaho

Section 18: Part of the SW1/4 described as follows:

Beginning at a point on section line 1532.64 feet North 0°14' West from the Southwest corner of said Section 18, which shall be the True Point of Beginning;

Thence North 0°14' West along section line for 1121.88 feet to a point;

Thence North 89°46' East for 2704.02 feet to a point;

Thence South 45°18' West for 1603.37 feet to a point;

Thence South 89°45' West for 1560.91 feet to the True 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 Adjudication Nos. 45-7011 and 45-11017.

SUBJECT TO:

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

Taxes for 2007.

Assessments of the Southwest Irrigation District and the rights and powers of said District as by law provided.

Power Line Easement from Glen E. Larson and Carol D. Larson, husband and wife, to Idaho Power Company, a corporation, dated June 2, 1970 and recorded September 21, 1970 as Instrument No. 53019 on Film No. 67, records of Cassia County, Idaho.

Effects of Power Line Easement from Howard Conrad to the Idaho Power Company, a corporation, dated March 24, 1972 and recorded July 3, 1972 as Instrument No. 63844 on Film No. 76, records of Cassia County, Idaho.

Right of Way for a 25 foot county road on the West side of Parcel No. II as contained in Warranty Deed executed by Bart A. Robins and Linda Robins, husband and wife, to Glen E. Larson and Carol Larson, husband and wife, dated December 9, 1988 and recorded December 16, 1988 as Instrument No. 199347 on Film No. 203, records of Cassia County, Idaho.

Agreement and Grant of Easement for An Irrigation Pipeline executed by Glen E. Larson and Carol Larson, husband and wife, to Glen R. Kunau and Dona Kunau, husband and wife, dated March 27, 1996 and recorded April 12, 1996 as Instrument No. 242187 on Film No. 275, records of Cassia County, Idaho.

Exception and reservation contained in State of Idaho Deeds to Glen E. Larson and Carol Larson, Husband and Wife, dated October 1, 1965 and recorded February 27, 1998 as Instrument No. 253998 and 253999 on Film No. 296, records of Cassia County, Idaho.

BARGAIN AND SALE DEED-3

TOGETHER WITH all improvements, easements, hereditaments, and appurtenances thereto, and all tenements, revisions, remainders, rights-of-way and water rights in anywise appertaining to the property herein described.

SUBJECT TO taxes and assessments for the year 2007 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restrictions, and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 16 day of APRIL, 2007.

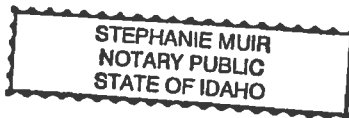
Marion Vance
Marion Vance

Barbara Vance
Barbara Vance

STATE OF IDAHO)
 : ss.
County of Owyhee)

On this 16 day of APRIL, in the year 2007, before me, STEPHANIE MUIR, a Notary Public, personally appeared Marion Vance and Barbara Vance, 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.

(SEAL)



Stephanie Muir
Notary Public for Idaho
Commission expires: March 21, 2012

BARGAIN AND SALE DEED-4

2
419,55

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"

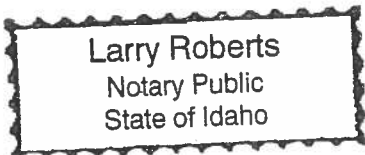
OAK VALLEY HEIFERS, LLC

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: N½, **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. 2012-005519, 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.

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.