

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

IOWR

Form 10-1 (Change to Water Right) (Rev. 10/09)
Applicant Name: Mann
Applicant Address: 990009276

1. List the number of all water rights and/or adjudication claim records to be split. If you are splitting a portion of the water right or adjudication claim, check "Yes" in the "Split?" column.

Water Right/Claim No.	Split?	Water Right/Claim No.	Approval Signature	Water Right/Claim No.	Split?
35-7536 <u>OK</u>	Yes ☐		Date: <u>8/24/12</u>		Yes ☐
35-7324 <u>OK</u>	Yes ☐		Desc: <u>Water Permits</u>		Yes ☐
	Yes ☐				Yes ☐
	Yes ☐				Yes ☐
	Yes ☐				Yes ☐

2. Previous Owner's Name:

Ralph Isom
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

Mann Farmland LLC
Name of each new owner as listed on the conveyance document
US Trust Bank of America, Agent
New owner continued Name connector ☐ and ☐ or ☐ and/or
WA 2-141-05-55, 601 W. Riverside Ave. 5th Floor
Mailing address
Spokane WA 99201-0647
City State ZIP
509.227.0048 Kevin J. Paulson@ustrust.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: 8-16-2012

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. 2 = \$50
 - \$100 per *split* water right.
 - No fee is required for pending adjudication claims.

7. Signature: Kevin J. Paulson SMU Agent 8-16-2012
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 JB Date 9/7/2012 Receipt No. E037984 Receipt Amt. \$50.-
Approved by JB Processed by JB Date 9/7/2012 SUPPORT DATA

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
110 N. Clark Street/PO Box 405
Rigby, ID 83442

Instrument # 399500
RIGBY, JEFFERSON, IDAHO
08-16-2012 09:37:15 AM No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - RIGBY
CHRISTINE BOULTER Fee: \$13.00
Ex-Officio Recorder Deputy: LK
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **420082-RI (ss)**

Date: **August 10, 2012**

For Value Received, **I & S Farms Partnership, a Partnership**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Mann Farmland LLC, a Delaware limited liability company**, hereinafter called the Grantee, whose current address is **c/o U.S. Trust Bank of America, 601 W. Riverside Ave., 5th Floor, Spokane, WA 99201-0647**, the following described premises, situated in **Jefferson County, Idaho**, to-wit:

JEFFERSON COUNTY PROPERTY:

PARCEL 1:

**TOWNSHIP 4 NORTH, RANGE 36 E.B.M., JEFFERSON COUNTY, IDAHO
SECTION 5: LOTS 1, 2, AND 3; S $\frac{1}{2}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$**

PARCEL 2:

**TOWNSHIP 5 NORTH, RANGE 36 E.B.M., JEFFERSON COUNTY, IDAHO
SECTION 32: E $\frac{1}{2}$ W $\frac{1}{2}$; E $\frac{1}{2}$**

ALSO:

Water Right:

Decree 35-7324 for 6.46 CFS, priority 08/31/1973 for 848 acres from wells.

Decree 35-7536 for 8 CFS, priority 10/14/1975 for 848 acres from wells.

The combined right is limited to 14.46 CFS and 848 acres and 3,392 AF.

ALSO:

All mineral, oil and gas rights.

X RP
initial

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
110 N. Clark Street/PO Box 405
Rigby, ID 83442

Recorded Electronically	
ID	399500
County	Jefferson
Date	8-16-12
Time	9:37
Simplifile.com 800.460.5657	

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 420082-RI (ss)

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TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 08/10/2012

Warranty Deed
- continued

File No.: 420082-RI (ss)

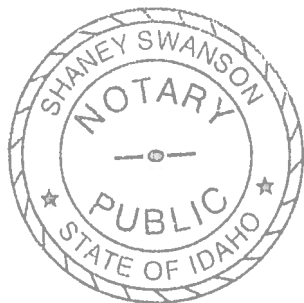
I & S Farms Partnership, a general
partnership



By: Ralph Isom, Partner

STATE OF Idaho)
SS.
COUNTY OF Bonneville)

On this **13th day of August, 2012**, before me, a Notary Public in and for said State, personally appeared **Ralph Isom**, known or identified to me to be one of the partners in the partnership of **I & S Farms Partnership**, and the partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.



Notary Public of Idaho
Residing at: Idaho Falls, ID
Commission Expires: 1-3-15

Instrument # 399499

RIGBY, JEFFERSON, IDAHO
08-16-2012 09:37:15 AM No. of Pages: 1
Recorded for: FIRST AMERICAN TITLE - RIGBY
CHRISTINE BOULTER Fee: \$10.00
Ex-Officio Recorder Deputy: LK
Index To: QUIT CLAIM DEED
Electronically Recorded by Simplifile

AFTER RECORDING MAIL TO:

Mann Farmland LLC
601 W. Riverside Ave., 5th Floor
Spokane, WA 99201-0647

QUITCLAIM DEED

File No.: 420082-RI (ss)

Date: August 10, 2012

For Value Received, **Paula Isom, spouse of Ralph Isom**, do(es) hereby convey, release, remise, and forever quit claim unto **Mann Farmland, LLC**, whose address is **601 W. Riverside Ave., 5th Floor, Spokane, WA, 99201-0647**, herein after called the Grantee, the following described premises situated in **Jefferson County, Idaho**, to-wit:

JEFFERSON COUNTY PROPERTY:

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PARCEL 2:

**TOWNSHIP 5 NORTH, RANGE 36 E.B.M., JEFFERSON COUNTY, IDAHO
SECTION 32: E $\frac{1}{2}$ W $\frac{1}{2}$; E $\frac{1}{2}$**

together with its appurtenances.

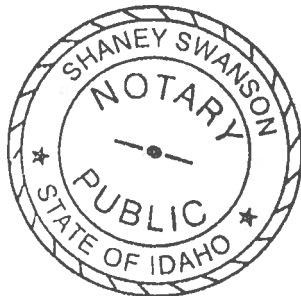
Dated: 8-13-12

Paula Isom

Paula Isom

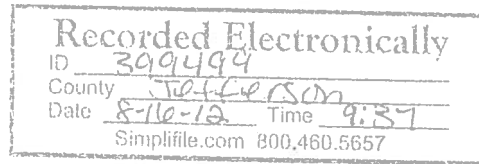
STATE OF Idaho)
COUNTY OF Bonneville)
ss.

On this 13th day of August, 2012, before me, a Notary Public in and for said State, personally appeared **Paula Isom**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged to me that she executed the same.



Shaney Swanson
Notary Public of Idaho
Residing at: Shaney Swanson
Commission Expires: 1.3.15

Mann Farmland LLC
601 W. Riverside Ave., 5th Floor
Spokane, WA 99201-0647



File No.: **420082-RI (ss)**

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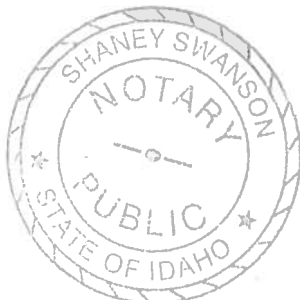
PARCEL 2:
TOWNSHIP 5 NORTH, RANGE 36 E.B.M., JEFFERSON COUNTY, IDAHO
SECTION 32: E½ W½; E½

Dated: 8-13-12

Paula Isom
Paula Isom

STATE OF Idaho)
) ss.
COUNTY OF Bonneville)

On this 13th day of August, 2012, before me, a Notary Public in and for said State, personally appeared **Paula Isom**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged to me that she executed the same.



Notary Public of Idaho
Residing at: _____
Commission Expires: _____

FSA Aerial Photo

FSA Aerial Map

Page 1 of 1

Aerial Map



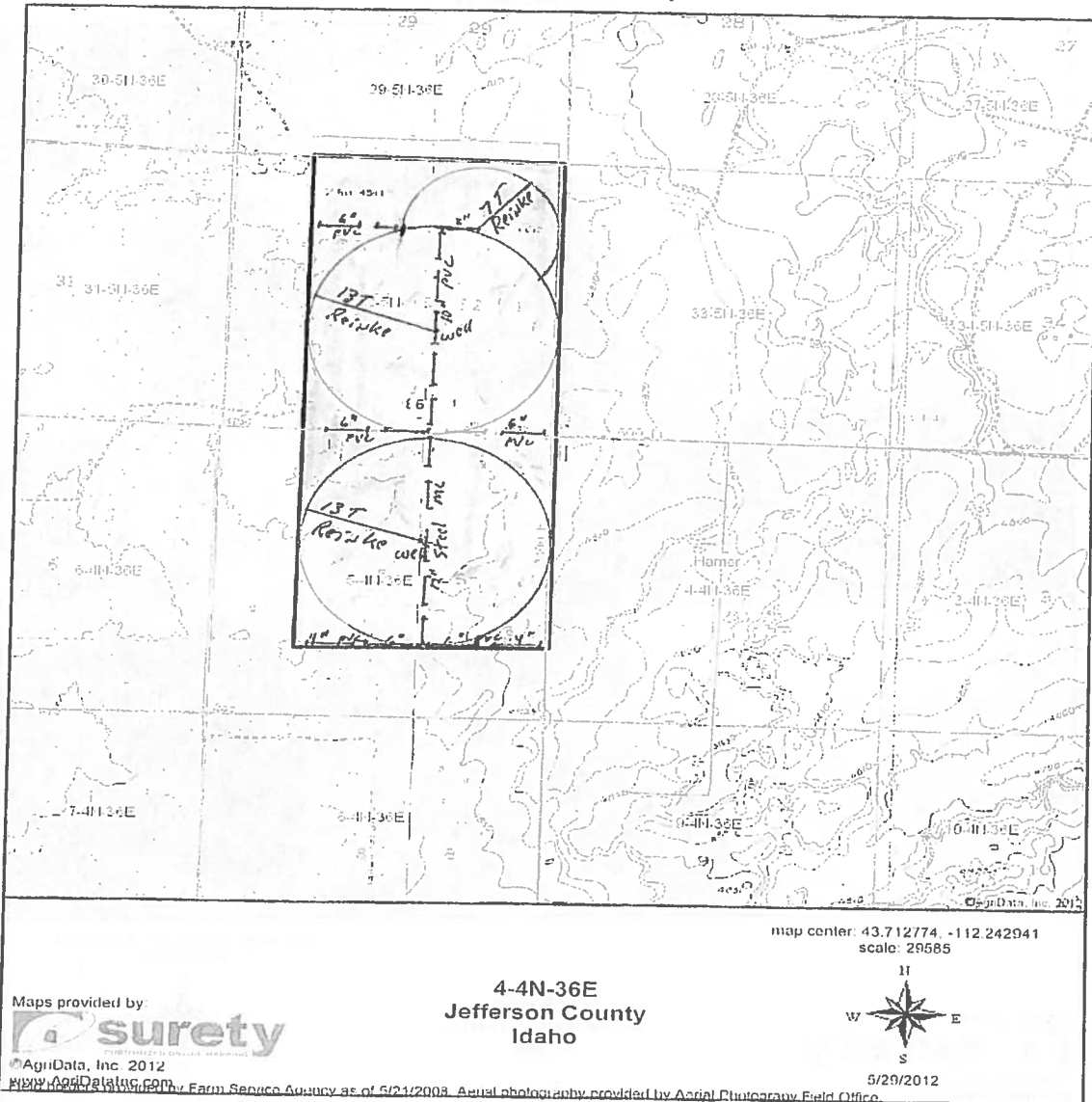
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Topo Map - Plat

Topography Map

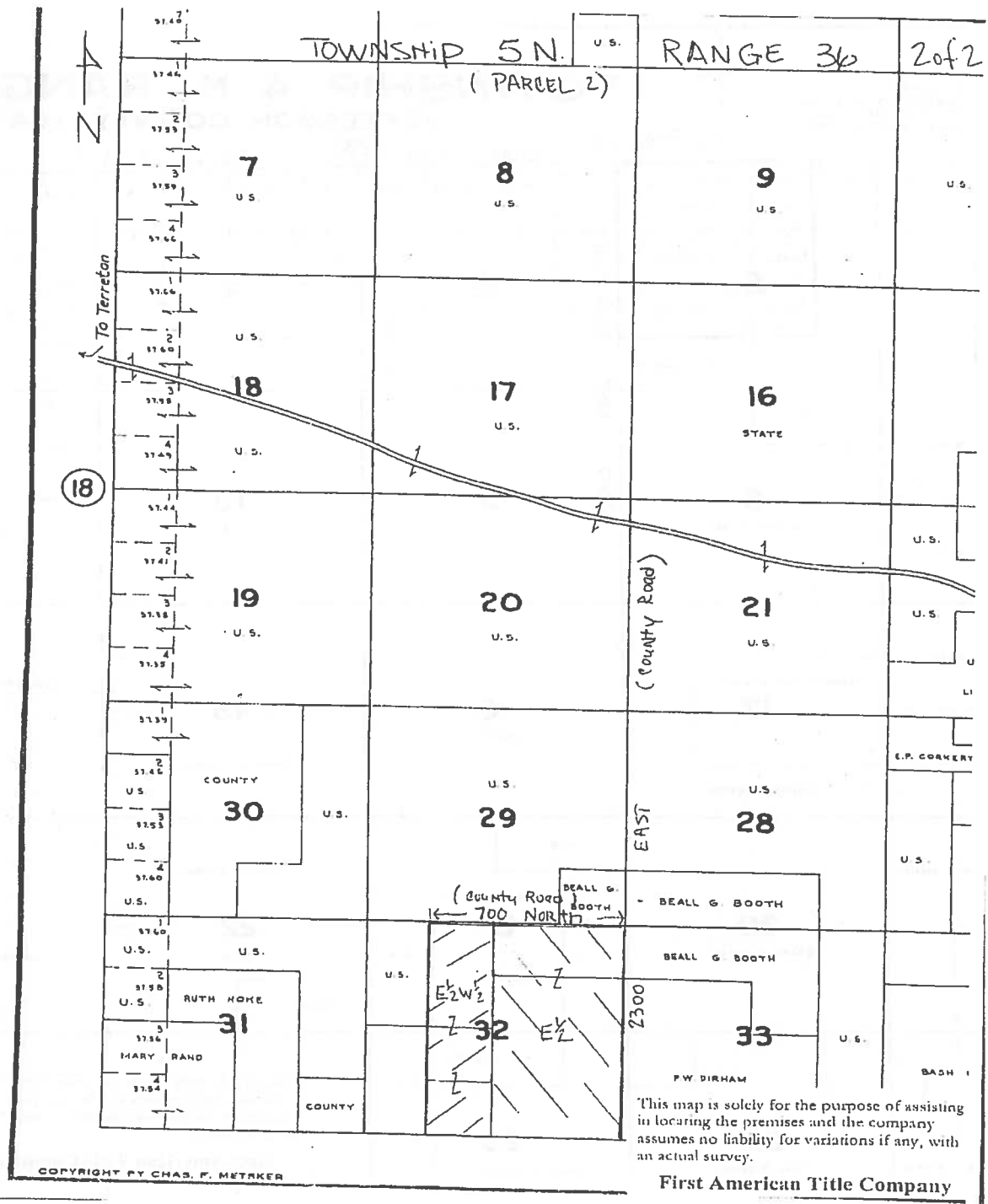
Page 1 of 1

Topography Map



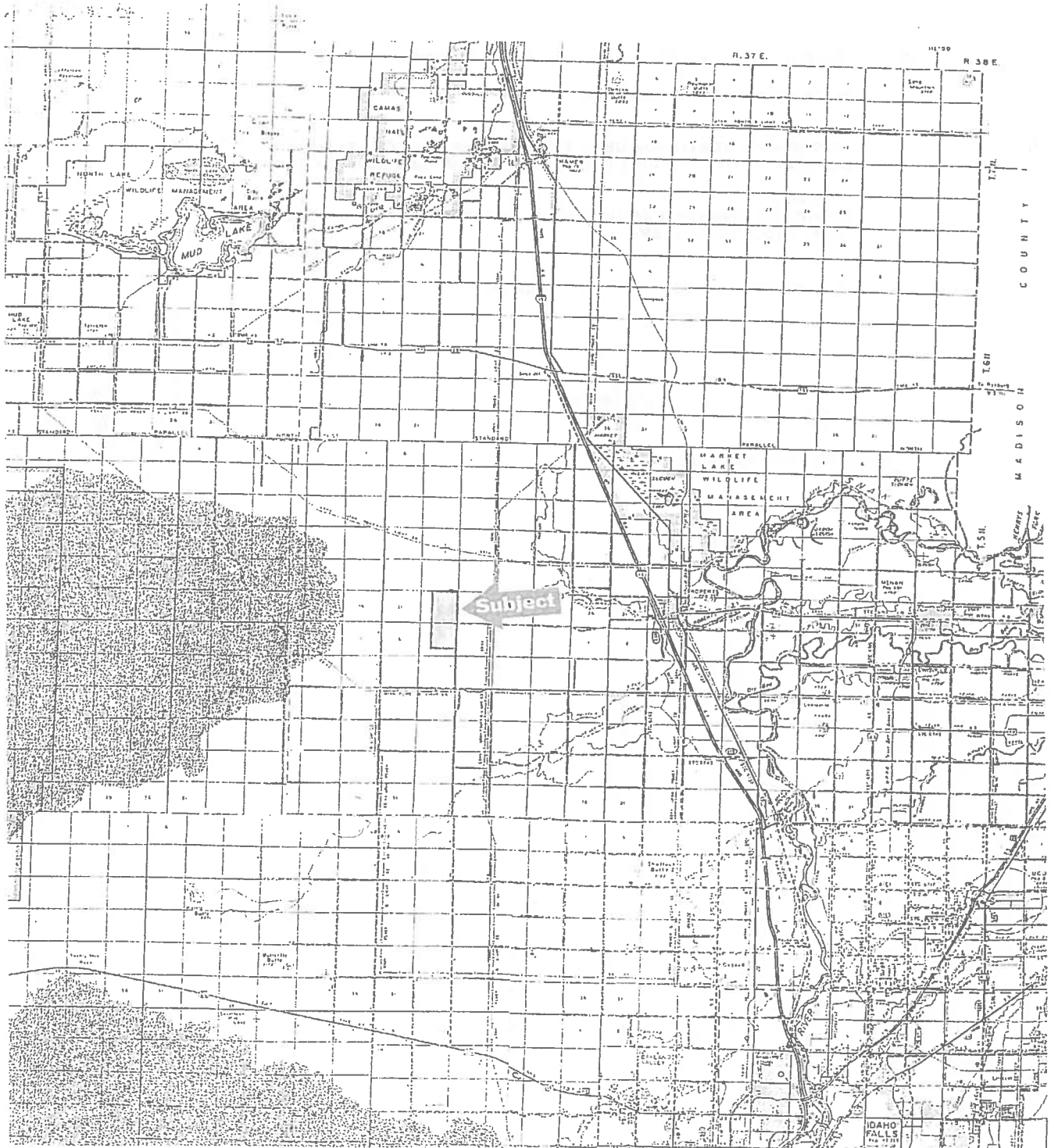
<http://www.suretymaps.com/reports/isamap.aspx?datakey=BCB2C5C15874F39C41B0A3...> 5/29/2012

Metsker Map



AK. 704 10. 1700

Locator Map



Legal Description

4. The land referred to in this Commitment is described as follows:

JEFFERSON COUNTY PROPERTY:**PARCEL 1:**

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Commonly known as: not addressed, Rigby, ID 83442

By:

Authorized Countersignature

(This Schedule A valid only when Schedule B is attached.)

