

Do

Abendeen American Falls
WD 120

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

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)
~~352426~~		~~X~~			
352426		X			

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)

KBC Farms LLC
 3062 So. Frontage Rd
 Am Falls, Idaho 83211

4. New Owner/Claimant(s)

Bonanza Bar Ranch LLC ~~83211~~
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or

New Mailing Address

P.O. Box 724

City, State and ZIP Code

Idaho City, Idaho 83631

New Telephone Number

(208) 392-2277

Email: **RECEIVED**

MAY 06 2009

5. Date you acquired the property

4-10-09

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 <u>35-2426</u>		
Irrigation <u>X</u>	<u>62.4 ac. Feet per annum</u>	<u>15.6 ac</u>
Stock		
Domestic		
Other		
Totals		
Water Right and/or Adjudication Claim Number <u>35-2426</u>		
Irrigation <u>X</u>	<u>~~275.4~~</u>	<u>275.4 ac</u>
Stock	<u>1,101.6 ac Feet per annum</u>	
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)

KBC Farm LLC by Sharon Kasper - son - partner
Bonanza Bar Ranch LLC by Laurie Burke
 (title if applicable) (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 _____
 Received by DK
 Processed by _____ AJ

Date _____
 Date 5-6-09
 Date _____

Receipt Amt. 100.00
 Receipt No. E035014
 WR _____ Date _____

WARRANTY DEED

THIS INDENTURE, made this 17th day of April, 2009, between KBC FARMS, LLC, an Idaho limited liability company, whose address is 3062 S. Frontage Road, American Falls, Idaho 83211 as Grantor and Bonanza Bar Ranch, LLC, whose address is 3853 C Highway 21, Idaho City, Idaho 83631, an Idaho limited liability company; as Grantee.

WITNESSETH: Grantor for value received, does by these presents, grant, bargain, sell and convey unto Grantee, and Grantee's heirs and assigns, all that certain lot, piece or parcel of lands situate, lying and being in the County of Bingham, State of Idaho and particularly described as:

See Exhibit A attached hereto and incorporated herein by this reference

TO HAVE AND TO HOLD said property, with its appurtenances, unto the said Grantee, and to the Grantees' heirs and assigns forever. This conveyance, however, is subject to federal patents; building or use restrictions; building and zoning regulations and ordinances of any governmental entity; all rights of way and easements claimed, established or of record; accruing taxes and assessments for 2009 and subsequent years and unpatented mining claims. Subject to the foregoing exceptions and limitations, Grantor covenants that, Grantor will forever warrant the title to said premises.

KBC FARMS, LLC, an Idaho Limited Liability Company

By: Kenneth K. Koopin
Kenneth K. Koopin, Authorized Member

By: Kathleen Koopin
Kathleen Koopin, Authorized Member

By: Klaren P. Koopin
Klaren P. Koopin, Authorized Member

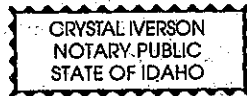
By: Cheryl Ann Koopin
Cheryl Ann Koopin, Authorized Member

STATE OF IDAHO)

County of Bannock)
:SS

On this 15th day of April, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared Kenneth K. Koopin, Kathleen J. Koopin, Klaren P. Koopin, and Cheryl Ann Koopin, known or identified to me to be the Authorized Members of KBC Farms, LLC who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company 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.



(seal)

A handwritten signature in cursive script, appearing to read "Crystal Iverson", written over a horizontal line.

NOTARY PUBLIC FOR IDAHO
Residing

at: Pocatello, ID

My Commission

Expires: 4/23/10

SCHEDULE A

Real property in the County of Bingham, State of Idaho, described as follows:

Parcel 1:

Township 1 South, Range 32 E.B.M., Bingham County, Idaho
Section 12: NW1/4, NE1/4SW1/4, S1/2NE1/4, SE1/4, S1/2SW1/4, NW1/4NE1/4

Parcel 2:

An easement for a road for ingress and egress across the North 50 feet of the NE1/4NE1/4 of said Section 12 and the North 50 feet of Government Lot 1, NE1/4NW1/4, NW1/4NE1/4 and that part of the NE1/4NE1/4 to a point on the West boundary of U.S. Hwy 26 of Section 7 Township 1 South, Range 33 E.B.M., Bingham County, Idaho.

Parcel 3:

Township 3 South, Range 31 E.B.M., Bingham County, Idaho
Section 33: SE1/4
Section 34: SW1/4
Excepting and Reserving to the United States all oil and gas.

Together with all water and water rights appurtenant thereto, with exception of and reserving unto Grantors, its heirs and assigns, 141.5 acres (566 allowable acre feet of diversion) of water referenced in CREP Contract No. 68, from Water Right No. 35-7448 which Water Right is appurtenant to Parcel 1, and 15.6 acres (62.4 allowable acre feet of diversion) of water referenced in CREP Contract No. 66, from Water Right No. 35-2426 which Water Right is appurtenant to Parcel 3 and the right to continue to maintain said reserved water rights as appurtenant to the land conveyed. By acceptance of this Warranty Deed, Grantee agrees to preserve and continue to appropriate and apply the water reserved by Grantor to beneficial use until transferred by Grantor.

FIRST AMERICAN TITLE

P.O. BOX 9 / 2240 EAST CENTER POCATELLO, ID 83204
PHONE 208-232-6224 FAX 208-232-6257
TOLL FREE 866-333-9805 EMAIL pocatelloid@firstamholding.com

FAX TRANSMITTAL SHEETPAGES INCLUDING COVER SHEET 3DATE: 6/3

TIME: _____

PLEASE DELIVER TO: Joni Bary

COMPANY: _____

FAX NUMBER: 525-7177FROM: Anita

RE: _____

MESSAGE:

Here is a copy of the Recorded Warranty Deed.
Let me know if you need anything else

IF YOU HAVE ANY PROBLEMS RECEIVING THIS MESSAGE OR HAVE ANY QUESTIONS REGARDING OUR TRANSMITTAL PLEASE CONTACT US AT 208-232-6224.

CONFIDENTIALITY NOTICE: THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL, AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

FA292686

Instrument # 605452
 BINGHAM COUNTY, IDAHO
 04-10-2009 04:03:23 PM No. of Pages: 3
 Recorded for: FIRST AMERICAN TITLE - BL
 SARA J. STAUB Fee: 9.00
 Ex-Officio Recorder Deputy KBell
 Index To: WARRANTY DEED
 Electronically Recorded by Simplifile

WARRANTY DEED

THIS INDENTURE, made this 10th day of April, 2009, between KBC FARMS, LLC, an Idaho limited liability company, whose address is 3062 S. Frontage Road, American Falls, Idaho 83211 as Grantor and Bonanza Bar Ranch, LLC, whose address is 3853 C Highway 21, Idaho City, Idaho 83631, an Idaho limited liability company, as Grantee.

WITNESSETH: Grantor for value received, does by these presents, grant, bargain, sell and convey unto Grantee, and Grantee's heirs and assigns, all that certain lot, piece or parcel of lands situate, lying and being in the County of Bingham, State of Idaho and particularly described as:

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KBC FARMS, LLC, an Idaho Limited Liability Company

By: Kenneth K. Koopin
 Kenneth K. Koopin, Authorized Member

By: Kathleen J. Koopin
 Kathleen J. Koopin, Authorized Member

By: Klaren P. Koopin
 Klaren P. Koopin, Authorized Member

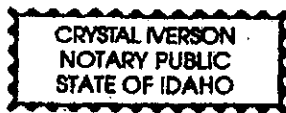
By: Cheryl Ann Koopin
 Cheryl Ann Koopin, Authorized Member

STATE OF IDAHO)

County of Bannock)

On this 10th day of April, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared Kenneth K. Koompin, Kathleen J. Koompin, Klaren P. Koompin, and Cheryl Ann Koompin, known or identified to me to be the Authorized Members of KBC Farms, LLC who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company 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.



(seal)

A handwritten signature in cursive script, appearing to read "Crystal Iverson", written over a horizontal line.

NOTARY PUBLIC FOR IDAHO
Residing

at: Pocatello, ID

My Commission

Expires: 4/23/10

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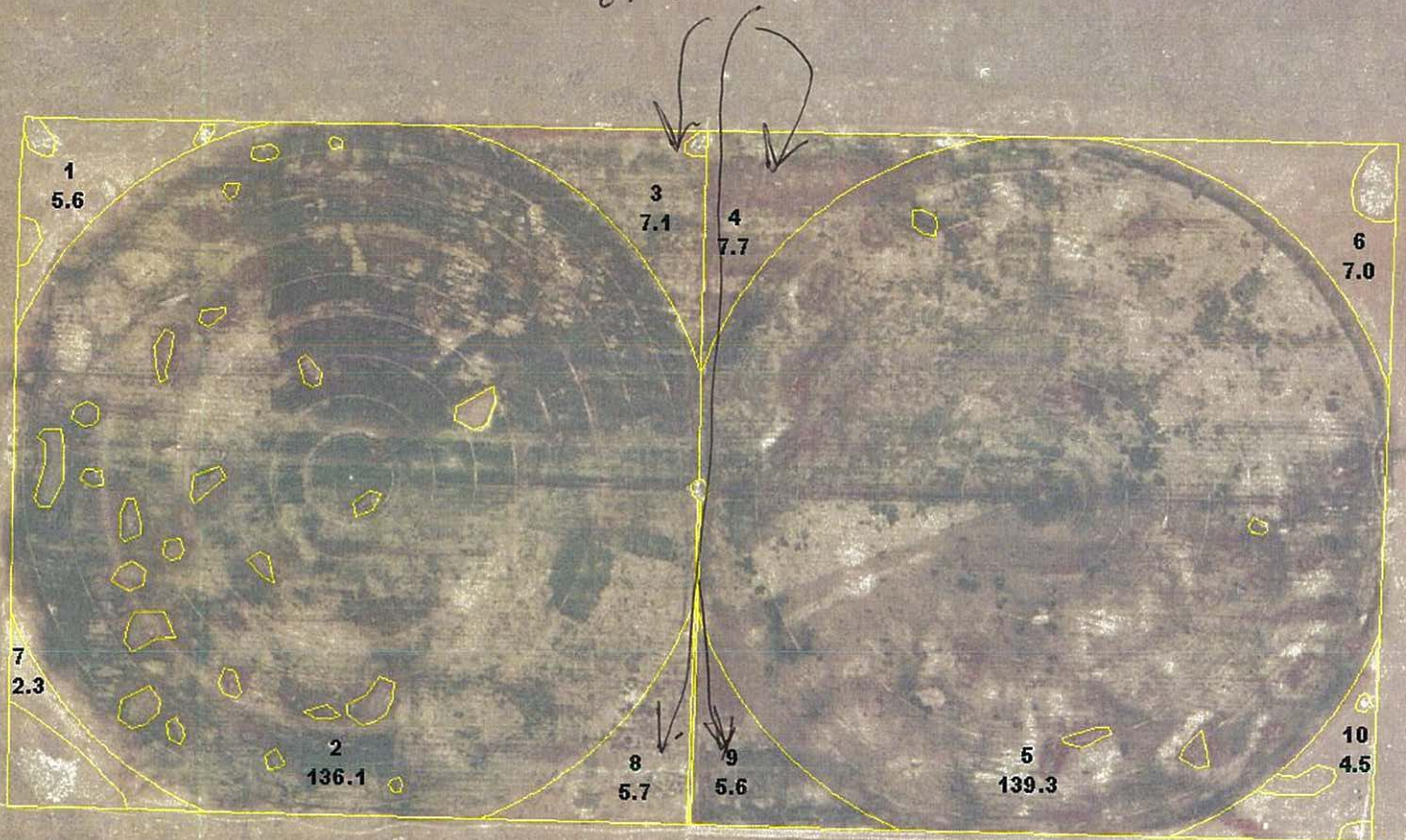
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KBC Farms retained ownership
in 15.6 ac & 62.4 ac FT per Annum
of water in These 4 corners.



Bonanza Ranches LLC - bought
The remainder of The water
right - 275.4 ac & 1101.6 ac feet per
Annum - *

S33,34 T3S R31E
Tract# 3491

0.08 0 0.08 0.16 0.24 0.32 Miles



Map Printed: Aug 8, 2005

Idaho Department of Water Resources Receipt

Receipt ID: E035014

Payment Amount	\$100.00	Date Received	5/6/09 4:03	Region	EASTERN
Payment Type	Check	Check Number	501		
Payer	BONANZA BAR RANCH LLC				

Comments Change of Ownership/split
WR 35-2426 KBC Farms LLC

Fee Details

Amount	Description	Fund	Fund Detail	PCA	Subobject
\$100.00	OWNERSHIP CHANGES/SECURITY INTERESTS	0229	21	63140	1155



Signature Line (Department Representative)