

DEV

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AUG 26 2003
DEPT. OF WATER RESOURCES
SOUTHERN REGION

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)
43-10585					
43-2223A					
43-2224A					
43-2300A					
43-2322					
43-4169					

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)	Roger C. Neddo and Josephine R. Neddo 1831 S. 2330 E. Malta, Idaho 83342
4. New Owner/Claimant(s)	Valley River Farms, LLC Name Connector (Check one): [] and, [] or, [] and/or
New Mailing Address	P. O. Box 631
City, State and ZIP Code	Malta, Idaho 83342
New Telephone Number	(208) 312-2316 Email:

SUPPORT DATA

IN FILE # 43-2223A

5. Date you acquired the property

August 21, 2009

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.

Valley River Farms, LLC

7. Signature(s) of New Owner(s) or Claimant(s) BY: Rodney D. Hall
 Rodney D. Hall, Member (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 [Signature]
 Received by [Signature]
 Processed by [Signature] AJ

Date 8-26-09
 Date 8/24/09
 Date 8/24/09

Receipt Amt. \$150
 Receipt No. 5031069
 WR _____ Date _____

CASSIA COUNTY
RECORDED FOR:
CASSIA COUNTY ABSTRACT
10:26:04 am 08-24-2009
2009-004293
NO. PAGES: 1 FEE: \$3.00
LARRY A. NICKELSEN
COUNTY CLERK
DEPUTY: VIKI

FRED C. BELL
NOTARY PUBLIC
STATE OF IDAHO

WARRANTY DEED

CASSIA COUNTY
RECORDED FOR:
CASSIA COUNTY ABSTRACT
10:28:56 am 08-24-2009
2009-004294
NO. PAGES: 2 FEE: \$6.00
LARRY A. MICKELSEN
COUNTY CLERK
DEPUTY: VIKI

For Value Received

ROGER C. NEDDO and JOSEPHINE R. NEDDO, husband and wife,
the grantors, do hereby grant, bargain, sell and convey unto
VALLEY RIVER FARMS, LLC,
P. O. Box 631, Malta, Idaho 83342
the grantee, the following described premises, to-wit:

See attached EXHIBIT A for legal description.

TOGETHER WITH all water rights including but not limited to Water Rights No.s 43-2223A, 43-2224A,
43-2300A, 43-2322 and 43-4169.

SUBJECT TO:

General taxes for the year 2009 and subsequent years.

Agreement for Purchase of Power, dated February 21, 1968, between the Raft River Rural Electric
Cooperative, Inc., and Roger C. Neddo, recorded June 11, 1969, as Instrument No. 46681 on Film No. 61,
records of Cassia County, Idaho.

Agreement for Purchase of Power, dated July 26, 1955, between the Raft River Rural Electric Cooperative,
Inc., and Roger C. Neddo and wife, Josephine Neddo, recorded March 21, 1979, as Instrument No. 115136
on Film No. 124, records of Cassia County, Idaho.

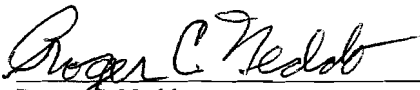
Agreement for Electrical Service and Easement, dated March 12, 2009, between the Raft River Rural
Electric Cooperative, Inc., and Delta Farms LLC, Consumer, and Roger Neddo, Landowner, recorded
April 21, 2009, as Instrument No. 2009-001966, records of Cassia County, Idaho.

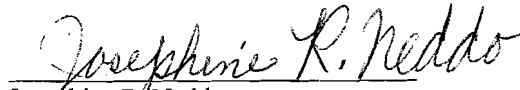
Cassia County Ordinance No. 99-10-02, recorded October 27, 1999, as Instrument No. 265642, records of
Cassia County, Idaho, pertaining to confined feeding operations.

County Road Rights of Way.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, grantee's
heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, that they
are the owners in fee simple of said premises; that said premises are free from all incumbrances except as
above described, and that they will warrant and defend the same from all lawful claims whatsoever.

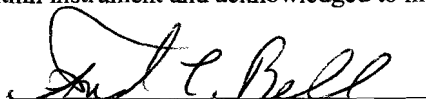
Dated: August 21, 2009


Roger C. Neddo

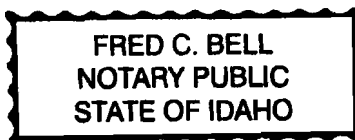

Josephine R. Neddo

State of Idaho)
)ss.
County of Cassia)

On this 21st day of August, 2009, before me, a Notary Public in and for said State, personally appeared
Roger C. Neddo and Josephine R. Neddo, 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, Idaho
Comm. Expires: 8/28/12



WARRANTY DEED

Valley River Farms, LLC

EXHIBIT A

PARCEL 1:

TOWNSHIP 13 SOUTH, RANGE 27 EAST, BOISE MERIDIAN, CASSIA COUNTY,
IDAHO

Section 30: $E\frac{1}{2}NE\frac{1}{4}$
 $N\frac{1}{2}NE\frac{1}{4}SE\frac{1}{4}$, EXCEPT a strip of land 6 rods wide along the West
boundary of the $N\frac{1}{2}NE\frac{1}{4}SE\frac{1}{4}$ lying South of the County
Highway.
A strip of land 3 rods wide along the North boundary of the
 $S\frac{1}{2}NE\frac{1}{4}SE\frac{1}{4}$ except the West 6 rods thereof.

LESS the following described parcel:

TOWNSHIP 13 SOUTH, RANGE 27 EAST, BOISE MERIDIAN, CASSIA COUNTY,
IDAHO

Section 30: Part of the $E\frac{1}{2}NE\frac{1}{4}$ described as follows:

Beginning at the Northwest corner of said $E\frac{1}{2}NE\frac{1}{4}$, said corner
marked by a 5/8" rebar; Thence South $00^{\circ}20'07''$ East along the
West line of said $E\frac{1}{2}NE\frac{1}{4}$ for a distance of 876.59 feet to the Point
of Beginning;

Thence North $88^{\circ}35'43''$ East for a distance of 17.11 feet to a 1/2"
rebar;

Thence North $88^{\circ}35'43''$ East for a distance of 484.58 feet to a 1/2"
rebar;

Thence South $00^{\circ}20'07''$ East for a distance of 314.52 feet to a 1/2"
rebar;

Thence South $88^{\circ}35'43''$ West for a distance of 484.40 feet to a
rebar;

Thence South $88^{\circ}35'43''$ West for a distance of 17.28 feet to the
West line of the $E\frac{1}{2}NE\frac{1}{4}$;

Thence North $00^{\circ}20'07''$ West along said line for a distance of
314.52 feet to the Point of Beginning.

PARCEL 2:

TOWNSHIP 13 SOUTH, RANGE 27 EAST, BOISE MERIDIAN, CASSIA COUNTY,
IDAHO

Section 29: $W\frac{1}{2}NE\frac{1}{4}$, $NW\frac{1}{4}$