Form 42-248/42-1409(6) Rev. 6/22

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
NOV 27 2024
DEPT. OF WATER RESOURCES
EASTERN 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. If the water right is leased to the Water Supply Bank, check "*Yes*". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
31-7159 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
31-11354 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
31-2433 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
31-11353 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Brown Maple LLC
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): B23 Farms, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

PO Box 152 (Mailing address) | Terreton (City) | ID (State) | 83450 (Zip)

208-589-4929 (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: 11/20/2024.

6. Do you own the land identified as the water right place of use? Yes ☑ No ☐
   - If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

7. 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.

SUPPORT DATA IN FILE # 31-2433

   - ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
   - ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: _____ (Signature of new owner/claimant) | Manager (Title, if applicable) | 11-19-24 (Date)
Lee Burtenshaw (Print name)

Signature: _____ (Signature of new owner/claimant) | _____ (Title, if applicable) | _____ (Date)
_____ (Print name)

For IDWR Office Use Only: $100. - for this app

Receipted by JBS Date 11/27/2024 Receipt No. E050503 Receipt Amt. $200. -

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

Name on W-9 _____ Approved by JB Processed by JB Date 11/27/2024

State of Idaho
Department of Water Resources

Water Right

31-7159

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

0 0.05 0.1 0.2 0.3 0.4
Miles

Legend
- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion

N

Date created: 11/15/2024

State of Idaho
Department of Water Resources

Water Right

31-11354

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

0 0.05 0.1 0.2 0.3 0.4
Miles

Legend
- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion

N

Date created: 11/15/2024

State of Idaho
Department of Water Resources

Water Right

31-2433

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

Date created: 11/15/2024

State of Idaho
Department of Water Resources

Water Right

31-11353

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

0 0.07 0.15 0.3 0.45 0.6
Miles

Legend
- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion

N

Date created: 11/15/2024

Instrument # 488514
RIGBY, JEFFERSON, IDAHO
11-20-2024 04:42:15 PM No. of Pages: 4
Recorded for: FLYING S TITLE AND ESCROW - RIGBY
COLLEEN C POOLE Fee: $15.00
Ex-Officio Recorder Deputy: DS
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

AFTER RECORDING MAIL TO:

B23 Farms, LLC
PO Box 152
Terreton , ID 83450

SPECIAL WARRANTY DEED

File No.: **1135106-RI (ss)** Date: **November 18, 2024**

For Value Received, **Brown Maple, LLC, an Idaho limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **B23 Farms, LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **PO Box 152, Terreton , ID 83450**, the following described premises, situated in **Jefferson** County, **Idaho,** to-wit:

Parcel 1:
Beginning at the Northeast Corner of Section 1, Township 5 North, Range 34 East of the Boise Meridian, Jefferson County, Idaho; running thence North 89°54'47" West along the Section line 812.26 feet; thence South 04°05'21" West 109.95 feet; thence South 52°55'25" West 252.06 feet; thence West 296.08 feet; thence North 85°07'21" West 415.77 feet; thence North 03°07'02" East 228.00 feet to the North line of said Section 1; thence North 89°54'47" West along said North line 3576.38 feet to the Northeast Corner of Section 2, Township 5 North, Range 34 East of the Boise Meridian, Jefferson County, Idaho; running thence North 89°54'47" West along the North line of said Section 2 a distance of 2631.26 feet to the North Quarter Corner of said Section 2; thence North 89°54'47" West along the North line of said Section 2 a distance of 1315.63 feet to the Northwest Corner of the East Half of the West Half of said Section 2; thence South 00°04'19" West along the West line of the East Half of the West Half a distance of 2327.27 feet; thence South 41°42'44" East 451.47 feet; thence South 00°05'16" West 1308.32 feet to a point on the South line of said Section 2; thence South 89°42'25" East along said South line 1018.99 feet to the South Quarter Corner of said Section 2; thence South 89°46'57" East along the South line of said Section 2 a distance of 2640.15 feet to the Northwest Corner of Section 12, Township 5 North, Range 34 East of the Boise Meridian, Jefferson County, Idaho; thence South 89°46'34" East along the North line of said Section 12 a distance of 1318.09 feet to the Northwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 12; thence South 00°11'50" West along the West line of said Northeast Quarter of the Northwest Quarter a distance of 1320.32 feet to the Southwest Corner of said Northeast Quarter of the Northwest Quarter; thence South 89°47'28" East 2635.64 feet to the Northwest Corner of the Southeast Quarter of the Northeast Quarter of said Section 12; thence South 00°13'15" West 1319.63 feet to the Southwest Corner of said Southeast Quarter of the Northeast Quarter; thence South 89°48'22" East along the South line of said

Southeast Quarter of the Northeast Quarter a distance of 1318.07 feet to the West Quarter Corner of Section 7; Township 5 North, Range 35 East of the Boise Meridian, Jefferson County, Idaho; thence North 00°13'17" East along the West line of said Section 7 a distance of 1319.29 feet to the Southwest Corner of Government Lot 1 of said Section 7; thence South 89°50'13" East along the South line of said Government Lot 1 a distance of 1062.02 feet to the Southwest Corner of said Government Lot 1; thence North 00°01'00" East along the East line of said Government Lot 1 a distance of 1319.63 feet to the Southeast Corner of Government Lot 7 of Section 6, Township 5 North, Range 35 East of the Boise Meridian, Jefferson County, Idaho; thence North 00°00'16" West 3671.30 feet to a point on the East line of Government Lot 4 of said Section 6; thence South 89°59'44" West 195.00 feet; thence North 64°58'14" West 215.15 feet; thence North 54°42'21" West 344.65 feet; thence North 12°04'25" West 35.89 feet to a point on the North line of said Section 6; thence North 89°54'47" West along said North line 362.77 feet to the point of beginning.

Parcel 2:
Together with and Subject to: A 50.00 foot wide roadway access easement more particularly described as follows: Commencing at the Northeast Corner of Section 1, Township 5 North, Range 34 East of the Boise Meridian, Jefferson County, Idaho; running thence North 89°54'47" West along the Section line 1267.61 feet to the true point of beginning; running thence South 00°04'18" East 262.32 feet; thence West 50.00 feet; thence North 00°04'18" West 262.40 feet to a point on the North line of said Section 1; thence South 89°54'47" East along said North line 50.00 feet to the true point of beginning.

Parcel 3:
Also Together with and Subject to: A 20.00 foot wide roadway easement, the centerline of which is described as follows: Commencing at the Northeast Corner of Section 1, Township 5 North, Range 34 East of the Boise Meridian, Jefferson County, Idaho; running thence North 89°54'47" West along the Section line 1317.61 feet; thence South 00°04'18" East 262.40 feet to the true point of beginning of said easement; running thence North 85°07'21" West 415.77 feet to the end of said easement.

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(s), their heirs and assigns forever. And the said Grantor(s) do hereby covenant to and with the said Grantee(s), that they are the owners in fee simple of said premises. The Grantor(s) warrants that said premises are free and clear of all encumbrances suffered or created by the Grantor(s), except such warranty does not apply to all taxes, assessments, and charges to be paid by the Grantee(s) and any lien or encumbrance revived or placed on said premises by, through or under the Grantee(s), his heirs and assigns.

Brown Maple, LLC, an Idaho limited liability company

By: Happy Valley USA, L.L.C., a Delaware limited liability company, its Sole Member

By: Homestead Capital USA Farmland Fund I, L.P., a Delaware limited partnership, its Managing Member

By: Homestead Capital USA Farmland Fund I GP, L.L.C., a Delaware limited liability company, its General Partner

By: Homestead Capital USA, LLC, a Delaware limited liability company, its Managing Member

By: _____
Gabe Santos, Member

SEE ATTACHED

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco }

On November 19, 2024 (Date) before me, Ana Amelia Brocher, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Gabriel Jose Santos, (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ANA AMELIA BROCHER
COMM. #2486412
NOTARY PUBLIC-CALIFORNIA
SAN FRANCISCO COUNTY
My Comm. Expires Apr. 8, 2028
PC02 PC02

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: November 18, 2024 Number of Pages: 3

Signer(s) Other Than Named Above: [redacted]

Capacity(ies) Claimed by Signer(s)

Signer's Name: Gabriel Jose Santos	Signer's Name: —
☒ Corporate Officer – Title(s): Managing Member	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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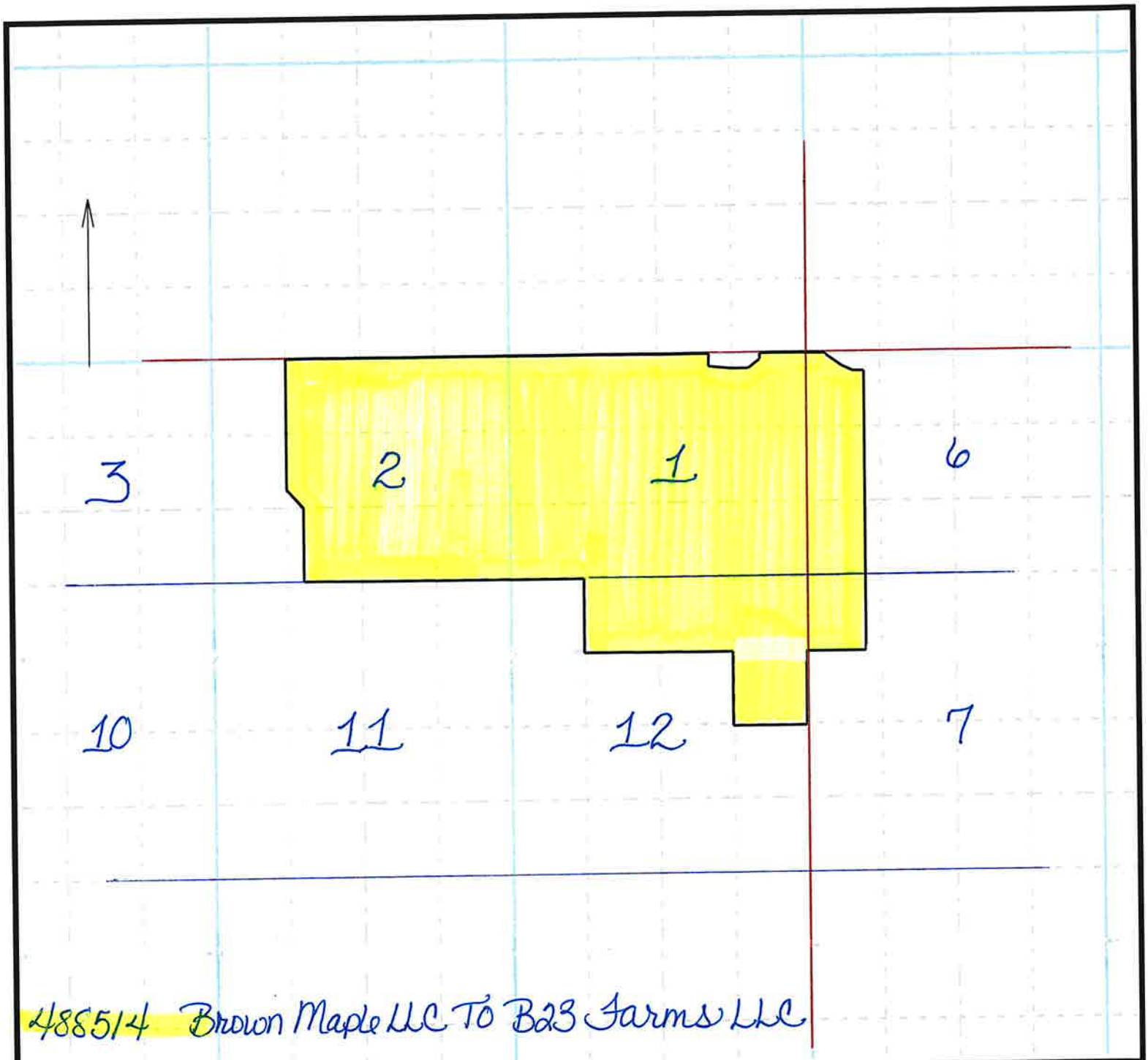

11/27/2024

Scale: 1 inch= 2500 feet | File: 31-7159, 31-11354, 31-2433, 31-11353

Tract 1: 1114.0602 Acres, Closure: s07.3624e 0.01 ft. (1/999999), Perimeter=33821 ft.

01 /ne,1,5n,34e
02 n89.5447w 812.26
03 s04.0521w 109.95
04 s52.5525w 252.06
05 n90w 296.08
06 n85.0721w 415.77
07 n03.0702e 228.00
08 n89.5447w 3576.38
09 n89.5447w 2631.26
10 n89.5447w 1315.63
11 s00.0419w 2327.27
12 s41.4244e 451.47
13 s00.0516w 1308.32
14 s89.4225e 1018.99
15 s89.4657e 2640.15
16 s89.4634e 1318.09
17 s00.1150w 1320.32
18 s89.4728e 2635.64
19 s00.1315w 1319.63
20 s89.4822e 1318.07
21 n00.1317e 1319.29
22 s89.5013e 1062.02
23 n00.0100e 1319.63
24 n00.0016w 3671.30
25 s89.5944w 195.00
26 n64.5814w 215.15
27 n54.4221w 344.65
28 n12.0425w 35.89
29 n89.5447w 362.77

IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718
Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

November 27, 2024

B23 FARMS LLC
PO BOX 152
TERRETON ID 83450-0152

Re: Change in Ownership for Water Right No(s): 31-2433, 31-7159, 31-11353, 31-11354

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Please note during our review the department found several other water rights that are also appurtenant to this property. The other water rights are as follows: 31-7029A, 31-7035, 31-7053, 31-12336, 31-12337.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 497-3787.

Sincerely,

Jonie Baily
Technical Records Specialist 1

Enclosure(s)

cc: FEDERAL AGRICULTURAL MORTGAGE CORPORATION
IDAHO AGCREDIT FLCA
WATER DISTRICT 110
JEFFERSON CLARK GROUND WATER DISTRICT