IDAHO DEPARTMENT OF WATER RESOURCES **10/3/2022**

Proof Report

Water Right 22-387A After Split

Owner Type	**Name and Address**
Current Owner	ALEX S MURRAY 12003 N ATLAS DR HIGHLAND, UT 84003-3883 (480) 544-6650
Current Owner	WHITNEY MURRAY 12003 N ATLAS DR HIGHLAND, UT 84003-3883 (480) 544-6650

Priority Date: 6/1/1899
Basis: Decreed
Status: Active

Source	**Tributary**
MAHOGANY CREEK	TETON RIVER

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
IRRIGATION	04/15	10/31	0.130 CFS	
	Total Diversion		0.130 CFS	

Source and Point(s) of Diversion:

MAHOGANY CREEK L2(NWNE) Sec. 14, Twp 04N, Rge 44E, TETON County

Place Of Use:

IRRIGATION within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12				37.1									30.3	20.0		37.3	124.7

Right Acre Limit: 5.00
POU Total Acres: 124.7

Conditions of Approval:

1.	X27	This right is limited to the irrigation of 5 acres within the authorized place of use in a single irrigation season.
2.	206	Rights 22-387A, 22-7029, 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, and 21-14292 when combined shall not exceed the irrigation of a specific 113.5 acres in a single irrigation season within the authorized 124.7 acre place of use. The specific 113.5 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be associated with this right in the geographic information system component of the water rights database

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		maintained by the department. Before changing the 113.5 acres to be irrigated within the 124.7 acre place of use, the right holder shall submit a new land list and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.
3.	R43	The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).
4.	R05	Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 01.
5.	R63	This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
6.	T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
7.	T08	Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
8.	T19	Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

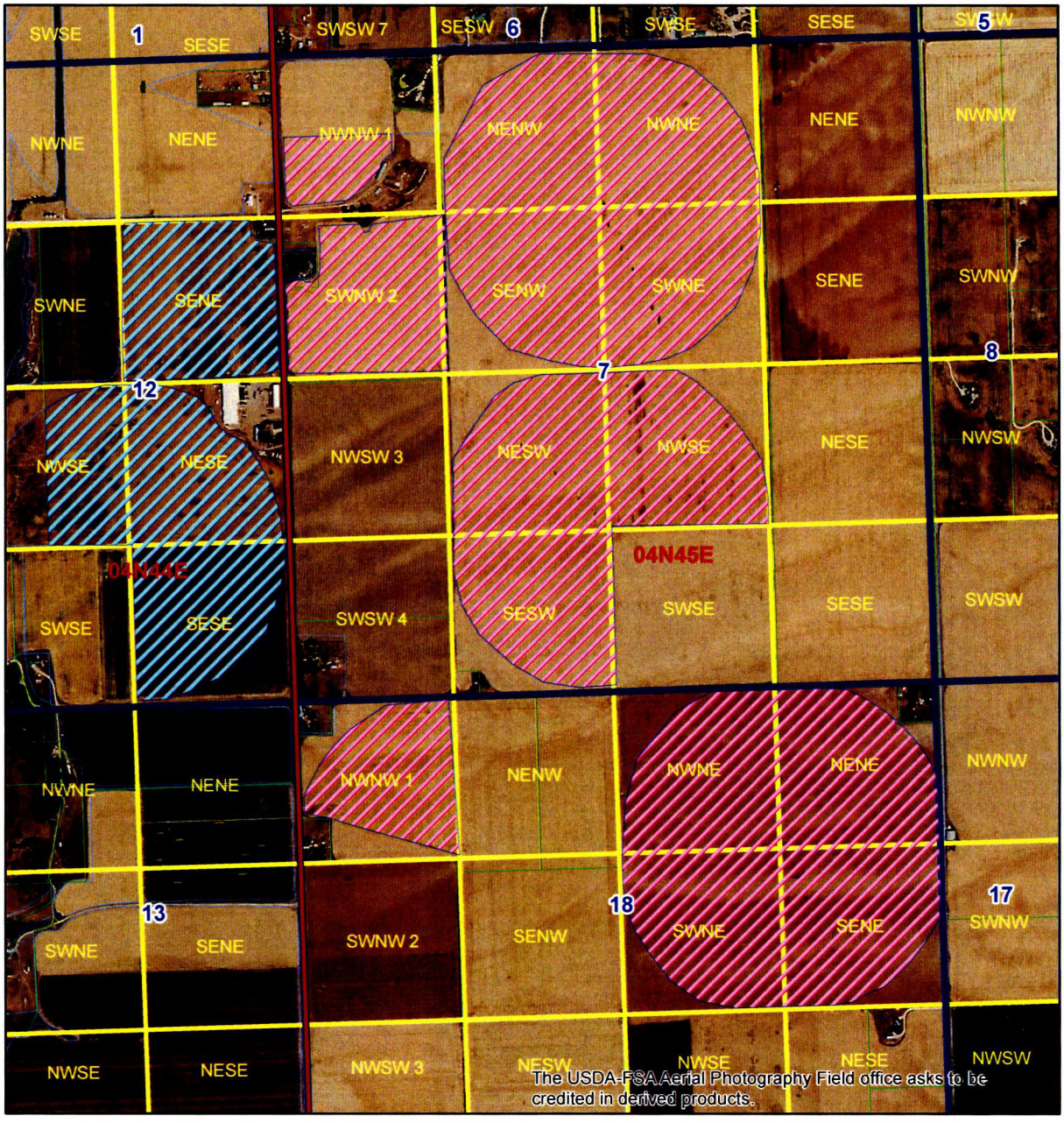
Comments:

4 jbarg 9/30/2022 Ownership Change
Water Right 22-387A was split into 22-387A and 22-14496.

5 jbarg 9/30/2022 POU
Updated Shape

SCANNED

Idaho Department of Water Resources



Legend

- POU After Split 22-14496, 14497, 14498, 14499, 14500, 14501, 14502, 14503, 14504
- POU After Split 22-379A, 7029, 7479, 14144, 14145, 14146, 14147, 14148, 14292
- Township/Range
- Sections
- QQ
- Water Right POU
- Parcels

N W E S

Layout Created By:
Jonie Barg

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OCT 13 2022

IDAHO DEPARTMENT OF WATER RESOURCES **9/29/2022**
Proof Report

Water Right 22-387A Before Split

Owner Type	**Name and Address**
Current Owner	ALEX S MURRAY 12003 N ATLAS DR HIGHLAND, UT 84003-3883 (480) 544-6650
Current Owner	WHITNEY MURRAY 12003 N ATLAS DR HIGHLAND, UT 84003-3883 (480) 544-6650

Priority Date: 6/1/1899
Basis: Decreed
Status: Active

Source	**Tributary**
MAHOGANY CREEK	TETON RIVER

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
IRRIGATION	04/15	10/31	0.790 CFS	
	Total Diversion		0.790 CFS	

Source and Point(s) of Diversion:

MAHOGANY CREEK	L2(NWNE)	Sec. 14, Twp 04N, Rge 44E, TETON County

Place Of Use:
IRRIGATION within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12				37.1									30.3	20.0		37.3	124.7
04N	45E	7		39.0	40.0		36.9	9.9	33.8	40.0	38.7			37.5		40.0	39.1		354.9
04N	45E	18	34.2	40.0	40.0	40.0	40.0	26.8		40.0									261.0

Right Acre Limit: 29.60
POU Total Acres: 740.6

Conditions of Approval:

1.	X27	This right is limited to the irrigation of 29.6 acres within the authorized place of use in a single irrigation season.
2.	206	Rights 22-387A, 22-7029, 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, and 21-14292 when combined shall not exceed the irrigation of a specific 673.9 acres in a single irrigation season within the authorized 740.6 acre place of use. The specific 673.9 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative

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		electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 673.9 acres to be irrigated within the 740.6 acre place of use, the right holder shall submit a new land list and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.
3.	R43	The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).
4.	R05	Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 01.
5.	R63	This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
6.	T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
7.	T08	Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
8.	T19	Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

Comments:

1	scox	2/23/2018	Transferred Right

This is now an approved transfer. Transfer Number = 81789

2	jbarg	9/2/2022	POU

Updated Shape

3	jbarg	9/2/2022	Ownership Change

Water Right 22-387A was split into 22-387A and 22-14484.

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OCT 13 2022

RECEIVED

AUG 0 8 2022

Department of Water Resources
Eastern Region

Form 42-248/42-1409(6) Rev. 7/21

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
22-387A OK	Yes ☒	Yes ☐	22-14144	Yes ☒	Yes ☐
22-7029 OK	Yes ☒	Yes ☐	22-14145	Yes ☒	Yes ☐
22-7479 OK	Yes ☒	Yes ☐	22-14146	Yes ☒	Yes ☐
22-11709 NA	Yes ☒	Yes ☐	22-14147	Yes ☒	Yes ☐
22-11710 OK	Yes ☒	Yes ☐	22-14148 22-14292	Yes ☒	Yes ☐

2. Previous Owner's Name: Alex S Murray and Whitney A Murray
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): 862 Teton LLC
   New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

   8350 North Central Expressway, Suite M-1020 — Mailing address
   Dallas — City; TX — State; 75206 — Zip
   214-244-2700 — Telephone
   gwallen@oakridgeinvestments.com — 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: July 8, 2022.

6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
   - o 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):
     - o $25 per *undivided* water right.
     - ☒ $100 per *split* water right.
     - o No fee is required for pending adjudication claims.

   SUPPORT DATA IN FILE # 22-387A

   - ☐ 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: _____ Manager 8/4/2022
   Signature of new owner/claimant — Title, if applicable — Date

   Print name

   Signature: _____
   Signature of new owner/claimant — Title, if applicable — Date

   Print name

For IDWR Office Use Only: E048617 $25.-

Receipted by CA Date 8/8/22 Receipt No. E048390 Receipt Amt. $900.00

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 10/11/2022

SCANNED OCT 13 2022

Form 42-248/42-1409(6) Rev. 7/21

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
22-387A	Yes ☐	Yes ☐	22-14144	Yes ☐	Yes ☐
22-7029	Yes ☐	Yes ☐	22-14145	Yes ☐	Yes ☐
22-7479	Yes ☐	Yes ☐	22-14146	Yes ☐	Yes ☐
22-11709	Yes ☐	Yes ☐	22-14147	Yes ☐	Yes ☐
22-11710	Yes ☐	Yes ☐	22-14148 22-14292	Yes ☐	Yes ☐

2. Previous Owner's Name: Alex S Murray and Whitney A Murray
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): 862 Teton LLC
   New owner(s) as listed on the conveyance document Name connector ☐ **and** ☐ **or**

   8350 North Central Expressway, Suite M-1020 — Mailing address
   Dallas — City; TX — State; 75206 — Zip
   214-244-2700 — Telephone
   gwallen@oakridgeinvestments.com — 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: July 8, 2022.

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.

   ☐ 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) 8/4/2022 (Date)
   Print name

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

For IDWR Office Use Only:

Receipted by_____ Date_____ Receipt No._____ Receipt Amt._____

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_____ Processed by_____ Date_____

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OCT 13 2022

Instrument # 276727
TETON COUNTY, IDAHO
07-08-2022 14:04:00 No. of Pages: 5
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: $15.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, WARRANTY

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1038334-T (JP)**

Date: **June 21, 2022**

For Value Received, **Alex S Murray and Whitney A Murray, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **862 Teton, LLC, a Texas limited liability company**, hereinafter called the Grantee, whose current address is **8350 N. Central Expressway, Suite M-1020, Dallas, TX 75206**, the following described premises, situated in **Teton** County, **Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

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.

SCANNED
OCT 13 2022

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1038334-T (JP)**

Date: **June 21, 2022**

For Value Received, **Alex S Murray and Whitney A Murray, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **862 Teton, LLC, a Texas limited liability company**, hereinafter called the Grantee, whose current address is **8350 N. Central Expressway, Suite M-1020, Dallas, TX 75206**, the following described premises, situated in **Teton** County, **Idaho,** to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

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.

SCANNED

OCT 13 2022

Date: **06/21/2022**

Warranty Deed
- continued

File No.: **1038334-T (JP)**

Alex S Murray

Whithey A Murray

STATE OF HAWAII)
SS.
COUNTY OF MAUI)

On this 22 **day of June, 2022**, before me, a Notary Public in and for said State, personally appeared **Alex S Murray and Whitney A Murray**, known or identified to me 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.

MATTHEW ARNOLD NOTARY 14-35 PUBLIC STATE OF HAWAII

Notary Public for the State of HAWAII
Residing at: LAHAINA, HI
My Commission Expires: 02/16/2026

MATTHEW ARNOLD NOTARY 14-35 PUBLIC STATE OF HAWAII

Doc. Date: 6/21/22 Pages: 5
Notary Name: Matthew Arnold Second Circuit
Doc. Description: WARRANTY DEED

Notary Signature 6/22/22
Date

My Commission Expires: 02/16/2026

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OCT 13 2022

EXHIBIT A

PARCEL 2
GOVERNMENT LOTS 1, 2 AND THE NORTH HALF NORTH HALF GOVERNMENT LOT 3 SECTION 19, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, THENCE S 89°58'27"E, 1324.41 FEET TO A POINT;
THENCE S 00°08'34"W, 2649.04 FEET TO A POINT;
THENCE S 00°16'32"W, 331.85 FEET TO A POINT;
THENCE N 89°53'19"W, 1330.26 FEET TO A POINT;
THENCE N 00°30'21"E, 332.03 FEET TO A POINT;
THENCE N 00°14'26"E, 2646.90 FEET TO THE POINT OF BEGINNING.

PARCEL 2A:
TOGETHER with and Subject to a 60 foot wide Road and Utility Easement as shown on record of Survey recorded November 8, 2021 as Instrument No. 272164.

PARCEL 3
THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW¼ NE¼) AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼ NW¼) OF SECTION SEVEN (7), TOWNSHIP FOUR (4) NORTH, RANGE FORTY FIVE (45) EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.

PARCEL 4
THE SOUTH ONE-HALF (S½) OF GOVERNMENT LOT 1 AND ALL OF GOVERNMENT LOT 2 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.

EXCEPTING THERE FROM A PARCEL OF LAND LOCATED IN GOV'T LOT 2 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE QUARTER SECTION CORNER COMMON TO SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, AND SECTION 12, TOWNSHIP 4 NORTH, RANGE 44 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING MARKED BY A 5/8" INCH DIAMETER REBAR;
THENCE, N.00°29'41" W., 748.17 FEET, ALONG THE WEST LINE OF SAID GOV'T LOT 2 TO THE POINT OF BEGINNING, WITNESSED BY A 5/8" DIAMETER REBAR 24" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "PLS 14391" BEARING N.89°30'19" E., 30.00 FEET FROM SAID POINT;
CONTINUING, N.00°29'41" W., 365.44 FEET, ALONG SAID WEST LINE TO A POINT, BEING WITNESSED BY A 5/8" DIAMETER REBAR 24" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "PLS 14391" BEARING N.89°30'19" E., 30.00 FEET FROM SAID POINT;
THENCE, N.89°30'19" E., 298.00 FEET, TO A POINT, BEING MARKED BY A 5/8" DIAMETER REBAR 24" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "PLS 14391";
THENCE, S.00°29'41" E., 365.44 FEET, TO A POINT, BEING MARKED BY A 5/8" DIAMETER

SCANNED

OCT 13 2022

REBAR 24" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "PLS 14391";
THENCE, S.00°30'19" W., 298.00 FEET, TO THE POINT OF BEGINNING.

PARCEL 5
THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.

ALSO: BEGINNING AT THE NE CORNER OF LOT 3, SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, AND RUNNING SOUTH 2 RODS, WEST 80 RODS, NORTH 2 RODS, EAST 80 RODS TO THE POINT OF BEGINNING.

PARCEL 6
SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE¼ SW¼) OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.

LESS THE FOLLOWING: BEGINNING AT THE SOUTHWEST CORNER OF THE SE¼ SW¼ SECTION, TOWNSHIP, AND RANGE, AFORESAID AND RUNNING THENCE NORTH 209 FEET, THENCE EAST 209 FEET; THENCE SOUTH 209 FEET; AND THENCE WEST 209 FEET TO THE POINT OF BEGINNING.

PARCEL 7
TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.
SECTION 7: SOUTHWEST QUARTER SOUTHEAST QUARTER

PARCEL 8
TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO. SECTION 18: NORTHWEST QUARTER NORTHWEST QUARTER.

LESS: COMMENCING AT A POINT 1 ROD SOUTH AND 2 RODS EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE EAST 16 RODS; THENCE SOUTH 16 RODS; THENCE WEST 16 RODS; THENCE NORTH 16 RODS TO THE POINT OF BEGINNING.

ALSO LESS: A PART OF THE SOUTHWEST QUARTER NORTHWEST QUARTER NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER NORTHWEST QUARTER OF SAID SECTION 18 AND RUNNING SOUTH 89°48'33" EAST, 260.00 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER NORTHWEST QUARTER TO A POINT; THENCE NORTH 00°15'06" WEST, 360.00 FEET TO A POINT; THENCE NORTH 89°48'33" WEST, 260.00 FEET TO A POINT ON THE SECTION LINE; THENCE SOUTH 00°15'06" WEST, 360.00 FEET ALONG THE WEST SECTION LINE TO THE POINT OF BEGINNING.

PARCEL 9
TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, SECTION 18: EAST HALF NORTHWEST QUARTER.

SCANNED
OCT 13 2022

PARCEL 10
TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO,
SECTION 18: NORTHEAST QUARTER;

LESS: A PART OF THE NORTHEAST QUARTER NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY. IDAHO, BEING FURTHER DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°25'08" WEST, 330.00 FEET ALONG THE SECTION LINE TO A POINT; THENCE NORTH 89°50'25" WEST, 330.00 FEET TO A POINT; THENCE NORTH 00°25'08" EAST, 330.00 FEET TO A POINT ON THE NORTH SECTION LINE OF SAID SECTION 18; THENCE SOUTH 89°50'25" EAST, 330.00 FEET ALONG THE SECTION LINE TO THE TRUE POINT OF BEGINNING.

SCANNED

OCT 13 2022

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1013454-T (JP)**

Date: **November 22, 2021**

For Value Received, **Sunrain Varieties, LLC, a Delaware limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Alex S Murray and Whitney A Murray, husband and wife**, hereinafter called the Grantee, whose current address is **12003 N Atlas Drive, Highland, UT 94003**, the following described premises, situated in **Teton** County, **Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

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.

SCANNED
OCT 13 2022

Sunrain Varieties, LLC, a Delaware limited liability company

By: _____
Name: Melvin Davenport
Title: Manager

STATE OF Texas)
) ss.
COUNTY OF Tarrant)

On this 22nd day of November, 2021, before me, a Notary Public in and for said State, personally appeared **Melvin Davenport**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **Sunrain Varieties, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that **he** executed the same in said Limited Liability Company's name.

GEORGE MITCHELL
Notary Public, State of Texas
Comm. Expires 08-06-2023
Notary ID 130323256

_____
Notary Public of Texas
Residing at: Tarrant County
Commission Expires: 08/06/2023

SCANNED
OCT 13 2022

Instrument # 273319
TETON COUNTY, IDAHO
12-27-2021 12:39:00 No. of Pages: 6
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: $15.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, WARRANTY

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1013454-T (JP)**

Date: **November 22, 2021**

For Value Received, **Sunrain Varieties, LLC, a Delaware limited liability company,** hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Alex S Murray and Whitney A Murray, husband and wife,** hereinafter called the Grantee, whose current address is **12003 N Atlas Drive, Highland, UT 94003,** the following described premises, situated in **Teton** County, **Idaho,** to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

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.

SCANNED
OCT 13 2022

EXHIBIT A

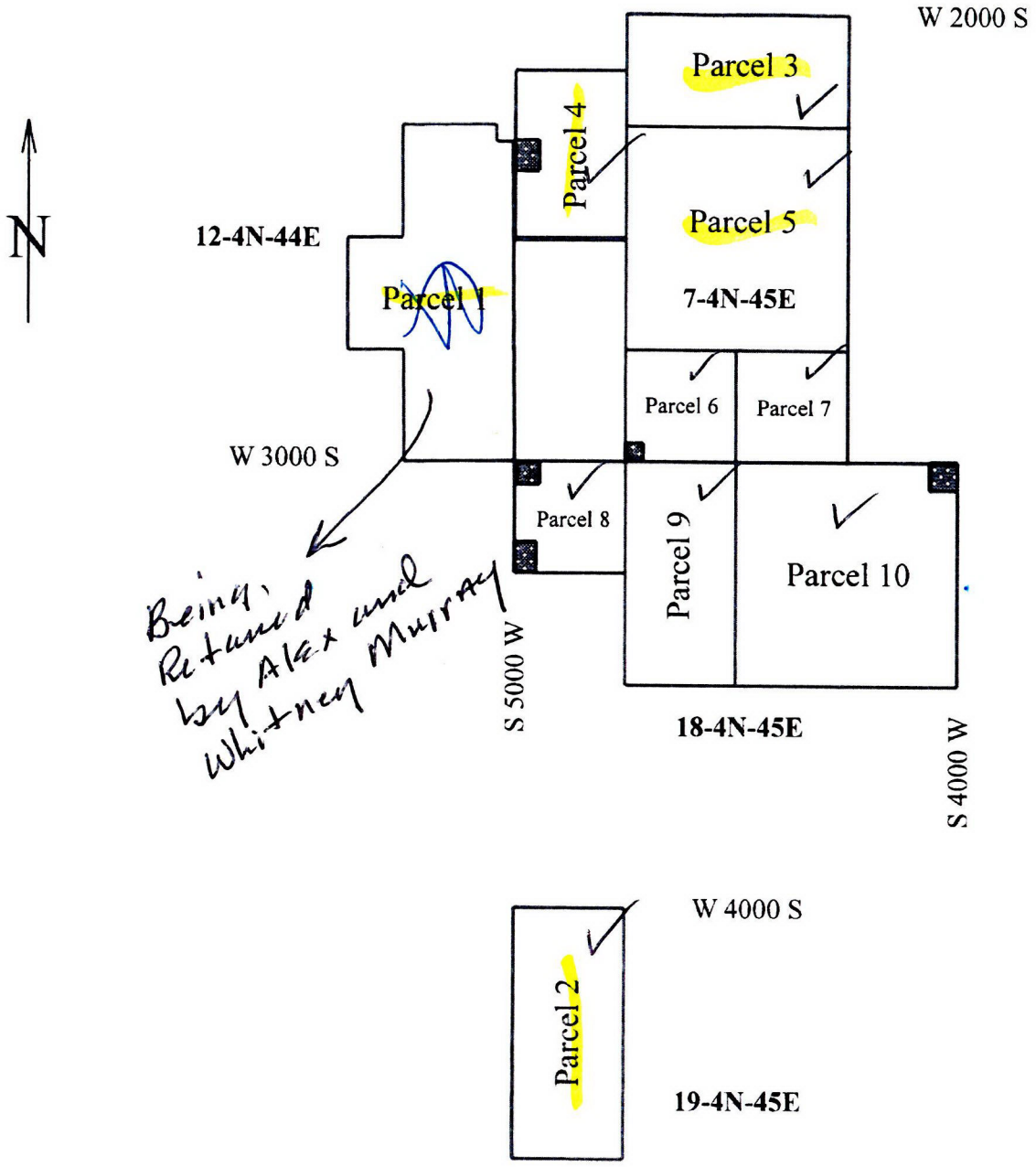
PARCEL 1

A TRACT OF LAND BEING THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE¼ SE¼), THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE¼ SE ¼), THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (E½ NW¼ SE¼) AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE¼ NE¼) OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 44 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO;

EXCEPTING THEREFROM THAT PARCEL CONVEYED BY THE WARRANTY DEED FILED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY, IDAHO AS INSTRUMENT NUMBER 109870.

SAID TRACT FURTHER DESCRIBED AS FOLLOWS;
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 12, MARKED BY A REBAR WITH ALUMINUM CAP INSCRIBED "AW-ENG 2860", ALONG WITH OTHER MARKINGS;
THENCE S.89°15'40" W., 1324.31 FEET, ALONG THE SOUTH LINE OF SAID SECTION 12 TO THE EAST 1/16 OF SAID SECTION 12, MARKED BY A REBAR WITH ALUMINUM CAP INSCRIBED "LS 2860", ALONG WITH OTHER MARKINGS;
THENCE N.00°24'43" W., 1323.66 FEET, ALONG THE WEST LINE OF SAID SE¼ SE¼ TO THE SE 1/16 CORNER OF SAID SECTION 12, MARKED BY A REBAR WITH ALUMINUM CAP INSCRIBED "LS 2860", ALONG WITH OTHER MARKINGS;
THENCE S.89°17'52" W., 661.95 FEET, ALONG THE SOUTH LINE OF SAID E½ NW¼ SE¼TO THE C-W-SE 1/64 CORNER OF SECTION 12, MARKED BY A 5/8 INCH DIAMETER REBAR WITH A 2½ INCH DIAMETER ALUMINUM CAP INSCRIBED "PLS 19140";
THENCE N.00°24'23" W., 1323.73 FEET, ALONG THE WEST LINE OF SAID E½ NW¼ SE¼ TO THE C-W-E 1/16TH CORNER OF SAID SECTION 12, MARKED BY 5/8 INCH DIAMETER REBAR WITH A 2½ INCH DIAMETER ALUMINUM CAP INSCRIBED "PLS 19140";
THENCE N.89°18'31" E., 661.45 FEET, ALONG THE NORTH LINE OF SAID E½ NW¼ SE¼ TO THE CE 1/16TH CORNER OF SAID SECTION 12, MARKED BY A REBAR WITH PLASTIC CAP INSCRIBED "PLS 14750";
THENCE N.00°26'40" W., 1324.91 FEET, ALONG THE WEST LINE OF SAID SE¼ NE¼ TO THE NE 1/16TH CORNER OF SAID SECTION 12, MARKED BY A REBAR WITH PLASTIC CAP INSCRIBED "PLS 14750";
THENCE N.89°18'57" E., 1122.96 FEET, ALONG THE NORTH LINE OF SAID SE¼ NE¼ TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND CONVEYED BY THAT WARRANTY DEED FILED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY, IDAHO AS INSTRUMENT NUMBER 109870, SAID CORNER MARKED BY A REBAR WITH PLASTIC CAP INSCRIBED "PLS 14750";
THENCE S.00°42'58" E., 198.00 FEET, MORE OR LESS, ALONG THE WEST LINE OF SAID PARCEL TO A POINT;
THENCE N.89°15'38" E., 198.00 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF SAID PARCEL TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SE¼ NE¼, MARKED BY A REBAR;
THENCE S.00°29'37" E., 1126.95 FEET, ALONG SAID EAST LINE TO THE EAST QUARTER CORNER OF SAID SECTION 12, MARKED BY A REBAR;
THENCE S.00°27'04" E., 2646.14 FEET, ALONG THE EAST LINE OF SAID NE¼ SE¼, TO THE POINT OF BEGINNING.

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OCT 13 2022

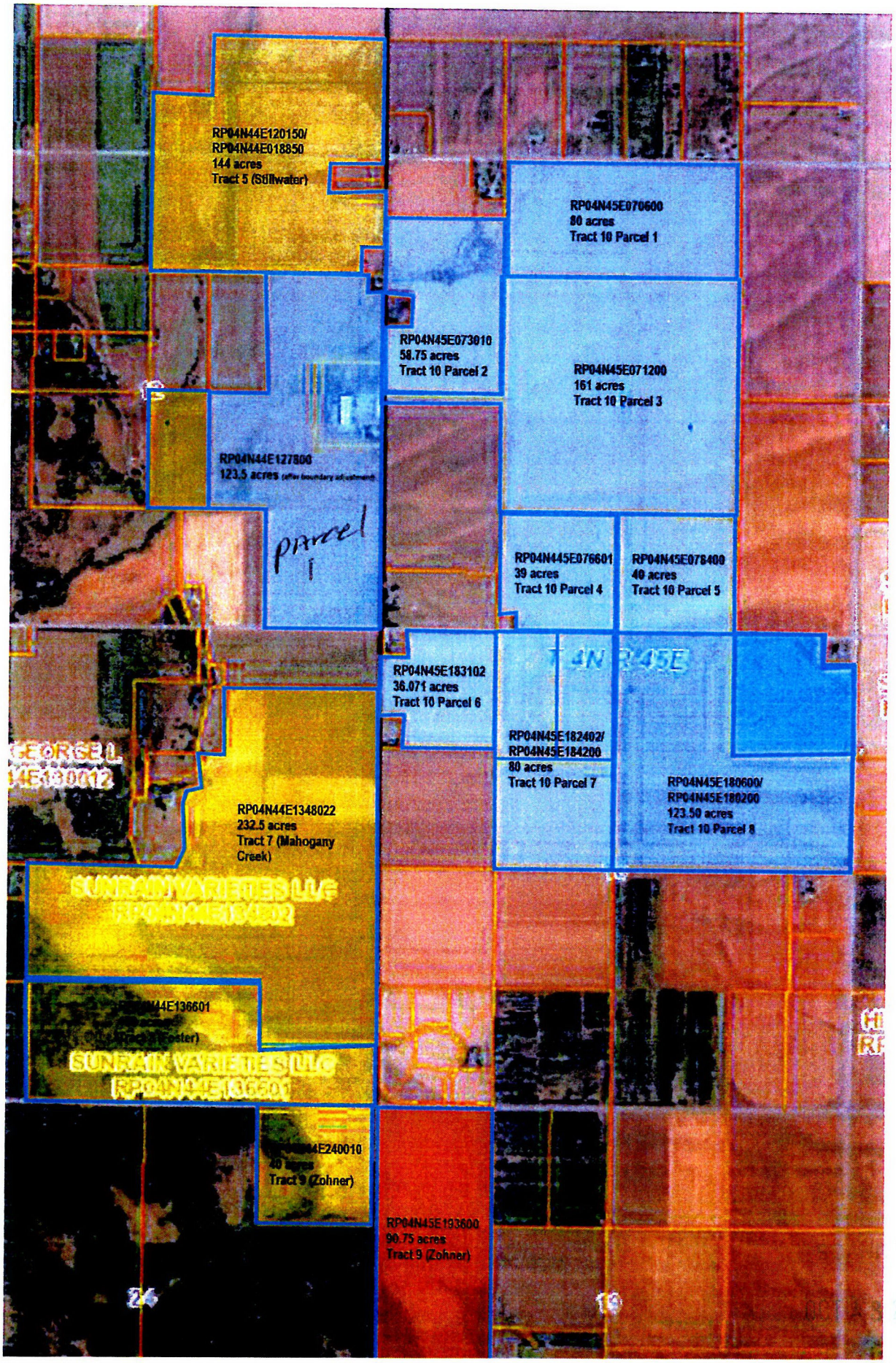


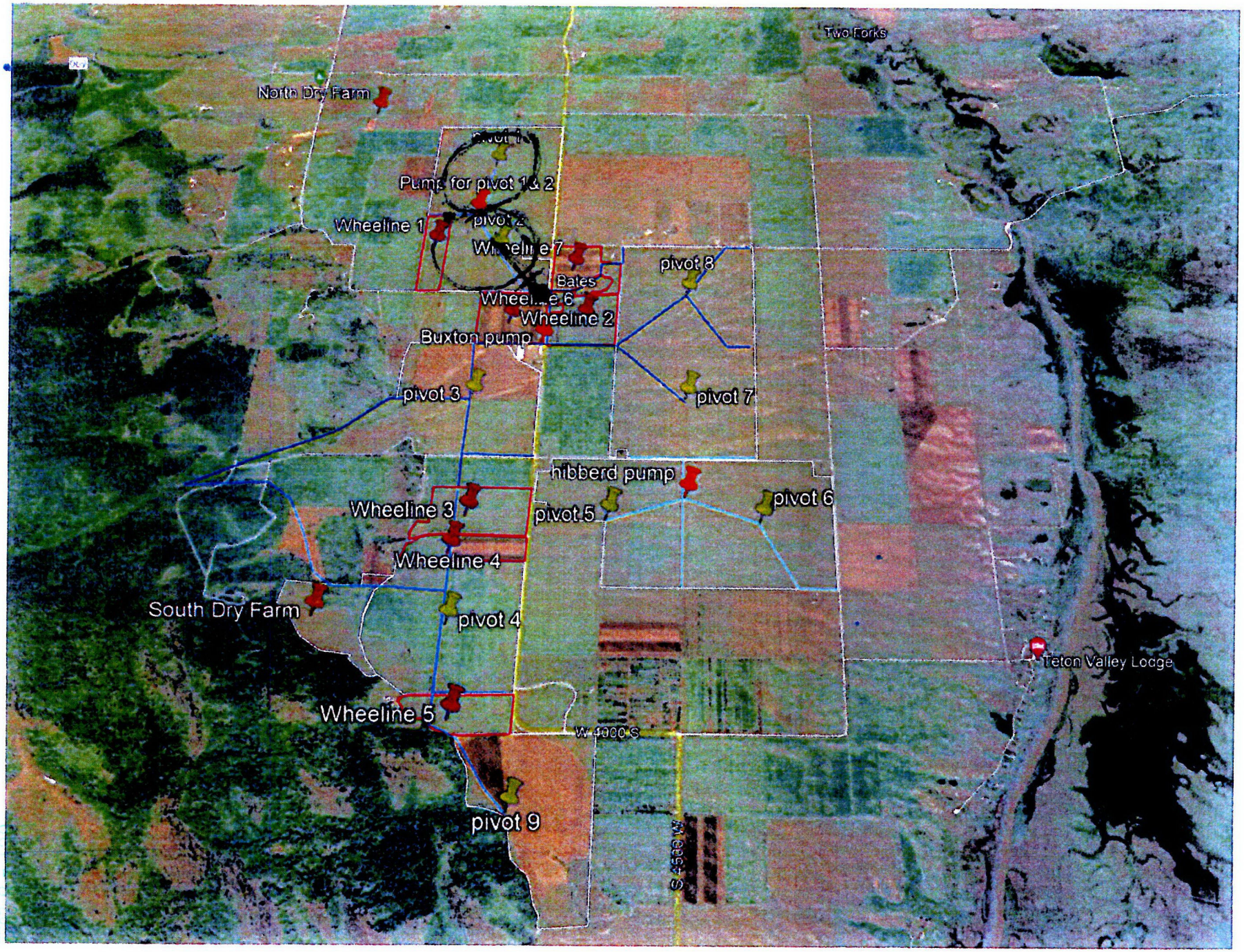
Teton County, Idaho	11/8/2021
Scale: 1 inch= 2000 feet	File: 1013454.ndp

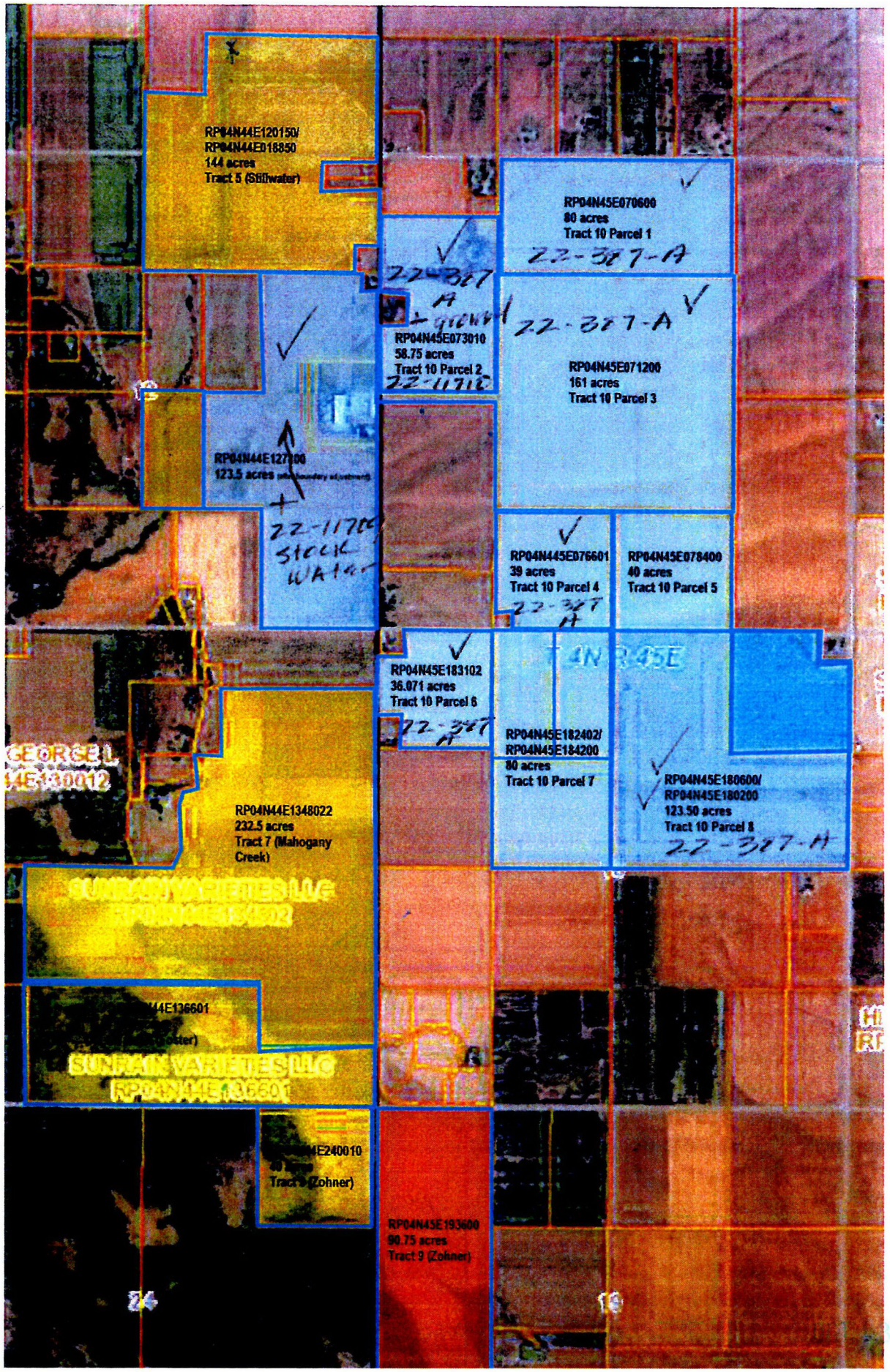
This map is solely for the purpose of assisting in locating the premises and the company assumes no liability for variations if any, with an actual survey.

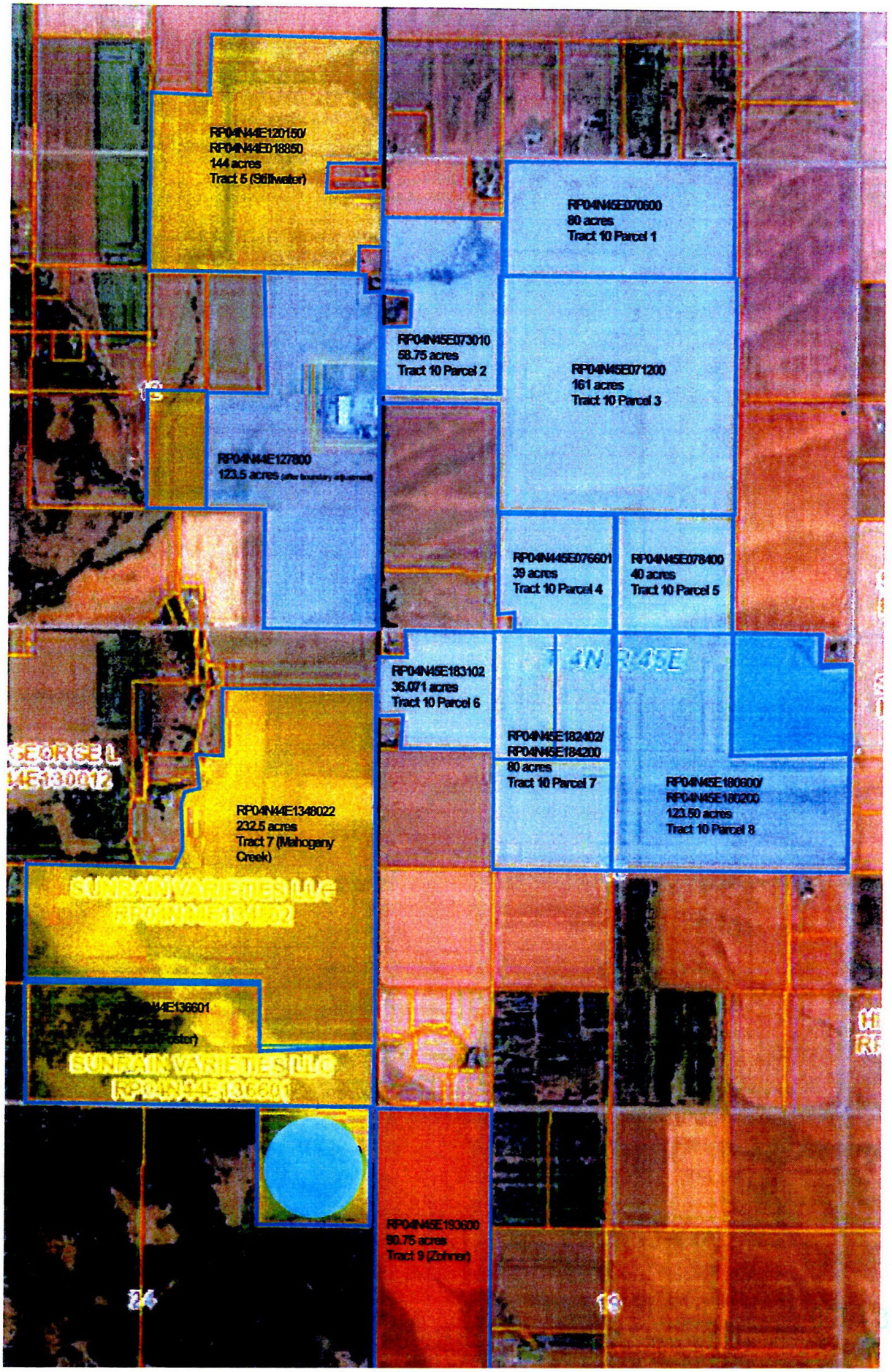
First American Title Company

SCANNED
OCT 13 2022

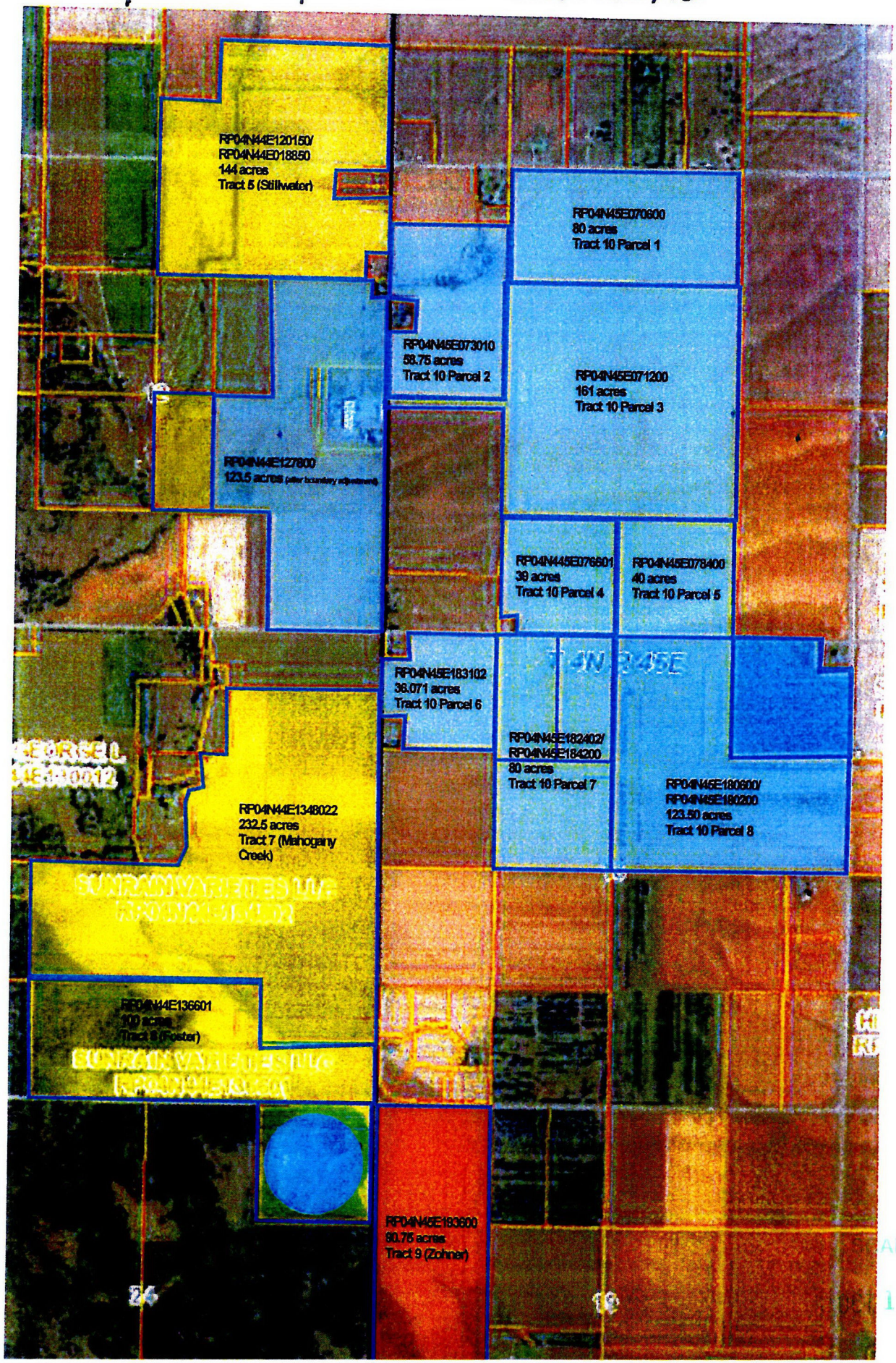

RP04N44E120150/
RP04N44E018850
144 acres
Tract 5 (Stillwater)
RP04N45E070600
80 acres
Tract 10 Parcel 1
RP04N45E073010
58.75 acres
Tract 10 Parcel 2
RP04N45E071200
161 acres
Tract 10 Parcel 3
RP04N44E127800
123.5 acres
parcel 1
RP04N445E076601
39 acres
Tract 10 Parcel 4
RP04N45E078400
40 acres
Tract 10 Parcel 5
RP04N45E183102
36.071 acres
Tract 10 Parcel 6
T 4N R 45E
RP04N45E182402/
RP04N45E184200
80 acres
Tract 10 Parcel 7
RP04N45E180600/
RP04N45E180200
123.50 acres
Tract 10 Parcel 8
RP04N44E1348022
232.5 acres
Tract 7 (Mahogany
Creek)
SUNFAIN VARIETIES LLC
RP04N44E136601
SUNFAIN VARIETIES LLC
RP04N44E136601
Tract 9 (Zohner)
RP04N45E193600
90.75 acres
Tract 9 (Zohner)
24
19


Two Forks
North Dry Farm
Pump for pivot 1 & 2
Wheeline 1
Bates
pivot 8
Wheeline 6
Wheeline 2
Buxton pump
pivot 3
pivot 7
hibberd pump
Wheeline 3
pivot 5
pivot 6
Wheeline 4
South Dry Farm
pivot 4
Teton Valley Lodge
Wheeline 5
W 4000 S
pivot 9
S 4550 W


RP04N44E120150/
RP04N44E016850
144 acres
Tract 5 (Stillwater)
RP04N44E127100
123.5 acres
RP04N45E070600
80 acres
Tract 10 Parcel 1
22-387-A
RP04N45E073010
58.75 acres
Tract 10 Parcel 2
RP04N45E071200
161 acres
Tract 10 Parcel 3
RP04N45E076601
39 acres
Tract 10 Parcel 4
RP04N45E078400
40 acres
Tract 10 Parcel 5
RP04N45E183102
36.071 acres
Tract 10 Parcel 6
RP04N45E182402/
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80 acres
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232.5 acres
Tract 7 (Mahogany
Creek)
RP04N45E193600
90.75 acres
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24
19


RP04N44E120150/
RP04N44E18850
144 acres
Tract 5 (Stillwater)
RP04N45E070600
80 acres
Tract 10 Parcel 1
RP04N45E073010
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Tract 10 Parcel 3
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Tract 10 Parcel 6
RP04N45E182402/
RP04N45E184200
80 acres
Tract 10 Parcel 7
RP04N45E180600/
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123.50 acres
Tract 10 Parcel 8
RP04N44E1348022
232.5 acres
Tract 7 (Mahogany
Creek)
RP04N45E193600
90.75 acres
Tract 9 (Zohner)

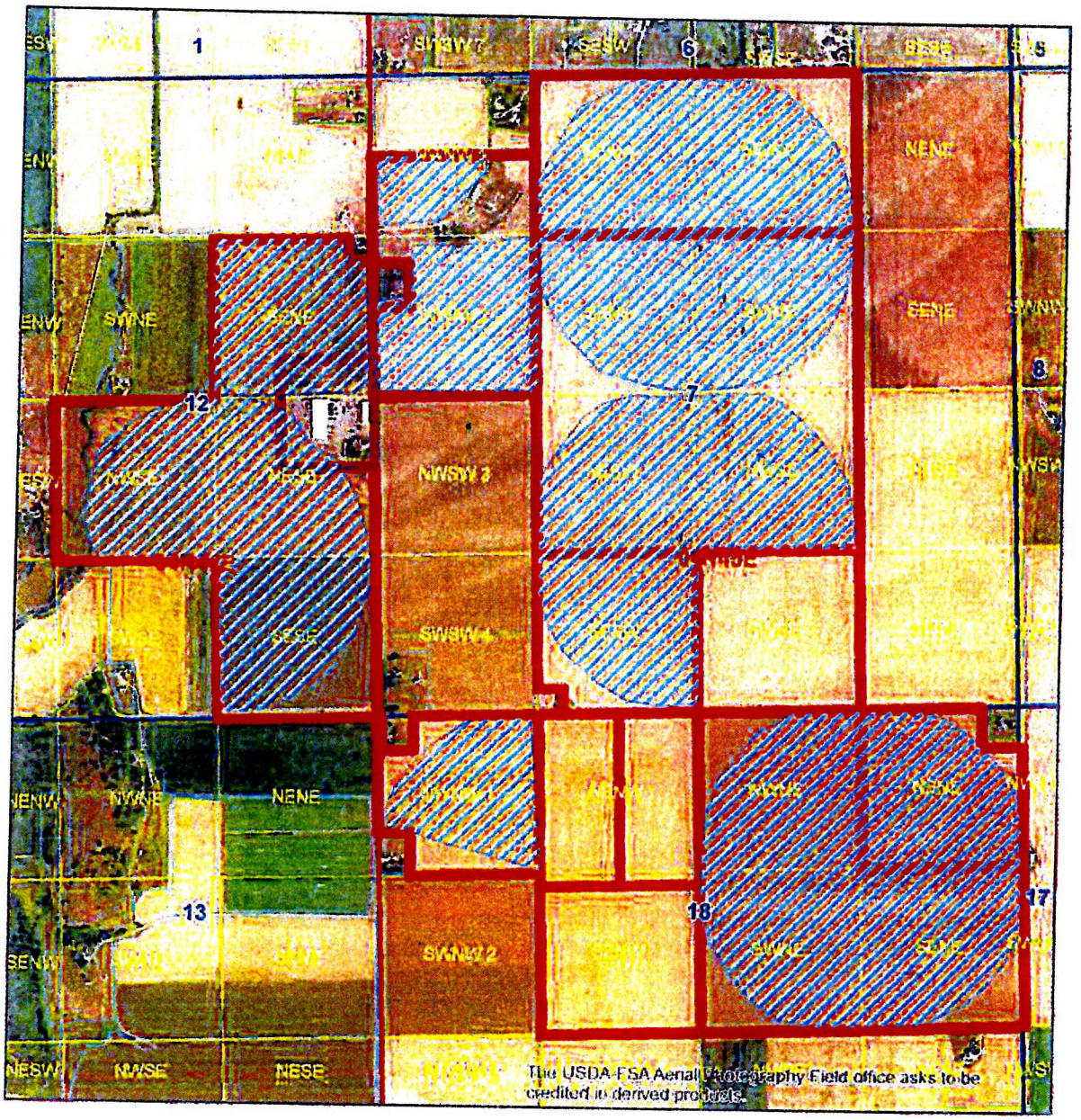
(Blue Indicates Parcels purchased by Murry from Sunrun)



ANNED
1 3 2022

Dairy Systems

Idaho Department of Water Resources



Legend

22-7479, 22-367A, 22-7029, 22-14144, 22-14145, 72-14146, 22-14147, 22-14148, 22-14292

RP04N44E177200 (Did not see it listed, however appeared to be covered on the map)

RP04N44E 12/800, RP04N45E070600, RP04N45E073010, RP04N45E071200,RP04N45E076601, RP04N45E076400, RP04N45E183102,RP04N45E182402/RP04N45E184200,RP04N45E180200/RP04N45E190600, RP04N45E190600

Township/Range

Sections

QQ

Water Right POU

Parcels

N W E S

Layout Created By:
Jonie Barg

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OCT 13 2022

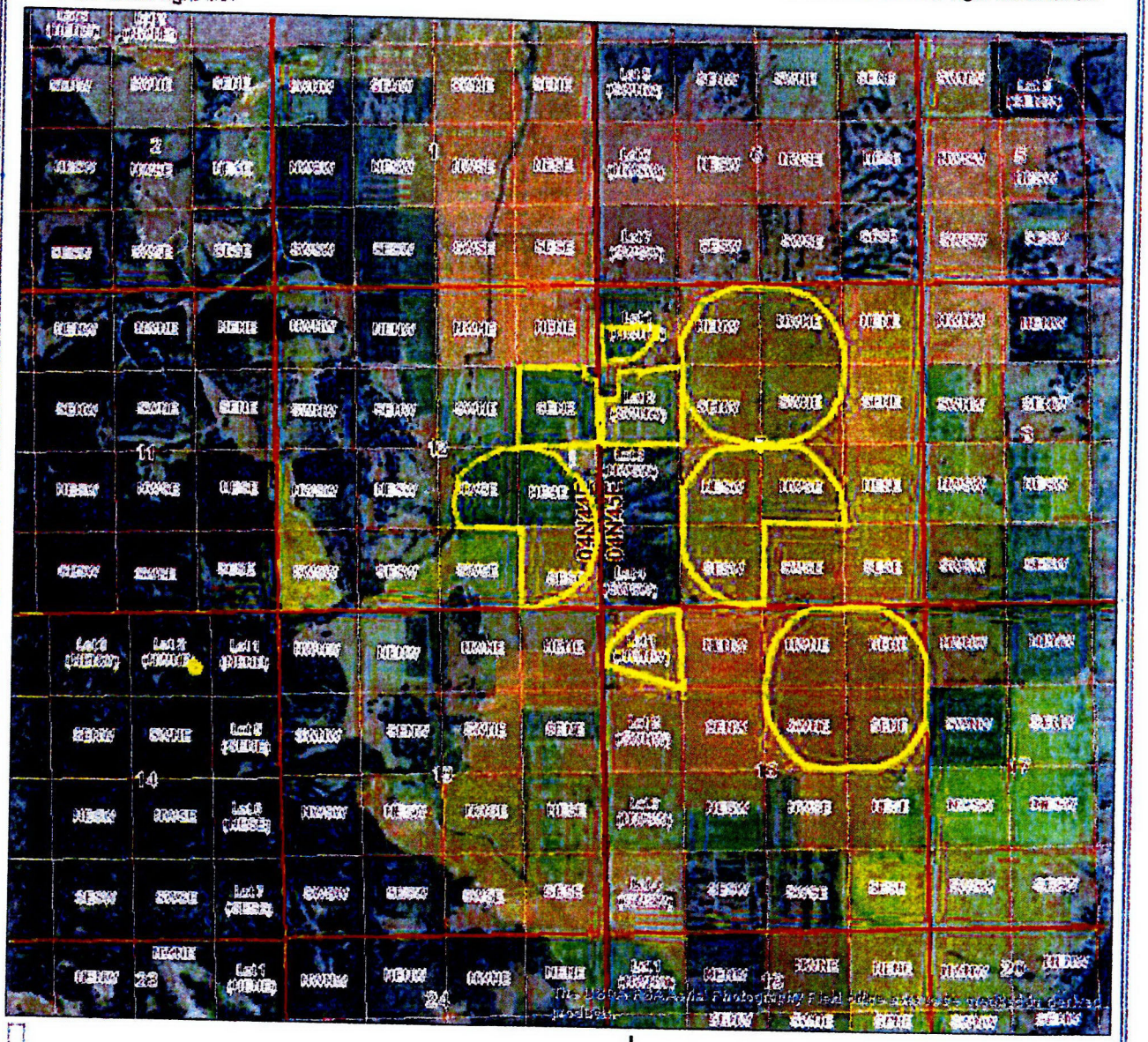
State of Idaho
Department of Water Resources

Water Right

22-387A

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.



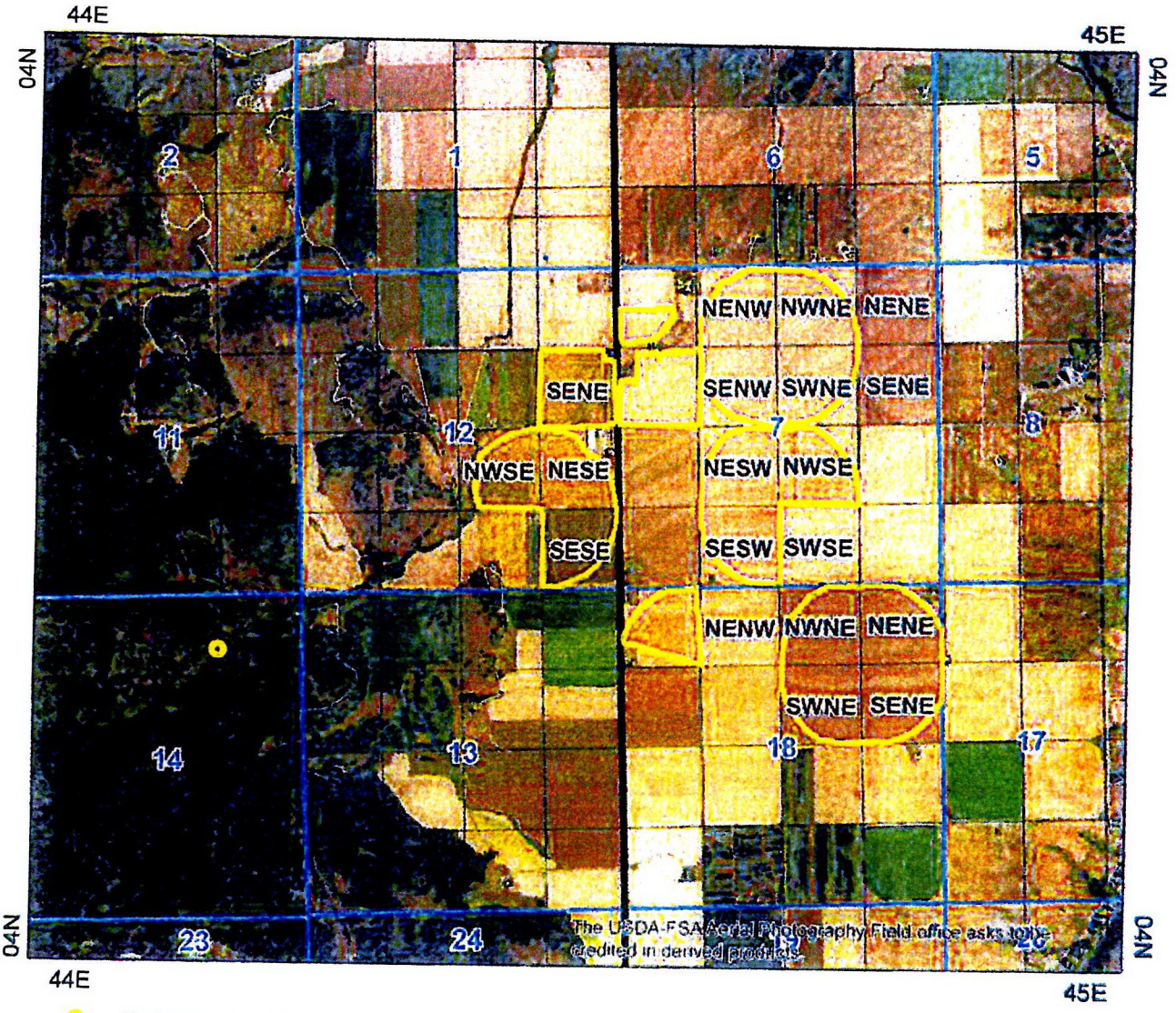
SCANNED
OCT 13 2022

State of Idaho
Department of Water Resources

Water Right License

22-387a

22-14146, 22-14147, 22-14148,



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

0 0.35 0.7 1.4 Miles

N

SCANNED
OCT 13 2022

IDAHO DEPARTMENT OF WATER RESOURCES 12/6/2021

Proof Report

Water Right 22-387A

Owner Type	**Name and Address**
Current Owner	SUNRAIN VARIETIES LLC 5466 W 49TH S IDAHO FALLS, ID 83402
Security Interest	RABO AGRIFINANCE LLC 14767 N OUTER 40 RD STE 400 CHESTERFIELD, MO 63017

Priority Date: 6/1/1899
Basis: Decreed
Status: Active

Source	**Tributary**
MAHOGANY CREEK	TETON RIVER

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
IRRIGATION	04/15	10/31	0.800 CFS	
	Total Diversion		0.800 CFS	

Source and Point(s) of Diversion

MAHOGANY CREEK L2(NWNE) Sec. 14, Twp 04N, Rge 44E, TETON County

Place Of Use

IRRIGATION within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12				37 1									30.3	29 4		37.3	134.1
04N	45E	7		39 0	40.0		36 9	9 9	33.8	40.0	38 7			37 5		40 0	39 1		354 9
04N	45E	18	34.2	40 0	40 0	40 0	40.0	26.8		40.0									261 0

Right Acre Limit: 30.0

POU Total Acres: 750.0

Conditions of Approval:

1. X27 This right is limited to the irrigation of 30.0 acres within the authorized place of use in a single irrigation season.
2. 206 Rights 22-387A, 22-7029, 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, and 21-14292 when combined shall not exceed the irrigation of a specific 682.5 acres in a single irrigation season within the authorized 750.0 acre place of use. The specific 682.5 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 682.5 acres to be irrigated within the 750.0 acre place of use, the right holder shall submit a new land list and representative electronic shape file or map to the Department prior to the irrigation

15.46 CFS

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OCT 13 2022

+ 22-11710 = .112 CFS

season in which the change will occur.

3. R43 The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).
4. R05 Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 01.
5. R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
6. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
7. T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
8. T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

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OCT 13 2022

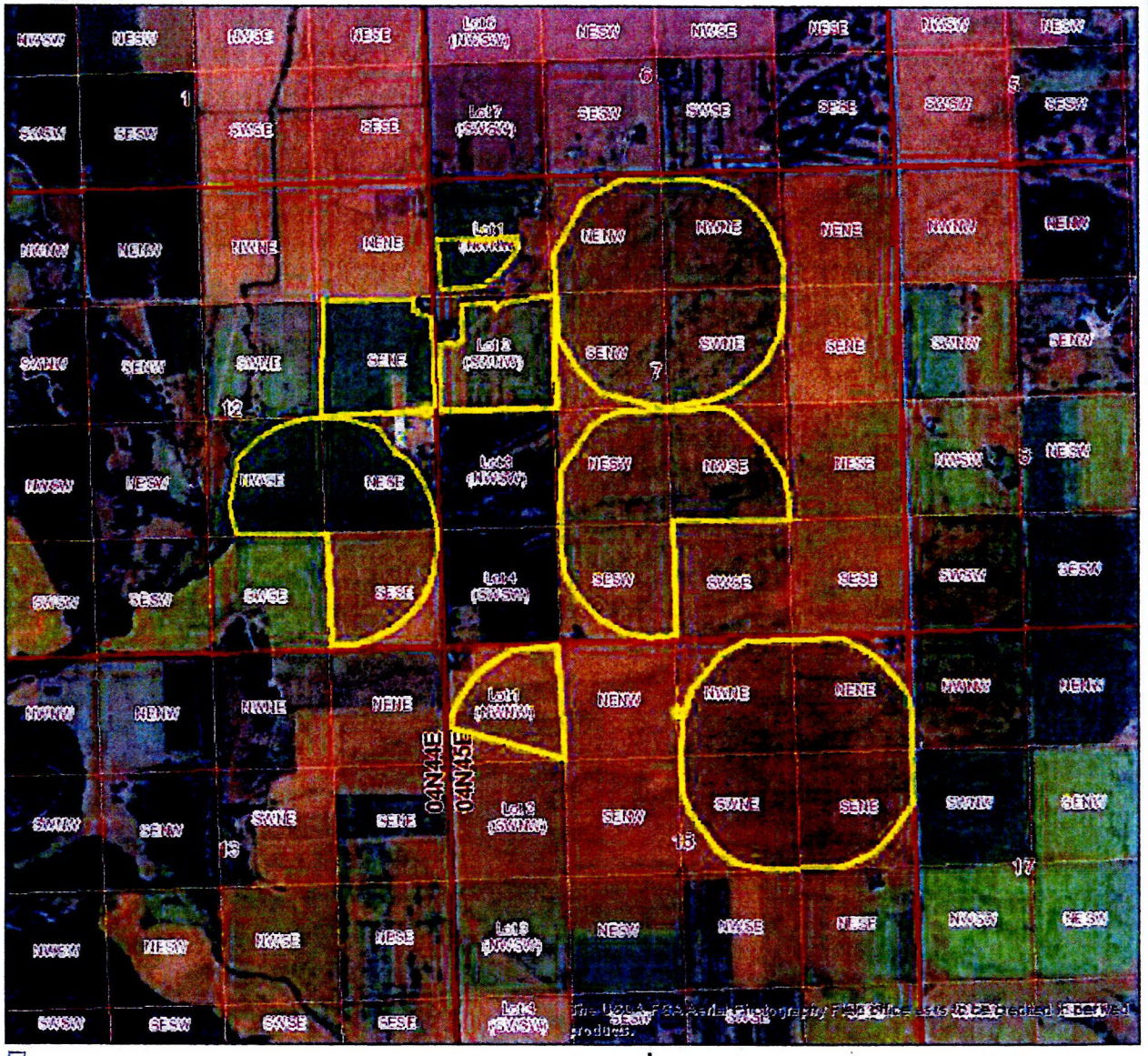
State of Idaho
Department of Water Resources

Water Right

22-7029

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.



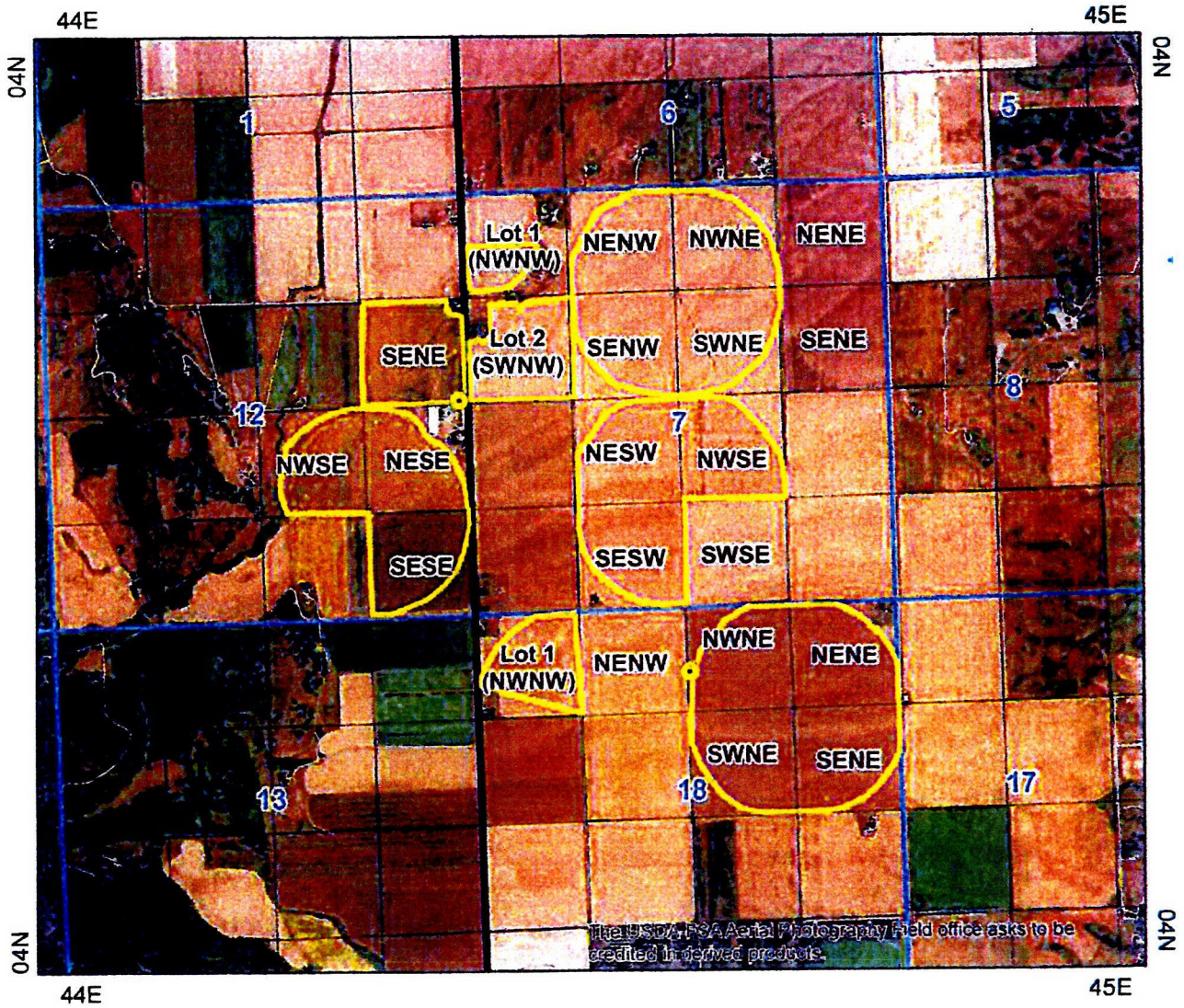
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OCT 13 2022

State of Idaho
Department of Water Resources

Water Right License

22-7029

22-7479, 22-14144, 22-14145, 22-14292



Point of Diversion
Place Of Use Boundary
Townships
PLS Sections
Quarter Quarters

0 0.25 0.5 1 Miles

N

SCANNED
OCT 13 2022

IDAHO DEPARTMENT OF WATER RESOURCES 12/6/2021

Proof Report

Water Right 22-7029

Owner Type	**Name and Address**
Current Owner	SUNRAIN VARIETIES LLC 5466 W 49TH S IDAHO FALLS, ID 83402
Security Interest	RABO AGRIFINANCE LLC 14767 N OUTER 40 RD STE 400 CHESTERFIELD, MO 63017

* Possible Agreement,

→ 144 Acre / They have an well, but We are connected to them and they are connected to us,

Priority Date: 1/27/1970
Basis: Decreed
Status: Active

Source **Tributary**
GROUND WATER

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
IRRIGATION	04/15	10/15	2.220 CFS	474.0 AF
	Total Diversion		2.220 CFS	474.0 AF

Source and Point(s) of Diversion

GROUND WATER	SWNWNE	Sec. 18, Twp 04N, Rge 45E, TETON County
GROUND WATER	SESENE	Sec. 12, Twp 04N, Rge 44E, TETON County

Hibbert Well & Shop Well

Place Of Use

IRRIGATION within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12				37.1									30.3	29.4		37.3	134.1
04N	45E	7		39.0	40.0		36.9	9.9	33.8	40.0	38.7			37.5		40.0	39.1		354.9
04N	45E	18	34.2	40.0	40.0	40.0	40.0	26.8		40.0									261.0

Right Acre Limit: 158.0

POU Total Acres: 750.0

Conditions of Approval:

1. X27 This right is limited to the irrigation of 158.0 acres within the authorized place of use in a single irrigation season.
2. 206 Rights 22-387A, 22-7029, 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, and 21-14292 when combined shall not exceed the irrigation of a specific 682.5 acres in a single irrigation season within the authorized 750.0 acre place of use. The specific 682.5 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 682.5 acres to be

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OCT 13 2022

irrigated within the 750.0 acre place of use, the right holder shall submit a new land list and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.

3. 213 Upon specific notification of the Department, the right holder shall install and maintain data loggers to record water usage information at the authorized point(s) of diversion in accordance with Department specifications.
4. 214 Prior to the diversion and use of water under Transfer approval 81789, the right holder shall install and maintain acceptable measuring device(s) at the authorized point(s) of diversion in accordance with Department specifications, or shall obtain an approved variance from the Department to determine the amount of water diverted from power records or to maintain an existing measuring device.
5. R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
6. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
7. T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
8. T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

SCANNED
OCT 13 2022

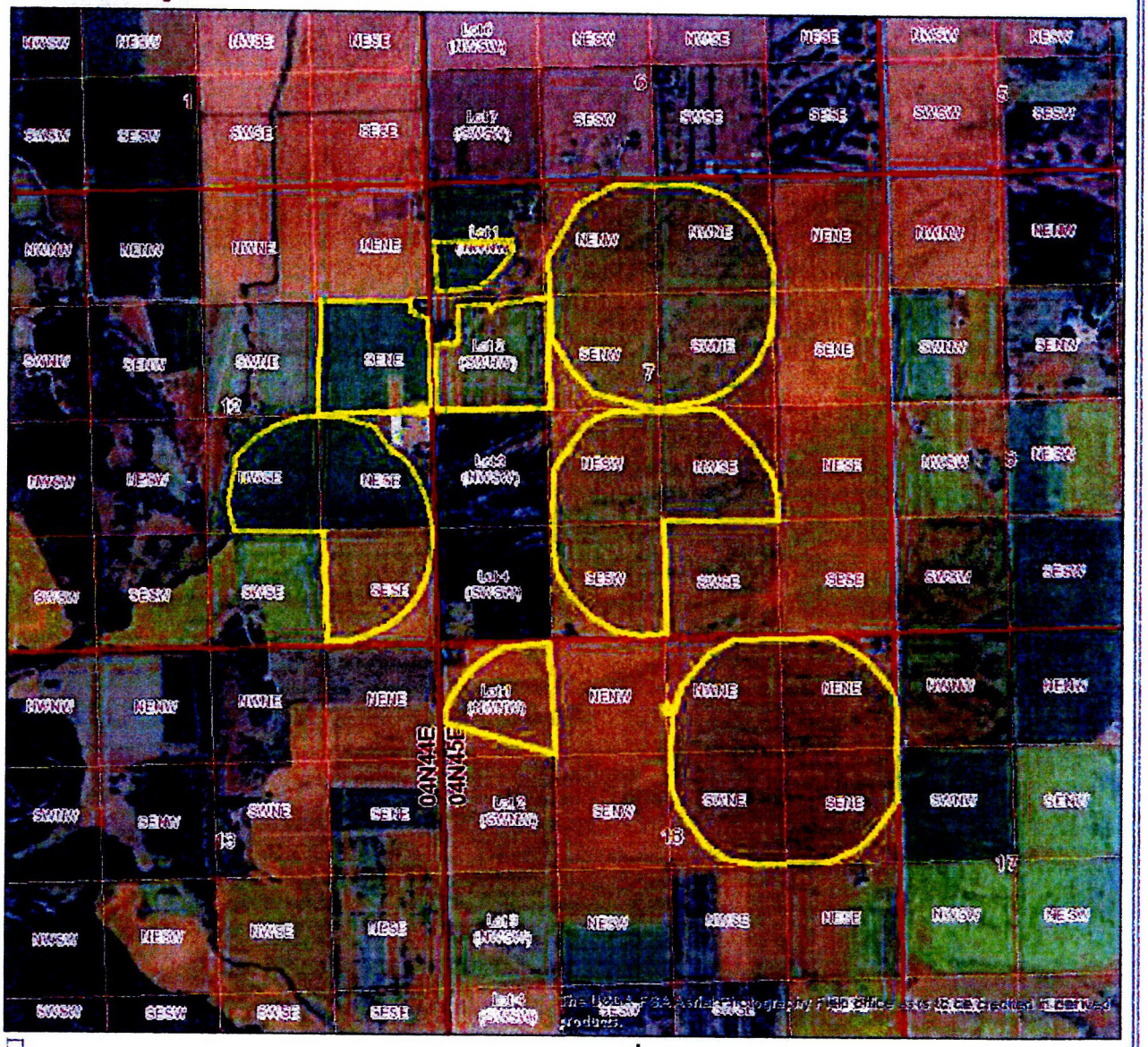
State of Idaho
Department of Water Resources

Water Right

22-7479

IRRIGATION

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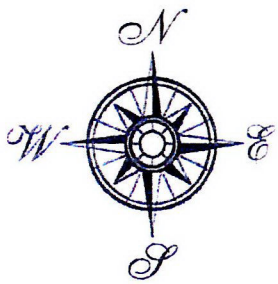
SCANNED
OCT 13 2022

Idaho Department of Water Resources



Legend

- 22-7479, 22-387A, 22-7029, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, 22-14292
- RP04N44E127200 (Did not see it listed, however appeared to be covered on the map)
- RP04N44E127800, RP04N45E070600, RP04N45E073010, RP04N45E071200,RP04N45E076601 RP04N45E076400, RP04N45E183102,RP04N45E182402/RP04N45E184200,RP04N45E180200/RP04N45E180600, RP04N45E193600
- Township/Range
- Sections
- QQ
- Water Right POU
- Parcels



Layout Created By:
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IDAHO DEPARTMENT OF WATER RESOURCES 12/6/2021
Proof Report

Water Right 22-7479

Owner Type	**Name and Address**
Current Owner	SUNRAIN VARIETIES LLC 5466 W 49TH S IDAHO FALLS, ID 83402

Priority Date: 6/26/1984
Basis: License
Status: Active

Source **Tributary**
GROUND WATER

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
IRRIGATION	04/15	10/31	0.780 CFS	136.5 AF
	Total Diversion		0.780 CFS	136.5 AF

Source and Point(s) of Diversion

GROUND WATER	SWNWNE	Sec. 18, Twp 04N, Rge 45E, TETON County
GROUND WATER	SESENE	Sec. 12, Twp 04N, Rge 44E, TETON County

Place Of Use

IRRIGATION within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12				37.1									30.3	29.4		37.3	134.1
04N	45E	7		39.0	40.0		36.9	9.9	33.8	40.0	38.7			37.5		40.0	39.1		354.9
04N	45E	18	34.2	40.0	40.0	40.0	40.0	26.8		40.0									261.0

Right Acre Limit: 39.0

POU Total Acres: 750.0

Conditions of Approval:

1. X27 This right is limited to the irrigation of 39.0 acres within the authorized place of use in a single irrigation season.
2. X35 Rights 22-2278, 22-7479, 22-14144, 22-11645, and 22-14145 when combined shall not exceed a total diversion rate of 3.60 cfs.
3. X35 Rights 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, and 22-14148 when combined shall not exceed the irrigation of 470.0 acres.
4. 206 Rights 22-387A, 22-7029, 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, and 21-14292 when combined shall not exceed the irrigation of a specific 682.5 acres in a single irrigation season within the authorized 750.0 acre place of use. The specific 682.5 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 682.5 acres to be irrigated within the 750.0 acre place of use, the right holder shall submit a new land list

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and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.

5. 213 Upon specific notification of the Department, the right holder shall install and maintain data loggers to record water usage information at the authorized point(s) of diversion in accordance with Department specifications.

6. 214 Prior to the diversion and use of water under Transfer approval 81789, the right holder shall install and maintain acceptable measuring device(s) at the authorized point(s) of diversion in accordance with Department specifications, or shall obtain an approved variance from the Department to determine the amount of water diverted from power records or to maintain an existing measuring device.

7. R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.

8. 943 The right holder shall make full beneficial use of all surface water available to the right holder for irrigation of lands within the authorized place of use for this right. The right holder may divert ground water under this right to irrigate land with appurtenant surface water rights when the surface water supply is not reasonably sufficient to irrigate the place of use for this water right or is not available due to drought, curtailment by priority, or the seasonal startup and shutoff or maintenance schedule for canal company deliveries. The right holder shall not divert ground water for irrigation purposes under this right if use of the surface water supply is intentionally discontinued or reduced (for example abandoned, forfeited, sold, disallowed by court decree, or leased to the Water Supply Bank), or is not deliverable due to non-payment of annual assessments, without an approved transfer pursuant to Section 42-222, Idaho Code, or other Department approval.

9. The use of water under this right shall not give rise to any claim against the holder of a senior water right based upon the theories of forfeiture, abandonment, adverse possession, waiver, equitable estoppel, estoppel by laches or customary preference.

10. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.

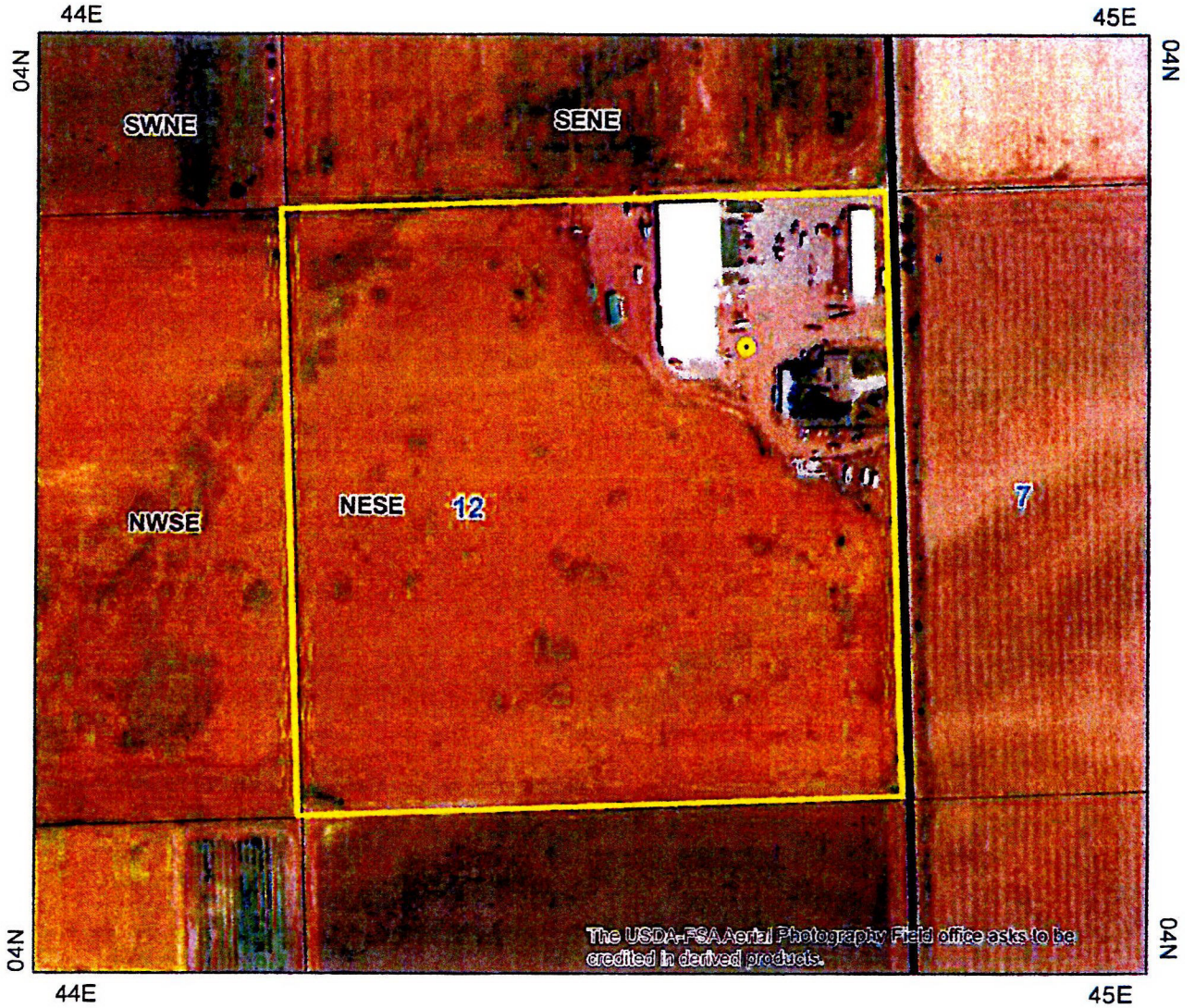
11. T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.

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State of Idaho
Department of Water Resources

Water Right License

22-11709



Point of Diversion
Place Of Use Boundary
Townships
PLS Sections
Quarter Quarters

0 0.045 0.09 0.18 Miles

N

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OCT 18 2022

State of Idaho
Department of Water Resources

Water Right

22-11709

STOCKWATER

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 0.0275 0.055 0.11 0.165 0.22
Miles

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

N

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OCT 13 2022

Idaho Department of Water Resources



Legend

- 22-11709
- 22-11710
- 22-7479, 22-387A, 22-7029, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, 22-14292
- RP04N44E127200 (Did not see it listed, however appeared to be covered on the map)
- RP04N44E129600, RP04N45E070600, RP04N45E073010, RP04N45E071200,RP04N45E076601, RP04N45E078400, RP04N45E163102,RP04N45E182402RP04N45E184200,RP04N45E190300RP04N45E180600, RP04N45E193500
- townshipRange
- Sections
- QQ
- Water Right POU
- Parcels

N W E S

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IDAHO DEPARTMENT OF WATER RESOURCES 12/6/2021

Proof Report

Water Right 22-11709

Owner Type	**Name and Address**
Current Owner	SUNRAIN VARIETIES LLC 5466 W 49TH S IDAHO FALLS, ID 83402

Priority Date: 6/1/1890
Basis: Decreed
Status: Active

Source **Tributary**
GROUND WATER

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
STOCKWATER	1/01	12/31	0.040 CFS	
DOMESTIC	1/01	12/31	0.040 CFS	
	Total Diversion		0.080 CFS	

Source and Point(s) of Diversion

GROUND WATER	NENESE	Sec. 12, Twp 04N, Rge 44E, TETON County

Place Of Use

STOCKWATER within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12													X				

DOMESTIC within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12													X				

Conditions of Approval:

1. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.
2. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
3. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
4. PARCEL NO. RP04N44E120050A STOCKWATER, 100 CATTLE

.08 Total CFS > 100 Cattle Total 13,000 gallons/Day

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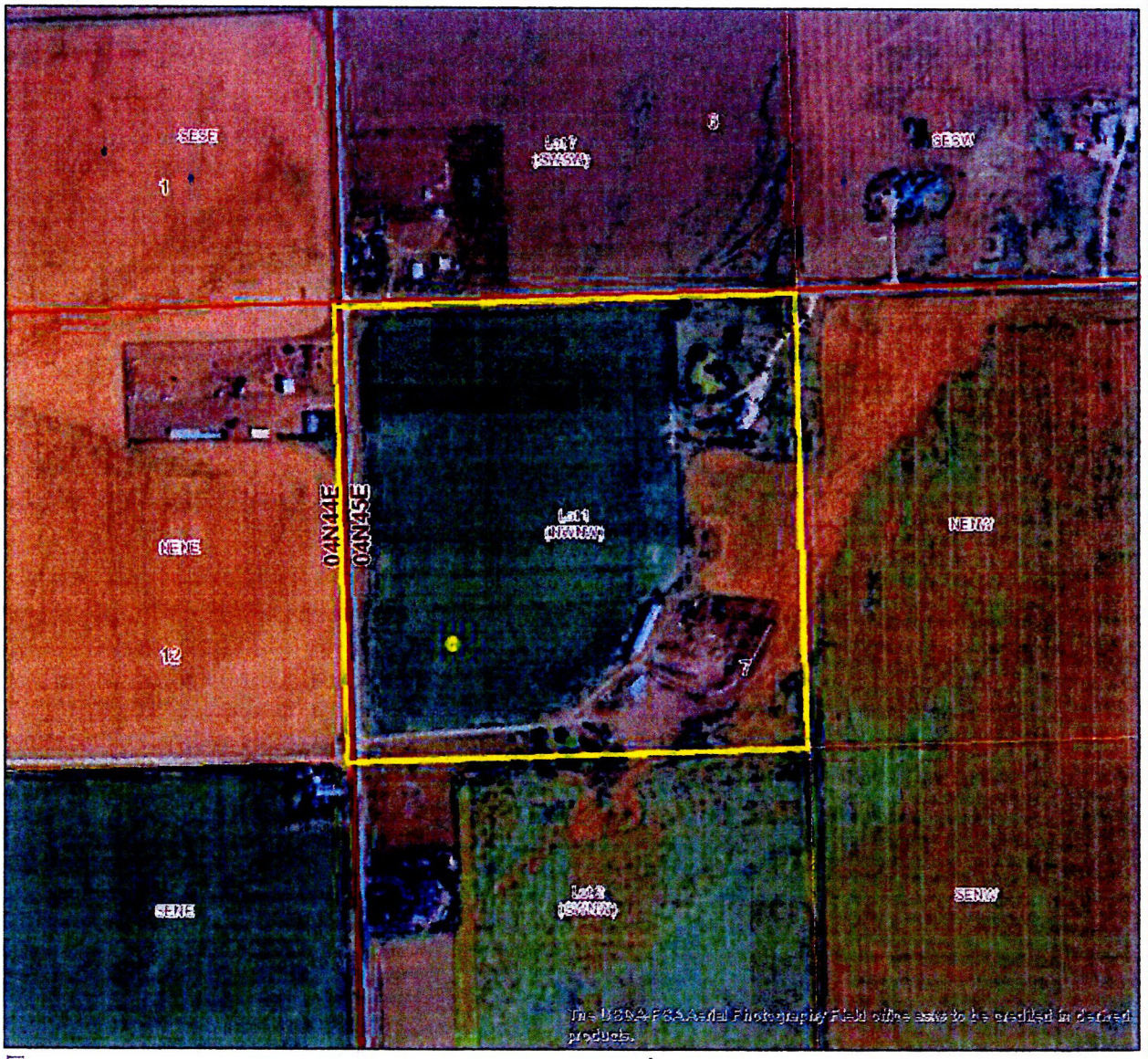
State of Idaho
Department of Water Resources

Water Right

22-11710

STOCKWATER

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: 10.6.2022

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Idaho Department of Water Resources



Legend

- 22-11709
- 22-11710
- 22-7479, 22-367A, 22-7025, 22 14144, 22 14145, 22-14145, 22-14147, 22-14148, 22-14292
- RP04N44E127200 (Did not see it listed, however appeared to be covered on the map)
- RP04N44E127600, RP04N45E070600, RP04N45E073010, RP04N45E071200,RP04N45E076601, RP04N45E078400, RP04N45E183102,RP04N45E182402/RP04N45E184200,RP04N45E180206/RP04N45E180600, RP04N45E193600
- Township/Range
- Sections
- QQ
- Water Right POU
- Parcels

N W E S

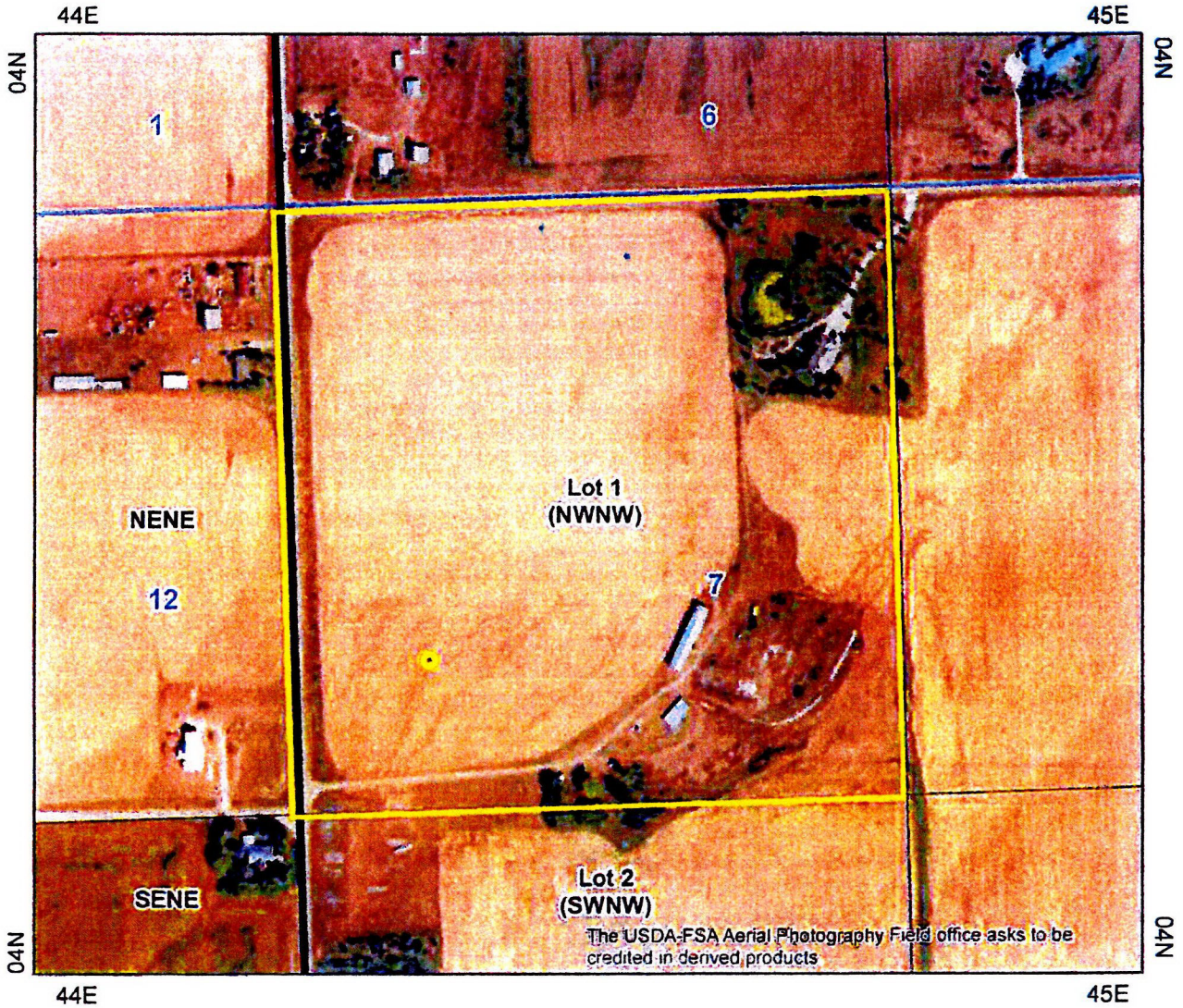
Layout Created By:
Jonie Barg

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State of Idaho
Department of Water Resources

Water Right License

22-11710



Point of Diversion

Place Of Use Boundary

Townships

PLS Sections

Quarter Quarters

0 0.045 0.09 0.18 Miles

N

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IDAHO DEPARTMENT OF WATER RESOURCES 12/6/2021

Proof Report

Water Right 22-11710

Owner Type	**Name and Address**
Current Owner	SUNRAIN VARIETIES LLC 5466 W 49TH S IDAHO FALLS, ID 83402

Priority Date: 6/1/1895
Basis: Decreed
Status: Active

Source
GROUND WATER

Tributary

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
STOCKWATER	1/01	12/31	0.080 CFS	
DOMESTIC	1/01	12/31	0.040 CFS	
	Total Diversion		0.120 CFS	

Source and Point(s) of Diversion

GROUND WATER	SWNWNW	Sec. 7, Twp 04N, Rge 45E, TETON County

Place Of Use

DOMESTIC within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	45E	7						X											

STOCKWATER within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	45E	7						X											

Conditions of Approval:

1. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.
2. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
3. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
4. STOCKWATER, 400 CATTLE PARCEL NO. RP04N45E070600A

.12 CFS (1 well)

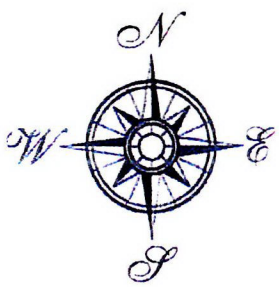
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Idaho Department of Water Resources



Legend

- 22-7479, 22-387A, 22-7029, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, 22-14292
- RP04N44E127200 (Did not see it listed, however appeared to be covered on the map)
- RP04N44E127800, RP04N45E070600, RP04N45E073010, RP04N45E071200,RP04N45E076601 RP04N45E078400, RP04N45E183102,RP04N45E182402/RP04N45E184200,RP04N45E180200/RP04N45E180600, RP04N45E193600
- Township/Range
- Sections
- QQ
- Water Right POU
- Parcels



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IDAHO DEPARTMENT OF WATER RESOURCES 12/6/2021
Proof Report

Water Right 22-14144

Owner Type	**Name and Address**
Current Owner	SUNRAIN VARIETIES LLC 5466 W 49TH S IDAHO FALLS, ID 83402
Security Interest	RABO AGRIFINANCE LLC 14767 NORTH OUTER 40 RD STE 400 CHESTERFIELD, MO 63017-2003 (208) 737-6855

Priority Date: 8/18/1966
Basis: Decreed
Status: Active

Source	**Tributary**
GROUND WATER	

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
IRRIGATION	04/15	10/15	3.450 CFS	864.9 AF
	Total Diversion		3.450 CFS	864.9 AF

Source and Point(s) of Diversion

GROUND WATER	SESENE	Sec. 12, Twp 04N, Rge 44E, TETON County
GROUND WATER	SWNWNE	Sec. 18, Twp 04N, Rge 45E, TETON County

Place Of Use

IRRIGATION within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12				37.1									30.3	29.4		37.3	134.1
04N	45E	7		39.0	40.0		36.9	9.9	33.8	40.0	38.7			37.5		40.0	39.1		354.9
04N	45E	18	34.2	40.0	40.0	40.0	40.0	26.8		40.0									261.0

Right Acre Limit: 288.3

POU Total Acres: 750.0

Conditions of Approval:

1. X27 This right is limited to the irrigation of 288.3 acres within the authorized place of use in a single irrigation season.
2. X35 Rights 22-14144 and 22-14145 when combined shall not exceed a total diversion rate of 3.45 cfs.
3. K01 Right No. 22-14145 is an enlargement of this right pursuant to Section 42-1426, Idaho Code.
4. X35 Rights 22-2278, 22-7479, 22-14144, 22-11645, and 22-14145 when combined shall not exceed a total diversion rate of 3.60 cfs.
5. X35 Rights 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, and 22-14148 when

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combined shall not exceed the irrigation of 470.0 acres.

6. 206 Rights 22-387A, 22-7029, 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, and 21-14292 when combined shall not exceed the irrigation of a specific 682.5 acres in a single irrigation season within the authorized 750.0 acre place of use. The specific 682.5 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 682.5 acres to be irrigated within the 750.0 acre place of use, the right holder shall submit a new land list and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.

7. R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.

8. 213 Upon specific notification of the Department, the right holder shall install and maintain data loggers to record water usage information at the authorized point(s) of diversion in accordance with Department specifications.

9. 214 Prior to the diversion and use of water under Transfer approval 81789, the right holder shall install and maintain acceptable measuring device(s) at the authorized point(s) of diversion in accordance with Department specifications, or shall obtain an approved variance from the Department to determine the amount of water diverted from power records or to maintain an existing measuring device.

10. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.

11. T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.

12. T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

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IDAHO DEPARTMENT OF WATER RESOURCES 12/6/2021
Proof Report

Water Right 22-14145

Owner Type	**Name and Address**
Current Owner	SUNRAIN VARIETIES LLC 5466 W 49TH S IDAHO FALLS, ID 83402
Security Interest	RABO AGRIFINANCE LLC 14767 N OUTER 40 RD STE 400 CHESTERFIELD, MO 63017

Priority Date: 8/18/1966
Basis: Decreed
Status: Active

Source **Tributary**
GROUND WATER

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
IRRIGATION	04/15	10/15	1.700 CFS	428.1 AF
	Total Diversion		1.700 CFS	428.1 AF

Source and Point(s) of Diversion

GROUND WATER	SWNWNE	Sec. 18, Twp 04N, Rge 45E, TETON County
GROUND WATER	SESENE	Sec. 12, Twp 04N, Rge 44E, TETON County

Place Of Use

IRRIGATION within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12				37.1									30.3	29.4		37.3	134.1
04N	45E	7		39.0	40.0		36.9	9.9	33.8	40.0	38.7			37.5		40.0	39.1		354.9
04N	45E	18	34.2	40.0	40.0	40.0	40.0	26.8		40.0									261.0

Right Acre Limit: 142.7

POU Total Acres: 750.0

Conditions of Approval:

1. K09 This right is for an enlargement of 142.7 acres within the place of use described for this right.
2. X35 Rights 22-14144 and 22-14145 when combined shall not exceed a total diversion rate of 3.45 cfs.
3. K02 This right is based upon an enlargement of Right No. 22-14144 pursuant to Section 42-1426, Idaho Code.
4. X35 Rights 22-2278, 22-7479, 22-14144, 22-11645, and 22-14145 when combined shall not exceed a total diversion rate of 3.60 cfs.
5. X35 Rights 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, and 22-14148 when combined shall not exceed the irrigation of 470.0 acres.

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6.	206	Rights 22-387A, 22-7029, 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, and 21-14292 when combined shall not exceed a total diversion rate of 9.91 cfs and the irrigation of a specific 682.5 acres in a single irrigation season within the authorized 750.0 acre place of use. The specific 682.5 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 682.5 acres to be irrigated within the 750.0 acre place of use, the right holder shall submit a new land list and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.
7.	C11	This water right is subordinate to all water rights with a priority date earlier than April 12, 1994, that are not decreed as enlargements pursuant to Section 42-1426, Idaho Code. As between water rights decreed as enlargements pursuant to Section 42-1426, Idaho Code, the earlier priority right is the superior right.
8.	213	Upon specific notification of the Department, the right holder shall install and maintain data loggers to record water usage information at the authorized point(s) of diversion in accordance with Department specifications.
9.	214	Prior to the diversion and use of water under Transfer approval 81789, the right holder shall install and maintain acceptable measuring device(s) at the authorized point(s) of diversion in accordance with Department specifications, or shall obtain an approved variance from the Department to determine the amount of water diverted from power records or to maintain an existing measuring device.
10.	R63	This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
11.	T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
12.	T08	Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
13.	T19	Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

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IDAHO DEPARTMENT OF WATER RESOURCES 12/6/2021
Proof Report

Water Right 22-14146

Owner Type	**Name and Address**
Current Owner	SUNRAIN VARIETIES LLC 5466 W 49TH S IDAHO FALLS, ID 83402
Security Interest	RABO AGRIFINANCE LLC 14767 N OUTER 40 RD STE 400 CHESTERFIELD, MO 63017

Priority Date: 6/1/1889
Basis: Decreed
Status: Active

Source	**Tributary**
MAHOGANY CREEK	TETON RIVER

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
IRRIGATION	04/15	10/31	0.190 CFS	
	Total Diversion		0.190 CFS	

Source and Point(s) of Diversion

MAHOGANY CREEK	L2(NWNE)	Sec. 14, Twp 04N, Rge 44E, TETON County

Place Of Use

IRRIGATION within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12				37 1									30 3	29 4		37.3	134.1
04N	45E	7		39 0	40.0		36 9	9 9	33 8	40 0	38.7			37 5		40.0	39 1		354 9
04N	45E	18	34 2	40.0	40.0	40 0	40 0	26.8		40 0									261 0

Right Acre Limit: 153 8

POU Total Acres: 750 0

Conditions of Approval:

1. X27 This right is limited to the irrigation of 153.8 acres within the authorized place of use in a single irrigation season.
2. 206 Rights 22-14146 and 22-14147 when combined are limited to the irrigation of a specific 153.8 acres within the 750.0 acre place of use authorized by this right in a single irrigation season. The specific 153.8 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 153.8 acres to be irrigated within the 750.0 acre place of use, the right holder shall submit a new land list and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.

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3.	X35	Rights 22-14146, 22-14147, and 22-14148 when combined shall not exceed a total diversion rate of 3.07 cfs and the irrigation of 470.0 acres.
4.	K01	Right No. 22-14148 is an enlargement of this right pursuant to Section 42-1426, Idaho Code.
5.	X35	Rights 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, and 22-14148 when combined shall not exceed the irrigation of 470.0 acres.
6.	206	Rights 22-387A, 22-7029, 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, and 21-14292 when combined shall not exceed the irrigation of a specific 682.5 acres in a single irrigation season within the authorized 750.0 acre place of use. The specific 682.5 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 682.5 acres to be irrigated within the 750.0 acre place of use, the right holder shall submit a new land list and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.
7.	R43	The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).
8.	R05	Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 01.
9.	R63	This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
10.	T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
11.	T08	Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
12.	T19	Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

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IDAHO DEPARTMENT OF WATER RESOURCES 12/6/2021
Proof Report

Water Right 22-14147

Owner Type	**Name and Address**
Current Owner	SUNRAIN VARIETIES LLC 5466 W 49TH S IDAHO FALLS, ID 83402
Security Interest	RABO AGRIFINANCE LLC 14767 N OUTER 40 RD STE 400 CHESTERFIELD, MO 63017

Priority Date: 7/1/1890
Basis: Decreed
Status: Active

Source	**Tributary**
MAHOGANY CREEK	TETON RIVER

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
IRRIGATION	04/15	10/31	2.880 CFS	
	Total Diversion		2.880 CFS	

Source and Point(s) of Diversion

MAHOGANY CREEK	L2(NWNE)	Sec. 14, Twp 04N, Rge 44E, TETON County

Place Of Use

IRRIGATION within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12				37.1									30.3	29.4		37.3	134.1
04N	45E	7		39.0	40.0		36.9	9.9	33.8	40.0	38.7			37.5		40.0	39.1		354.9
04N	45E	18	34.2	40.0	40.0	40.0	40.0	26.8		40.0									261.0

Right Acre Limit: 153.8

POU Total Acres: 750.0

Conditions of Approval:

1. X27 This right is limited to the irrigation of 153.8 acres within the authorized place of use in a single irrigation season.
2. 206 Rights 22-14146 and 22-14147 when combined are limited to the irrigation of a specific 153.8 acres within the 750.0 acre place of use authorized by this right in a single irrigation season. The specific 153.8 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 153.8 acres to be irrigated within the 750.0 acre place of use, the right holder shall submit a new land list and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.

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3.	K01	Right No. 22-14148 is an enlargement of this right pursuant to Section 42-1426, Idaho Code.
4.	X35	Rights 22-14146, 22-14147, and 22-14148 when combined shall not exceed a total diversion rate of 3.07 cfs and the irrigation of 470.0 acres.
5.	X35	Rights 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, and 22-14148 when combined shall not exceed the irrigation of 470.0 acres.
6.	206	Rights 22-387A, 22-7029, 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, and 21-14292 when combined shall not exceed the irrigation of a specific 682.5 acres in a single irrigation season within the authorized 750.0 acre place of use. The specific 682.5 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 682.5 acres to be irrigated within the 750.0 acre place of use, the right holder shall submit a new land list and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.
7.	R43	The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).
8.	R05	Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 01.
9.	R63	This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
10	T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
11	T08	Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
12.	T19	Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

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IDAHO DEPARTMENT OF WATER RESOURCES 12/6/2021
Proof Report

Water Right 22-14148

Owner Type	**Name and Address**
Current Owner	SUNRAIN VARIETIES LLC 5466 W 49TH S IDAHO FALLS, ID 83402
Security Interest	RABO AGRIFINANCE LLC 14767 N OUTER 40 RD STE 400 CHESTERFIELD, MO 63017

Priority Date: 6/1/1966
Basis: Decreed
Status: Active

Source	**Tributary**
MAHOGANY CREEK	TETON RIVER

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
IRRIGATION	04/15	10/15	3.070 CFS	
	Total Diversion		3.070 CFS	

Source and Point(s) of Diversion

MAHOGANY CREEK	L2(NWNE)	Sec. 14, Twp 04N, Rge 44E, TETON County

Place Of Use

IRRIGATION within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12				37.1									30.3	29.4		37.3	134.1
04N	45E	7		39.0	40.0		36.9	9.9	33.8	40.0	38.7			37.5		40.0	39.1		354.9
04N	45E	18	34.2	40.0	40.0	40.0	40.0	26.8		40.0									261.0

Right Acre Limit: 316.2

POU Total Acres: 750.0

Conditions of Approval:

1. K09 This right is for an enlargement of 316.2 acres within the place of use described for this right.
2. X35 Rights 22-14146, 22-14147, and 22-14148 when combined shall not exceed a total diversion rate of 3.07 cfs and the irrigation of 470.0 acres.
3. X35 Rights 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, and 22-14148 when combined shall not exceed the irrigation of 470.0 acres.
4. 206 Rights 22-387A, 22-7029, 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, and 21-14292 when combined shall not exceed the irrigation of a specific 682.5 acres in a single irrigation season within the authorized 750.0 acre place of use. The specific 682.5 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be

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associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 682.5 acres to be irrigated within the 750.0 acre place of use, the right holder shall submit a new land list and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.

5. K02 This right is based upon an enlargement of Right No. 22-14146 and 22-14147 pursuant to Section 42-1426, Idaho Code.
6. C11 This water right is subordinate to all water rights with a priority date earlier than April 12, 1994, that are not decreed as enlargements pursuant to Section 42-1426, Idaho Code. As between water rights decreed as enlargements pursuant to Section 42-1426, Idaho Code, the earlier priority right is the superior right.
7. R43 The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).
8. R05 Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 01.
9. R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
10. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
11. T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
12. T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

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IDAHO DEPARTMENT OF WATER RESOURCES 12/6/2021

Proof Report

Water Right 22-14292

Owner Type	**Name and Address**
Current Owner	SUNRAIN VARIETIES LLC 5466 W 49TH S IDAHO FALLS, ID 83402
Security Interest	RABO AGRIFINANCE LLC 14767 N OUTER 40 RD STE 400 CHESTERFIELD, MO 63017

Priority Date: 10/10/1979
Basis: Decreed
Status: Active

Source
GROUND WATER

Tributary

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
IRRIGATION	04/15	10/15	0.370 CFS	73.5 AF
	Total Diversion		0.370 CFS	73.5 AF

Source and Point(s) of Diversion

GROUND WATER	SESENE	Sec. 12, Twp 04N, Rge 44E,	TETON County
GROUND WATER	SWNWNE	Sec. 18, Twp 04N, Rge 45E,	TETON County

Place Of Use

IRRIGATION within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12				37 1									30 3	29.4		37 3	134 1
04N	45E	7		39 0	40.0		36 9	9.9	33 8	40.0	38 7			37.5		40 0	39.1		354 9
04N	45E	18	34 2	40.0	40.0	40.0	40.0	26.8		40.0									261.0

Right Acre Limit: 24 5

POU Total Acres: 750 0

Conditions of Approval:

1. X27 This right is limited to the irrigation of 24.5 acres within the authorized place of use in a single irrigation season.
2. 206 Rights 22-387A, 22-7029, 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, and 21-14292 when combined shall not exceed the irrigation of a specific 682.5 acres in a single irrigation season within the authorized 750.0 acre place of use. The specific 682.5 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 682.5 acres to be

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irrigated within the 750.0 acre place of use, the right holder shall submit a new land list and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.

3. R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
4. 213 Upon specific notification of the Department, the right holder shall install and maintain data loggers to record water usage information at the authorized point(s) of diversion in accordance with Department specifications.
5. 214 Prior to the diversion and use of water under Transfer approval 81789, the right holder shall install and maintain acceptable measuring device(s) at the authorized point(s) of diversion in accordance with Department specifications, or shall obtain an approved variance from the Department to determine the amount of water diverted from power records or to maintain an existing measuring device.
6. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
7. T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
8. T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

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IDAHO DEPARTMENT OF WATER RESOURCES **9/2/2022**

Proof Report

Water Right 22-387A After Split

Owner Type	**Name and Address**
Current Owner	ALEX S MURRAY 12003 N ATLAS DR HIGHLAND, UT 84003-3883 (480) 544-6650
Current Owner	WHITNEY MURRAY 12003 N ATLAS DR HIGHLAND, UT 84003-3883 (480) 544-6650

Priority Date: 6/1/1899
Basis: Decreed
Status: Active

Source	**Tributary**
MAHOGANY CREEK	TETON RIVER

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
IRRIGATION	04/15	10/31	0.790 CFS	
	Total Diversion		0.790 CFS	

Source and Point(s) of Diversion:

MAHOGANY CREEK L2(NWNE) Sec. 14, Twp 04N, Rge 44E, TETON County

Place Of Use:

IRRIGATION within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12				37.1									30.3	20.0		37.3	124.7
04N	45E	7		39.0	40.0		36.9	9.9	33.8	40.0	38.7			37.5		40.0	39.1		354.9
04N	45E	18	34.2	40.0	40.0	40.0	40.0	26.8		40.0									261.0

Right Acre Limit: 29.60
POU Total Acres: 740.6

Conditions of Approval:

1.	X27	This right is limited to the irrigation of 29.6 acres within the authorized place of use in a single irrigation season.
2.	206	Rights 22-387A, 22-7029, 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, and 21-14292 when combined shall not exceed the irrigation of a specific 673.9 acres in a single irrigation season within the authorized 740.6 acre place of use. The specific 673.9 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative

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SEP 07 2022

		electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 673.9 acres to be irrigated within the 740.6 acre place of use, the right holder shall submit a new land list and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.
3.	R43	The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).
4.	R05	Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 01.
5.	R63	This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
6.	T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
7.	T08	Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
8.	T19	Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

Comments:

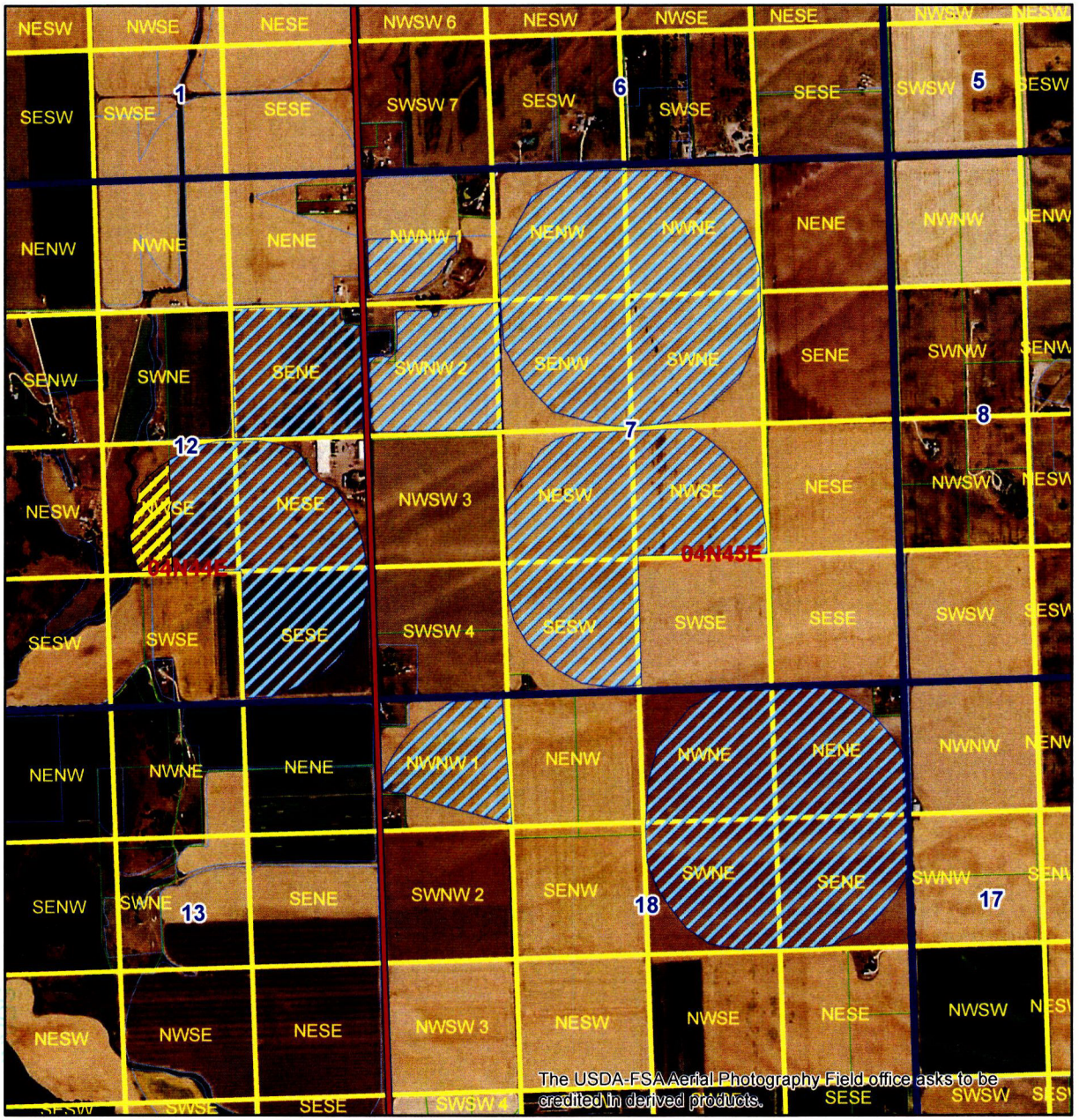
1 scox 2/23/2018 Transferred Right
This is now an approved transfer. Transfer Number = 81789

2 jbarg 9/2/2022 POU
Updated Shape

3 jbarg 9/2/2022 Ownership Change
Water Right 22-387A was split into 22-387A and 22-14484.

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Idaho Department of Water Resources



Legend

- Mahogany Creek Water Rights POU
- Murry Water Right POU
- Township/Range
- Sections
- QQ
- Water Right POU
- Parcels

N
W
E
S

Layout Created By:
Jonie Barg

SEP 07 2022

IDAHO DEPARTMENT OF WATER RESOURCES **8/30/2022**

Proof Report

Water Right 22-387A Before Split

Owner Type	**Name and Address**
Current Owner	SUNRAIN VARIETIES LLC 5466 W 49TH S IDAHO FALLS, ID 83402

Priority Date: 6/1/1899
Basis: Decreed
Status: Active

Source	**Tributary**
MAHOGANY CREEK	TETON RIVER

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
IRRIGATION	04/15	10/31	0.800 CFS	
		Total Diversion	0.800 CFS	

Source and Point(s) of Diversion:

MAHOGANY CREEK L2(NWNE) Sec. 14, Twp 04N, Rge 44E, TETON County

Place Of Use:

IRRIGATION within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12				37.1									30.3	29.4		37.3	134.1
04N	45E	7		39.0	40.0		36.9	9.9	33.8	40.0	38.7			37.5		40.0	39.1		354.9
04N	45E	18	34.2	40.0	40.0	40.0	40.0	26.8		40.0									261.0

Right Acre Limit: 30.00
POU Total Acres: 750.0

Conditions of Approval:

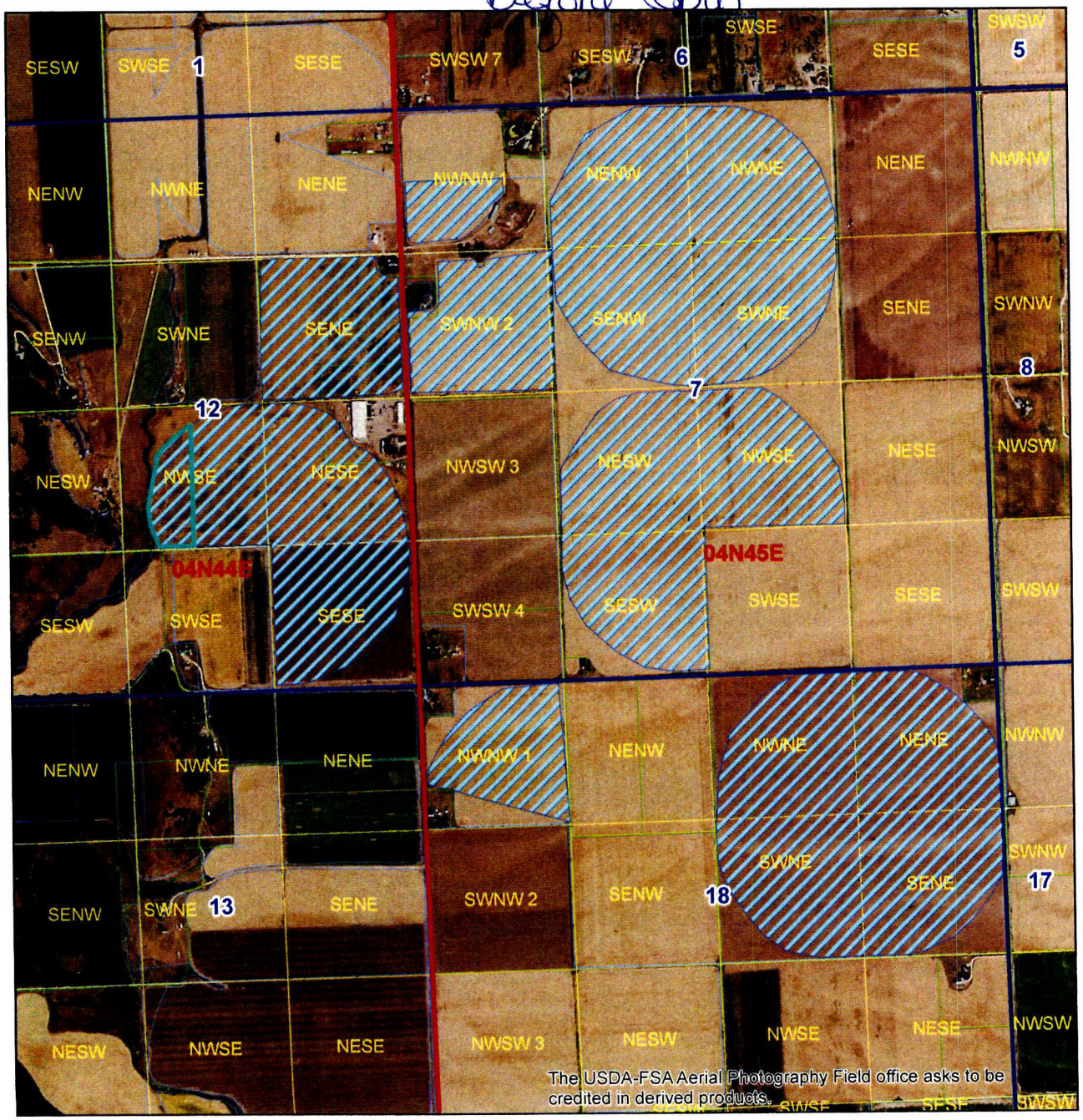
1.	X27	This right is limited to the irrigation of 30.0 acres within the authorized place of use in a single irrigation season.
2.	206	Rights 22-387A, 22-7029, 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, and 21-14292 when combined shall not exceed the irrigation of a specific 682.5 acres in a single irrigation season within the authorized 750.0 acre place of use. The specific 682.5 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 682.5 acres to be irrigated within the 750.0 acre place of use, the right holder shall submit a new land list

		and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.
3.	R43	The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).
4.	R05	Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 01.
5.	R63	This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
6.	T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
7.	T08	Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
8.	T19	Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

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Idaho Department of Water Resources

Before Split



Legend

- 22-387A etc.
- Portion to Mahogany Creek LLC
- Township/Range
- Sections
- QQ
- Water Right POU
- Parcels

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W
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S

Layout Created By:
Jonie Barg

SEP 01 2022

DocuSign Envelope ID: 1B1C5B47-8CE3-418E-BA[redacted]60D01925582

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JAN 28 2022

Department of Water Resources
Eastern Region

Form 42-248/42-1409(6) Rev. 7/21

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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. DE ✓

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
22-387A OK	Yes ■	Yes ☐	22-14144 OK	Yes ☐	Yes ☐
22-7029 OK	Yes ■	Yes ☐	22-14145 OK	Yes ☐	Yes ☐
22-7479 OK	Yes ■	Yes ☐	22-14146 OK	Yes ☐	Yes ☐
~~22-11709~~ 22-14148	Yes ■	Yes ☐	22-14147 OK	Yes ☐	Yes ☐
~~22-11710~~ 22-14292	Yes ■	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Sunrain Varieties
   Name of current water right holder/claimant

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

   53 North 1650 West — Mailing address
   Springville — City; Utah — State; 84663 — Zip
   801-420-2400 — Telephone
   ken@condieconstruction.com — 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: 12/17/2021.

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. = $900.00
     - ○ No fee is required for pending adjudication claims.
   - ☐ 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: DocuSigned by: ken Condie D2FF8A4A1B2D449... — Signature of new owner/claimant; Title, if applicable; 1/26/2022 — Date
   Print name

   Signature: — Signature of new owner/claimant; Title, if applicable; Date
   Print name

For IDWR Office Use Only: (2 ownership changes)

Receipted by JB Date 1/28/2022 Receipt No. E047749 Receipt Amt. $900.-

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 9/6/2022

SUPPORT DATA
IN FILE # 22-387A

SEP 07 2022

22-387 A (Split into 22-387 A and 22-14484), 22-7029 (Split into 22-7029 and 22-14485), 22-7479 (Split into 22-7479 and 22-14486), 22-14144 (Split into 22-14144 and 22-14487), 22-14145 (Split into 22-14145 and 22-14488), 22-14146 (Split into 22-14146 and 22-14489), 22-14147 (Split into 22-14147 and 22-14490), 22-14148 (Split into 22-14149 and 22-14491), 22-14292 (Split into 22-14292 and 22-14492)

SCANNED
SEP 07 2022

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Instrument # 272974
TETON COUNTY, IDAHO
12-17-2021 09:35:00 No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: $15.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **978895-T (JP)**

Date: **November 22, 2021**

For Value Received, **Sunrain Varieties, LLC, a Delaware limited liability company,** hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Mahogany Creek, LLC, a Utah limited liability company,** hereinafter called the Grantee, whose current address is **53 North 1650 West, Springville, UT 84663,** the following described premises, situated in **Teton** County, **Idaho,** to-wit:

Parcel 1:
A tract of land being the West One-Half of the Northwest Quarter of the Southeast Quarter (W1/2 NW1/4 SE1/4) of Section 12, Township 4 North, Range 44 East, Boise Meridian, Teton County Idaho, being further described as follows;
Beginning at the Center Quarter Corner of said Section 12, marked by a rebar with aluminum cap inscribed "AW-ENG 2860", along with other markings;
Thence N 89°18'31" E, 661.45 feet, along the north line of said W1/2 NW1/4 SE1/4 to the C-W-E 1/64th corner of said Section 12, marked by a 5/8 inch diameter rebar with a 2-1/2 inch diameter aluminum cap inscribed "PLS 19140";
Thence S 00°24'23" E, 1323.73 feet, along the east line of said W1/2 NW1/4 SE1/4 to the C-W-SE 1/16th corner of said Section 12, marked by a 5/8 inch diameter rebar with a 2-1/2 inch diameter aluminum cap inscribed "PLS 19140";
Thence S 89° 17'52" W, 661.95 feet, along the south line of said W1/2 NW1/4 SE1/4 to the CS 1/16th corner of said Section 12, marked by a rebar with plastic cap inscribed "PLS 14750";
Thence N 00°23'05" W, 1323.86 feet, along the west line of said W1/2 NW1/4 SE1/4 to the POINT OF BEGINNING;

Parcel 2:
Together with that 30 foot wide Road and Utility Easement being recorded as Instrument No. 271445.

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,

SCANNED
SEP 07 2022

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **978895-T (JP)**

Date: **November 22, 2021**

For Value Received, **Sunrain Varieties, LLC, a Delaware limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Mahogany Creek, LLC, a Utah limited liability company**, hereinafter called the Grantee, whose current address is **53 North 1650 West, Springville, UT 84663**, the following described premises, situated in **Teton** County, **Idaho**, to-wit:

Parcel 1:
A tract of land being the West One-Half of the Northwest Quarter of the Southeast Quarter (W1/2 NW1/4 SE1/4) of Section 12, Township 4 North, Range 44 East, Boise Meridian, Teton County Idaho, being further described as follows;
Beginning at the Center Quarter Corner of said Section 12, marked by a rebar with aluminum cap inscribed "AW-ENG 2860", along with other markings;
Thence N 89°18'31" E, 661.45 feet, along the north line of said W1/2 NW1/4 SE1/4 to the C-W-E 1/64th corner of said Section 12, marked by a 5/8 inch diameter rebar with a 2-1/2 inch diameter aluminum cap inscribed "PLS 19140";
Thence S 00°24'23" E, 1323.73 feet, along the east line of said W1/2 NW1/4 SE1/4 to the C-W-SE 1/16th corner of said Section 12, marked by a 5/8 inch diameter rebar with a 2-1/2 inch diameter aluminum cap inscribed "PLS 19140";
Thence S 89° 17'52" W, 661.95 feet, along the south line of said W1/2 NW1/4 SE1/4 to the CS 1/16th corner of said Section 12, marked by a rebar with plastic cap inscribed "PLS 14750";
Thence N 00°23'05" W, 1323.86 feet, along the west line of said W1/2 NW1/4 SE1/4 to the POINT OF BEGINNING;

Parcel 2:
Together with that 30 foot wide Road and Utility Easement being recorded as Instrument No. 271445.

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,

EXECUTED
JAN 07 2022

restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

SEP 07 2022

Date: 11/22/2021

Warranty Deed
- continued

File No.: 978895-T (JP)

Sunrain Varieties, LLC, a Delaware limited liability company

By: _____
Name: Melvin Davenport
Title: Manager

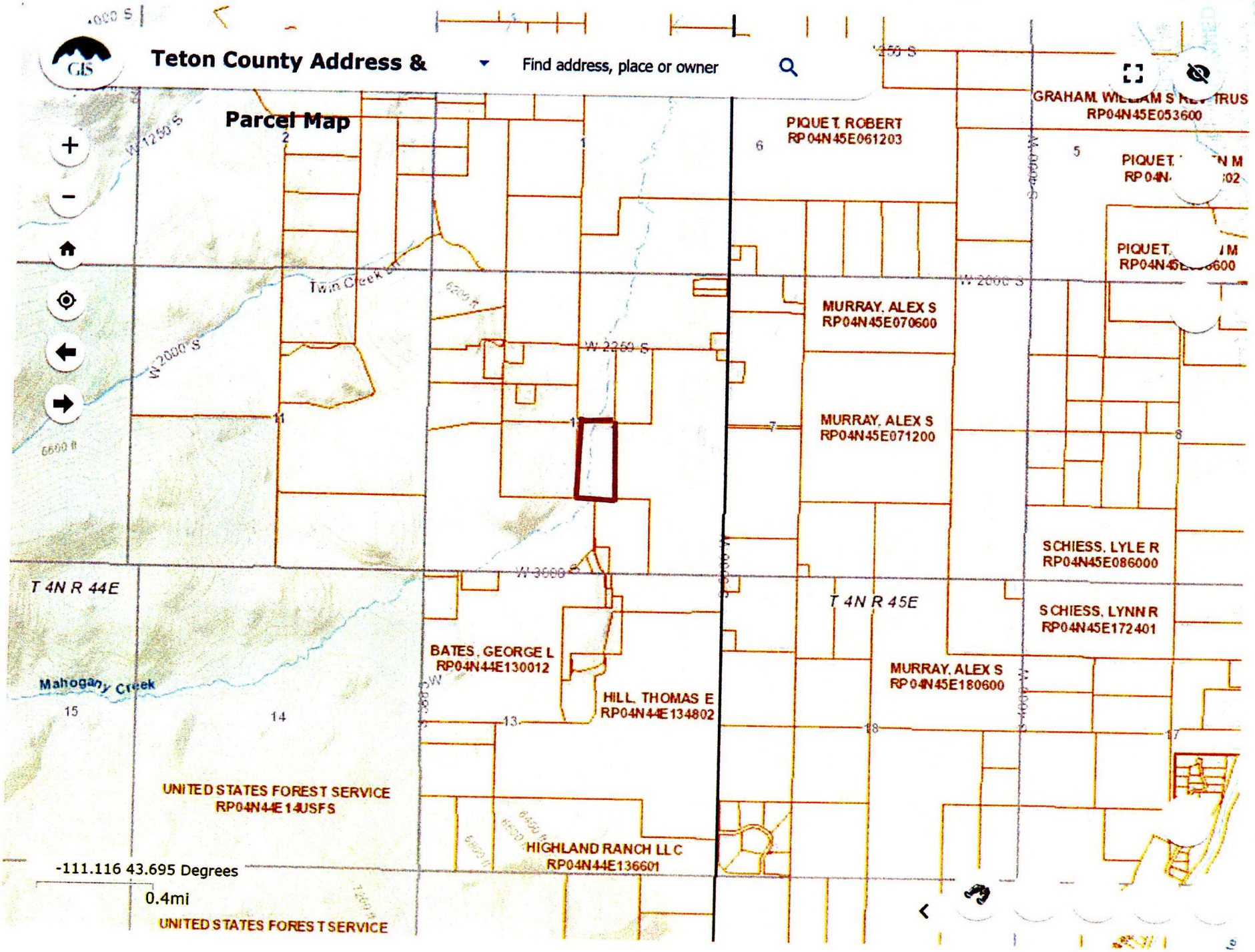
STATE OF Texas)
) ss.
COUNTY OF Tarrant)

On this 22nd day of November, 2021, before me, a Notary Public in and for said State, personally appeared **Melvin Davenport**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **Sunrain Varieties, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that **he** executed the same in said Limited Liability Company's name.

GEORGE MITCHELL
Notary Public, State of Texas
Comm. Expires 08-06-2023
Notary ID 130323256

_____
Notary Public of Texas
Residing at: Tarrant County
Commission Expires: 08/06/2023

SCANNED
DEC 07 2022


Teton County Address &
Find address, place or owner
Parcel Map
PIQUET, ROBERT
RP04N45E061203
GRAHAM, WILLIAM S REV TRUS
RP04N45E053600
PIQUET,
RP04N
PIQUET,
RP04N45E
MURRAY, ALEX S
RP04N45E070600
MURRAY, ALEX S
RP04N45E071200
SCHIESS, LYLE R
RP04N45E086000
SCHIESS, LYNN R
RP04N45E172401
MURRAY, ALEX S
RP04N45E180600
BATES, GEORGE L
RP04N44E130012
HILL, THOMAS E
RP04N44E134802
UNITED STATES FOREST SERVICE
RP04N44E14USFS
HIGHLAND RANCH LLC
RP04N44E136601
UNITED STATES FOREST SERVICE
T 4N R 44E
T 4N R 45E
Twin Creek
Mahogany Creek
W 1250 S
W 2000 S
W 2250 S
W 3600 S
W 2000 S
-111.116 43.695 Degrees
0.4mi

DocuSign Envelope ID: AB3CC5DB-9440-4E45-95[redacted]1E6820F07669

Form 42-248/42-1409(6) Rev. 7/21

RECEIVED JAN 28 2022 Department of Water Resources Eastern Region

RECEIVED JAN 19 2022 Department of Water Resources Eastern Region

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEV

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?
22-387A OK	Yes ☒	Yes ☐	22-14144 OK	Yes ☒	Yes ☐
22-7029 OK	Yes ☒	Yes ☐	22-14145 OK	Yes ☒	Yes ☐
22-7479 OK	Yes ☒	Yes ☐	22-14146 OK	Yes ☒	Yes ☐
22-11709 OK	Yes ☒ no split	Yes ☐	22-14147 OK	Yes ☒	Yes ☐
22-11710 OK	Yes ☒ no split	Yes ☐	22-14148 OK	Yes ☒	Yes ☐

2. Previous Owner's Name: Sunrain Varieties
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Alex S. Murray
   New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

   12003 North Atlas Drive — Mailing address
   Highland — City
   Ut — State
   84003 — Zip
   480-544-6650 — Telephone
   alexsmurray@gmail.com — 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: 12/27/2021.

6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
   - o 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):
     - o $25 per *undivided* water right.
     - o $100 per *split* water right.
     - o No fee is required for pending adjudication claims.
   - ☐ 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: DocuSigned by: Alex Murray 90FEBAA7EC324F4... — Signature of new owner/claimant; Title, if applicable; Date 1/14/2022

   Print name

   Signature: ____ — Signature of new owner/claimant; Title, if applicable; Date

   Print name

For IDWR Office Use Only: (2 ownership change)

Receipted by JB Date 1/28/2022 Receipt No. F047749 Receipt Amt. $900.-

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 9/6/2022

SUPPORT DATA

IN FILE # 22-387A

SEP 07 2022

See Next Page

DocuSign Envelope ID: AB3CC5DB-9440-4E45-9[redacted]1E6820F07669

Form 42-248/42-1409(6) Rev. 7/21

RECEIVED
JAN 28 2022
Department of Water Resources
Eastern Region

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
22-14292 CA	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Sunrain Varieties
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Alex S. Murray
   New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

   12003 North Atlas Drive — Mailing address
   Highland — City; Ut — State; 84003 — Zip
   480-544-6650 — Telephone
   alexsmurray@gmail.com — 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: 12/27/2021.

6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
   - o 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):
     - o $25 per *undivided* water right.
     - o $100 per *split* water right.
     - o No fee is required for pending adjudication claims.
   - ☐ 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: DocuSigned by: Alex Murray 20EEBAA7F0824F4... — 1/14/2022
   Signature of new owner/claimant | Title, if applicable | Date
   Print name

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

For IDWR Office Use Only:

Receipted by_____ Date_____ Receipt No._____ Receipt Amt._____

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_____ Processed by_____ Date_____

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SEP 07 2022

22-387 A (Split into 22-387 A and 22-14484), 22-7029 (Split into 22-7029 and 22-14485), 22-7479 (Split into 22-7479 and 22-14486), 22-14144 (Split into 22-14144 and 22-14487), 22-14145 (Split into 22-14145 and 22-14488), 22-14146 (Split into 22-14146 and 22-14489), 22-14147 (Split into 22-14147 and 22-14490), 22-14148 (Split into 22-14149 and 22-14491), 22-14292 (Split into 22-14292 and 22-14492)

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SEP 07 2022

Instrument # 273319
TETON COUNTY, IDAHO
12-27-2021 12:30:00 No. of Pages: 6
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: $15.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, WARRANTY

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1013454-T (JP)**

Date: **November 22, 2021**

For Value Received, **Sunrain Varieties, LLC, a Delaware limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Alex S Murray and Whitney A Murray, husband and wife**, hereinafter called the Grantee, whose current address is **12003 N Atlas Drive, Highland, UT 94003**, the following described premises, situated in **Teton** County, **Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

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.

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SEP 01 2022

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1013454-T (JP)**

Date: **November 22, 2021**

For Value Received, **Sunrain Varieties, LLC, a Delaware limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Alex S Murray and Whitney A Murray, husband and wife**, hereinafter called the Grantee, whose current address is **12003 N Atlas Drive, Highland, UT 94003**, the following described premises, situated in **Teton** County, **Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

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.

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SEP 07 2022

Sunrain Varieties, LLC, a Delaware limited liability company

By: _____
Name: Melvin Davenport
Title: Manager

STATE OF Texas)
) ss.
COUNTY OF Tarrant)

On this 22nd day of November, 2021, before me, a Notary Public in and for said State, personally appeared **Melvin Davenport**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the**Sunrain Varieties, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that **he** executed the same in said Limited Liability Company's name.

GEORGE MITCHELL
Notary Public, State of Texas
Comm. Expires 08-06-2023
Notary ID 130323256

_____
Notary Public of Texas
Residing at: Tarrant County
Commission Expires: 08/06/2023

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SEP 07 2022

EXHIBIT A

PARCEL 1
A TRACT OF LAND BEING THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE¼ SE¼), THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE¼ SE ¼), THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (E½ NW¼ SE¼) AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE¼ NE¼) OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 44 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO;

EXCEPTING THEREFROM THAT PARCEL CONVEYED BY THE WARRANTY DEED FILED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY, IDAHO AS INSTRUMENT NUMBER 109870.

SAID TRACT FURTHER DESCRIBED AS FOLLOWS;
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 12, MARKED BY A REBAR WITH ALUMINUM CAP INSCRIBED "AW-ENG 2860", ALONG WITH OTHER MARKINGS;
THENCE S.89°15'40" W., 1324.31 FEET, ALONG THE SOUTH LINE OF SAID SECTION 12 TO THE EAST 1/16 OF SAID SECTION 12, MARKED BY A REBAR WITH ALUMINUM CAP INSCRIBED "LS 2860", ALONG WITH OTHER MARKINGS;
THENCE N.00°24'43" W., 1323.66 FEET, ALONG THE WEST LINE OF SAID SE¼ SE¼ TO THE SE 1/16 CORNER OF SAID SECTION 12, MARKED BY A REBAR WITH ALUMINUM CAP INSCRIBED "LS 2860", ALONG WITH OTHER MARKINGS;
THENCE S.89°17'52" W., 661.95 FEET, ALONG THE SOUTH LINE OF SAID E½ NW¼ SE¼TO THE C-W-SE 1/64 CORNER OF SECTION 12, MARKED BY A 5/8 INCH DIAMETER REBAR WITH A 2½ INCH DIAMETER ALUMINUM CAP INSCRIBED "PLS 19140";
THENCE N.00°24'23" W., 1323.73 FEET, ALONG THE WEST LINE OF SAID E½ NW¼ SE¼ TO THE C-W-E 1/16TH CORNER OF SAID SECTION 12, MARKED BY 5/8 INCH DIAMETER REBAR WITH A 2½ INCH DIAMETER ALUMINUM CAP INSCRIBED "PLS 19140";
THENCE N.89°18'31" E., 661.45 FEET, ALONG THE NORTH LINE OF SAID E½ NW¼ SE¼ TO THE CE 1/16TH CORNER OF SAID SECTION 12, MARKED BY A REBAR WITH PLASTIC CAP INSCRIBED "PLS 14750";
THENCE N.00°26'40" W., 1324.91 FEET, ALONG THE WEST LINE OF SAID SE¼ NE¼ TO THE NE 1/16TH CORNER OF SAID SECTION 12, MARKED BY A REBAR WITH PLASTIC CAP INSCRIBED "PLS 14750";
THENCE N.89°18'57" E., 1122.96 FEET, ALONG THE NORTH LINE OF SAID SE¼ NE¼ TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND CONVEYED BY THAT WARRANTY DEED FILED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY, IDAHO AS INSTRUMENT NUMBER 109870, SAID CORNER MARKED BY A REBAR WITH PLASTIC CAP INSCRIBED "PLS 14750";
THENCE S.00°42'58" E., 198.00 FEET, MORE OR LESS, ALONG THE WEST LINE OF SAID PARCEL TO A POINT;
THENCE N.89°15'38" E., 198.00 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF SAID PARCEL TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SE¼ NE¼, MARKED BY A REBAR;
THENCE S.00°29'37" E., 1126.95 FEET, ALONG SAID EAST LINE TO THE EAST QUARTER CORNER OF SAID SECTION 12, MARKED BY A REBAR;
THENCE S.00°27'04" E., 2646.14 FEET, ALONG THE EAST LINE OF SAID NE¼ SE¼, TO THE

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SEP 07 2022

POINT OF BEGINNING.

PARCEL 2
GOVERNMENT LOTS 1, 2 AND THE NORTH HALF NORTH HALF GOVERNMENT LOT 3 SECTION 19, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, THENCE S 89°58'27"E, 1324.41 FEET TO A POINT;
THENCE S 00°08'34"W, 2649.04 FEET TO A POINT;
THENCE S 00°16'32"W, 331.85 FEET TO A POINT;
THENCE N 89°53'19"W, 1330.26 FEET TO A POINT;
THENCE N 00°30'21"E, 332.03 FEET TO A POINT;
THENCE N 00°14'26"E, 2646.90 FEET TO THE POINT OF BEGINNING.

PARCEL 2A:
TOGETHER WITH AND SUBJECT TO A 60 FOOT WIDE ROAD AND UTILITY EASEMENT AS SHOWN ON RECORD OF SURVEY RECORDED NOVEMBER 8, 2021 AS INSTRUMENT NO. 272164.

PARCEL 3
THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW¼ NE¼) AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼ NW¼) OF SECTION SEVEN (7), TOWNSHIP FOUR (4) NORTH, RANGE FORTY FIVE (45) EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.

PARCEL 4
THE SOUTH ONE-HALF (S½) OF GOVERNMENT LOT 1 AND ALL OF GOVERNMENT LOT 2 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.

EXCEPTING THERE FROM A PARCEL OF LAND LOCATED IN GOV'T LOT 2 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE QUARTER SECTION CORNER COMMON TO SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, AND SECTION 12, TOWNSHIP 4 NORTH, RANGE 44 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING MARKED BY A 5/8" INCH DIAMETER REBAR;
THENCE, N.00°29'41" W., 748.17 FEET, ALONG THE WEST LINE OF SAID GOV'T LOT 2 TO THE POINT OF BEGINNING, WITNESSED BY A 5/8" DIAMETER REBAR 24" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "PLS 14391" BEARING N.89°30'19" E., 30.00 FEET FROM SAID POINT;
CONTINUING, N.00°29'41" W., 365.44 FEET, ALONG SAID WEST LINE TO A POINT, BEING WITNESSED BY A 5/8" DIAMETER REBAR 24" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "PLS 14391" BEARING N.89°30'19" E., 30.00 FEET FROM SAID POINT;
THENCE, N.89°30'19" E., 298.00 FEET, TO A POINT, BEING MARKED BY A 5/8" DIAMETER REBAR 24" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "PLS 14391";
THENCE, S.00°29'41" E., 365.44 FEET, TO A POINT, BEING MARKED BY A 5/8" DIAMETER REBAR 24" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "PLS

SCANNED SEP 07 2022

14391";
THENCE, S.00°30'19" W., 298.00 FEET, TO THE POINT OF BEGINNING.

PARCEL 5
THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.

ALSO: BEGINNING AT THE NE CORNER OF LOT 3, SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, AND RUNNING SOUTH 2 RODS, WEST 80 RODS, NORTH 2 RODS, EAST 80 RODS TO THE POINT OF BEGINNING.

PARCEL 6
SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE¼ SW¼) OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.

LESS THE FOLLOWING: BEGINNING AT THE SOUTHWEST CORNER OF THE SE¼ SW¼ SECTION, TOWNSHIP, AND RANGE, AFORESAID AND RUNNING THENCE NORTH 209 FEET, THENCE EAST 209 FEET; THENCE SOUTH 209 FEET; AND THENCE WEST 209 FEET TO THE POINT OF BEGINNING.

PARCEL 7
TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.
SECTION 7: SOUTHWEST QUARTER SOUTHEAST QUARTER

PARCEL 8
TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO. SECTION 18: NORTHWEST QUARTER NORTHWEST QUARTER.

LESS: COMMENCING AT A POINT 1 ROD SOUTH AND 2 RODS EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE EAST 16 RODS; THENCE SOUTH 16 RODS; THENCE WEST 16 RODS; THENCE NORTH 16 RODS TO THE POINT OF BEGINNING.

ALSO LESS: A PART OF THE SOUTHWEST QUARTER NORTHWEST QUARTER NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER NORTHWEST QUARTER OF SAID SECTION 18 AND RUNNING SOUTH 89°48'33" EAST, 260.00 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER NORTHWEST QUARTER TO A POINT; THENCE NORTH 00°15'06" WEST, 360.00 FEET TO A POINT; THENCE NORTH 89°48'33" WEST, 260.00 FEET TO A POINT ON THE SECTION LINE; THENCE SOUTH 00°15'06" WEST, 360.00 FEET ALONG THE WEST SECTION LINE TO THE POINT OF BEGINNING.

PARCEL 9
TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, SECTION 18: EAST HALF NORTHWEST QUARTER.

PARCEL 10

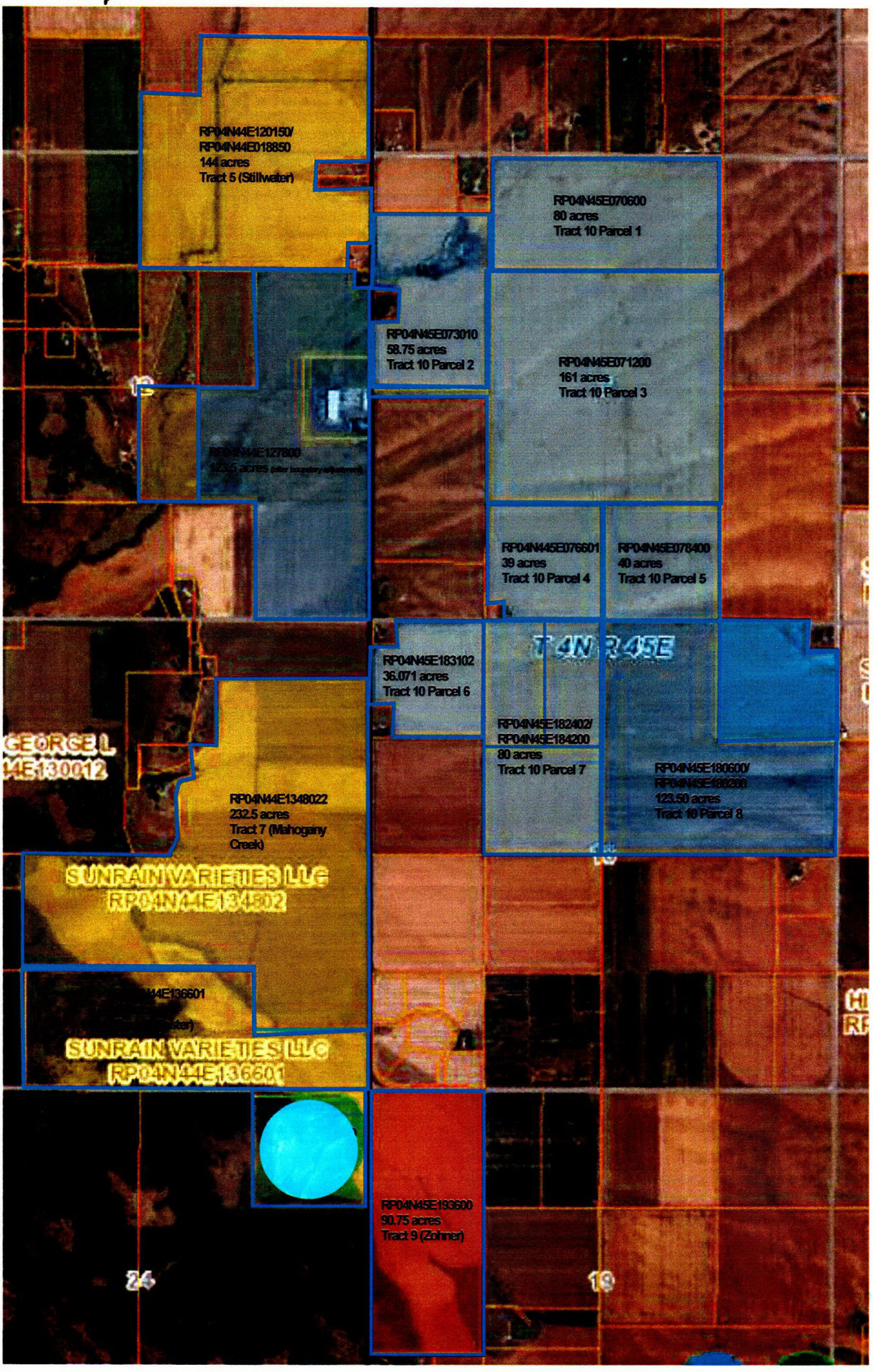
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SEP 07 2022

TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, SECTION 18: NORTHEAST QUARTER;

LESS: A PART OF THE NORTHEAST QUARTER NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY. IDAHO, BEING FURTHER DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°25'08" WEST, 330.00 FEET ALONG THE SECTION LINE TO A POINT; THENCE NORTH 89°50'25" WEST, 330.00 FEET TO A POINT; THENCE NORTH 00°25'08" EAST, 330.00 FEET TO A POINT ON THE NORTH SECTION LINE OF SAID SECTION 18; THENCE SOUTH 89°50'25" EAST, 330.00 FEET ALONG THE SECTION LINE TO THE TRUE POINT OF BEGINNING.

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Blue Indicates Parcels Purchased by Murry From Sunrain



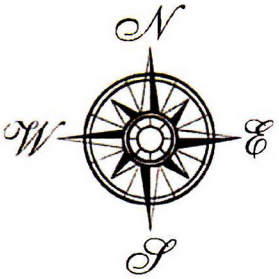
Pathway System

Idaho Department of Water Resources



Legend

- 22-7479, 22-387A, 22-7029, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, 22-14292
- RP04N44E127200 (Did not see it listed, however appeared to be covered on the map)
- RP04N44E127800, RP04N45E070600, RP04N45E073010, RP04N45E071200,RP04N45E076601, RP04N45E078400, RP04N45E183102,RP04N45E182402/RP04N45E184200,RP04N45E180200/RP04N45E180600, RP04N45E193600
- Township/Range
- Sections
- QQ
- Water Right POU
- Parcels



Layout Created By:
Jonie Barg

State of Idaho
Department of Water Resources

Water Right

22-387A

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 0.15 0.3 0.6 0.9 1.2
Miles

Date created: 12/8/2021

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

N

State of Idaho
Department of Water Resources

Water Right License

22-387a

22-14146, 22-14147, 22-14148,



Point of Diversion

Place Of Use Boundary

Townships

PLS Sections

Quarter Quarters

0 0.35 0.7 1.4 Miles

N

IDAHO DEPARTMENT OF WATER RESOURCES 12/6/2021

Proof Report

Water Right 22-387A

Owner Type	**Name and Address**
Current Owner	SUNRAIN VARIETIES LLC 5466 W 49TH S IDAHO FALLS, ID 83402
Security Interest	RABO AGRIFINANCE LLC 14767 N OUTER 40 RD STE 400 CHESTERFIELD, MO 63017

Priority Date: 6/1/1899
Basis: Decreed
Status: Active

Source	**Tributary**
MAHOGANY CREEK	TETON RIVER

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
IRRIGATION	04/15	10/31	0.800 CFS	
	Total Diversion		0.800 CFS	

Source and Point(s) of Diversion

MAHOGANY CREEK L2(NWNE) Sec. 14, Twp 04N, Rge 44E, TETON County

Place Of Use

IRRIGATION within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12				37.1									30.3	29.4		37.3	134.1
04N	45E	7		39.0	40.0		36.9	9.9	33.8	40.0	38.7			37.5		40.0	39.1		354.9
04N	45E	18	34.2	40.0	40.0	40.0	40.0	26.8		40.0									261.0

Right Acre Limit: 30.0

POU Total Acres: 750.0

Conditions of Approval:

1. X27 This right is limited to the irrigation of 30.0 acres within the authorized place of use in a single irrigation season.
2. 206 Rights 22-387A, 22-7029, 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, and 21-14292 when combined shall not exceed the irrigation of a specific 682.5 acres in a single irrigation season within the authorized 750.0 acre place of use. The specific 682.5 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 682.5 acres to be irrigated within the 750.0 acre place of use, the right holder shall submit a new land list and representative electronic shape file or map to the Department prior to the irrigation

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season in which the change will occur.

3. R43 The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).
4. R05 Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 01.
5. R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
6. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
7. T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
8. T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

SEP 07 2022

State of Idaho
Department of Water Resources

Water Right

22-7029

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.



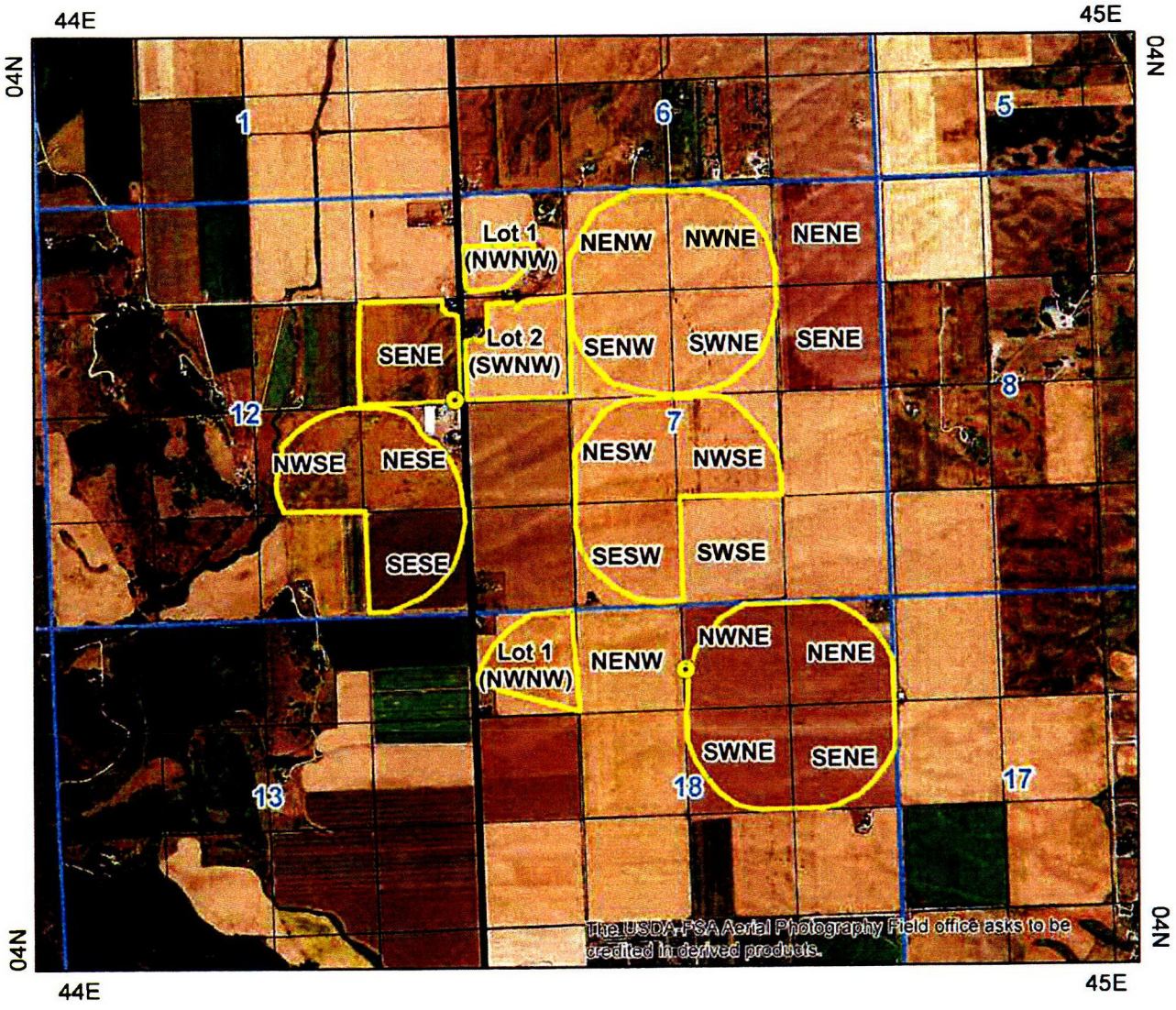
Date created: 12/1/2021

State of Idaho
Department of Water Resources

Water Right License

22-7029

22-7479, 22-14144, 22-14145, 22-14292



Point of Diversion

Place Of Use Boundary

Townships

PLS Sections

Quarter Quarters

0 0.25 0.5 1 Miles

N

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

Water Right 22-7029

Owner Type	Name and Address
Current Owner	SUNRAIN VARIETIES LLC 5466 W 49TH S IDAHO FALLS, ID 83402
Security Interest	RABO AGRIFINANCE LLC 14767 N OUTER 40 RD STE 400 CHESTERFIELD, MO 63017

Priority Date: 1/27/1970
Basis: Decreed
Status: Active

Source	Tributary
GROUND WATER	

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	10/15	2.220 CFS	474.0 AF
	Total Diversion		2.220 CFS	474.0 AF

Source and Point(s) of Diversion

GROUND WATER	SWNWNE	Sec. 18, Twp 04N, Rge 45E, TETON County
GROUND WATER	SESENE	Sec. 12, Twp 04N, Rge 44E, TETON County

Place Of Use

IRRIGATION within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12				37.1									30.3	29.4		37.3	134.1
04N	45E	7		39.0	40.0		36.9	9.9	33.8	40.0	38.7			37.5		40.0	39.1		354.9
04N	45E	18	34.2	40.0	40.0	40.0	40.0	26.8		40.0									261.0

Right Acre Limit: 158.0

POU Total Acres: 750.0

Conditions of Approval:

1. X27 This right is limited to the irrigation of 158.0 acres within the authorized place of use in a single irrigation season.
2. 206 Rights 22-387A, 22-7029, 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, and 21-14292 when combined shall not exceed the irrigation of a specific 682.5 acres in a single irrigation season within the authorized 750.0 acre place of use. The specific 682.5 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 682.5 acres to be

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SEP 07 2022

irrigated within the 750.0 acre place of use, the right holder shall submit a new land list and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.

3. 213 Upon specific notification of the Department, the right holder shall install and maintain data loggers to record water usage information at the authorized point(s) of diversion in accordance with Department specifications.
4. 214 Prior to the diversion and use of water under Transfer approval 81789, the right holder shall install and maintain acceptable measuring device(s) at the authorized point(s) of diversion in accordance with Department specifications, or shall obtain an approved variance from the Department to determine the amount of water diverted from power records or to maintain an existing measuring device.
5. R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
6. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
7. T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
8. T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

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SEP 07 2022

State of Idaho
Department of Water Resources

Water Right

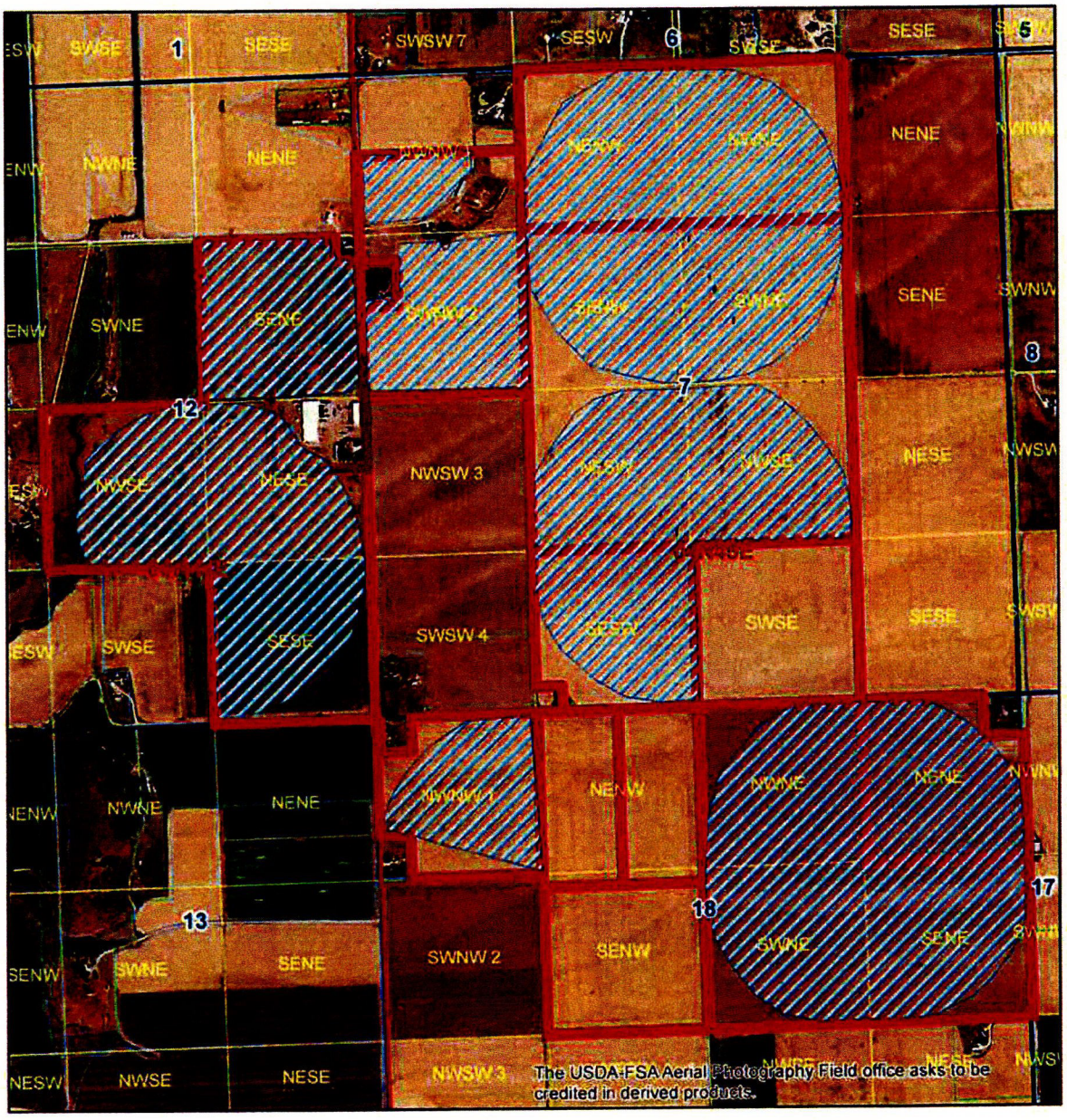
22-7479

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.



Idaho Department of Water Resources



Legend

- 22-7479, 22-387A, 22-7029, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, 22-14292
- RP04N44E127200 (Did not see it listed, however appeared to be covered on the map)
- RP04N44E127800, RP04N45E070600, RP04N45E073010, RP04N45E071200,RP04N45E076601, RP04N45E078400, RP04N45E183102,RP04N45E182402/RP04N45E184200,RP04N45E180200/RP04N45E180600, RP04N45E193600
- Township/Range
- Sections
- QQ
- Water Right POU
- Parcels

N W E S

Layout Created By:
Jonie Barg

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SEP 07 2022

IDAHO DEPARTMENT OF WATER RESOURCES 12/6/2021

Proof Report

Water Right 22-7479

Owner Type	**Name and Address**
Current Owner	SUNRAIN VARIETIES LLC 5466 W 49TH S IDAHO FALLS, ID 83402

Priority Date: 6/26/1984
Basis: License
Status: Active

Source
GROUND WATER

Tributary

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
IRRIGATION	04/15	10/31	0.780 CFS	136.5 AF
	Total Diversion		0.780 CFS	136.5 AF

Source and Point(s) of Diversion

GROUND WATER	SWNWNE	Sec. 18, Twp 04N, Rge 45E,	TETON County
GROUND WATER	SESENE	Sec. 12, Twp 04N, Rge 44E,	TETON County

Place Of Use

IRRIGATION within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12				37.1									30.3	29.4		37.3	134.1
04N	45E	7		39.0	40.0		36.9	9.9	33.8	40.0	38.7			37.5		40.0	39.1		354.9
04N	45E	18	34.2	40.0	40.0	40.0	40.0	26.8		40.0									261.0

Right Acre Limit: 39.0

POU Total Acres: 750.0

Conditions of Approval:

1. X27 This right is limited to the irrigation of 39.0 acres within the authorized place of use in a single irrigation season.
2. X35 Rights 22-2278, 22-7479, 22-14144, 22-11645, and 22-14145 when combined shall not exceed a total diversion rate of 3.60 cfs.
3. X35 Rights 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, and 22-14148 when combined shall not exceed the irrigation of 470.0 acres.
4. 206 Rights 22-387A, 22-7029, 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, and 21-14292 when combined shall not exceed the irrigation of a specific 682.5 acres in a single irrigation season within the authorized 750.0 acre place of use. The specific 682.5 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 682.5 acres to be irrigated within the 750.0 acre place of use, the right holder shall submit a new land list

Combined w/ 22-387A 15.46 CFS

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		and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.
5.	213	Upon specific notification of the Department, the right holder shall install and maintain data loggers to record water usage information at the authorized point(s) of diversion in accordance with Department specifications.
6.	214	Prior to the diversion and use of water under Transfer approval 81789, the right holder shall install and maintain acceptable measuring device(s) at the authorized point(s) of diversion in accordance with Department specifications, or shall obtain an approved variance from the Department to determine the amount of water diverted from power records or to maintain an existing measuring device.
7.	R63	This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
8.	943	The right holder shall make full beneficial use of all surface water available to the right holder for irrigation of lands within the authorized place of use for this right. The right holder may divert ground water under this right to irrigate land with appurtenant surface water rights when the surface water supply is not reasonably sufficient to irrigate the place of use for this water right or is not available due to drought, curtailment by priority, or the seasonal startup and shutoff or maintenance schedule for canal company deliveries. The right holder shall not divert ground water for irrigation purposes under this right if use of the surface water supply is intentionally discontinued or reduced (for example abandoned, forfeited, sold, disallowed by court decree, or leased to the Water Supply Bank), or is not deliverable due to non-payment of annual assessments, without an approved transfer pursuant to Section 42-222, Idaho Code, or other Department approval.
9.		The use of water under this right shall not give rise to any claim against the holder of a senior water right based upon the theories of forfeiture, abandonment, adverse possession, waiver, equitable estoppel, estoppel by laches or customary preference.
10.	T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
11.	T08	Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.

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State of Idaho
Department of Water Resources

Water Right License

22-11709



Point of Diversion
Place Of Use Boundary
Townships
PLS Sections
Quarter Quarters

0 0.045 0.09 0.18 Miles

N

State of Idaho
Department of Water Resources

Water Right

22-11709

STOCKWATER

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.



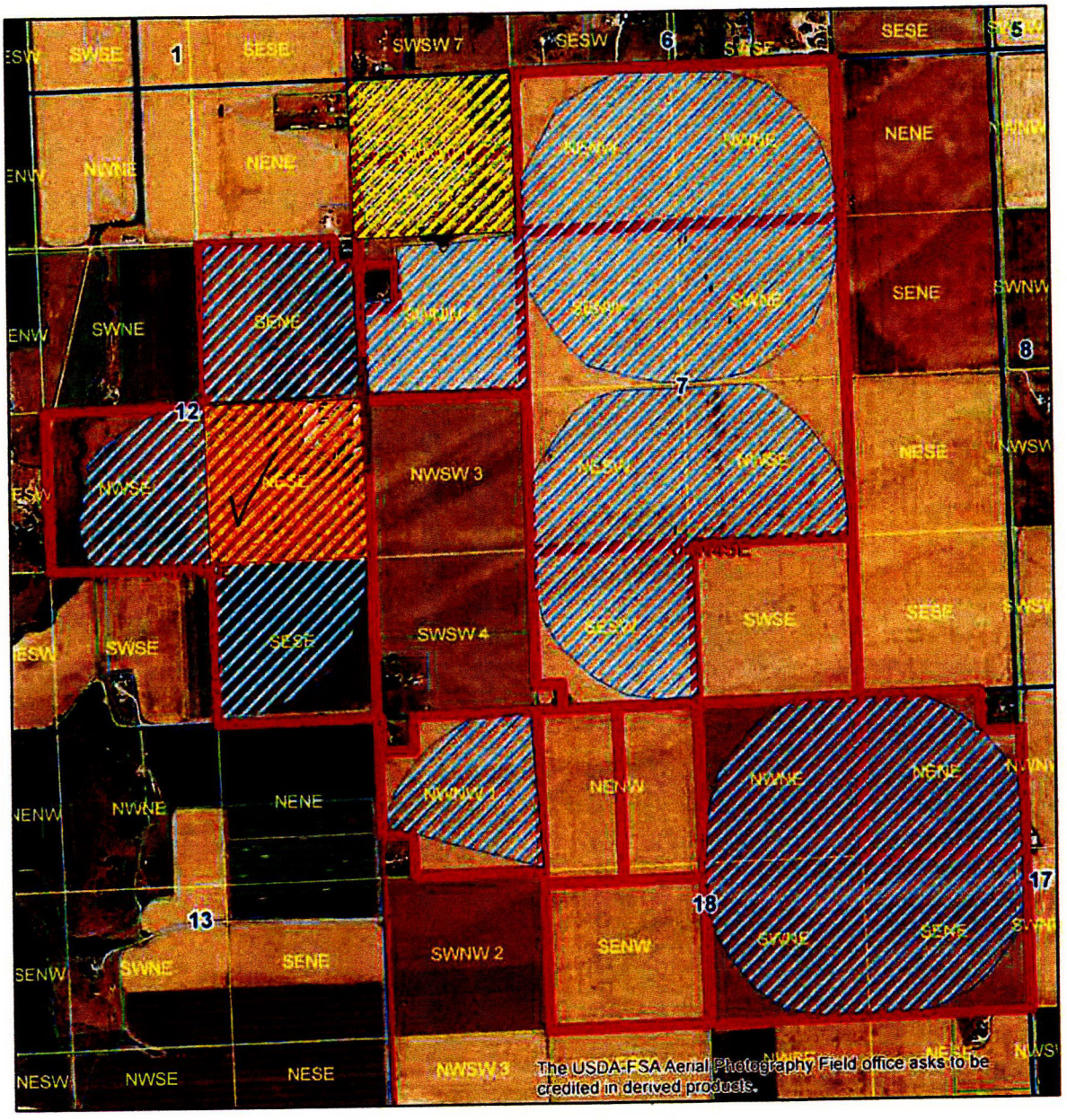
0 0.0275 0.055 0.11 0.165 0.22
Miles

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

N

Date created: 12/6/2021

Idaho Department of Water Resources



Legend

- 22-11709
- 22-11710
- 22-7479, 22-387A, 22-7029, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, 22-14292
- RP04N44E127200 (Did not see it listed, however appeared to be covered on the map)
- RP04N44E127800, RP04N45E070600, RP04N45E073010, RP04N45E071200,RP04N45E076601, RP04N45E078400, RP04N45E183102,RP04N45E182402/RP04N45E184200,RP04N45E180200/RP04N45E180600, RP04N45E193600
- Township/Range
- Sections
- QQ
- Water Right POU
- Parcels

N W E S

Layout Created By:
Jonie Barg

SCANNED
SEP 07 2022

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

Water Right 22-11709

Owner Type	Name and Address
Current Owner	SUNRAIN VARIETIES LLC 5466 W 49TH S IDAHO FALLS, ID 83402

Priority Date: 6/1/1890
Basis: Decreed
Status: Active

Source GROUND WATER

Tributary

Beneficial Use	From	To	Diversion Rate	Volume
STOCKWATER	1/01	12/31	0.040 CFS	
DOMESTIC	1/01	12/31	0.040 CFS	
	Total Diversion		0.080 CFS	

Source and Point(s) of Diversion

GROUND WATER	NENESE	Sec. 12, Twp 04N, Rge 44E, TETON County

Place Of Use

STOCKWATER within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12													X				

DOMESTIC within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12													X				

Conditions of Approval:

1. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.
2. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
3. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
4. PARCEL NO. RP04N44E120050A STOCKWATER, 100 CATTLE

SCANNED
SEP 07 2022

State of Idaho
Department of Water Resources

Water Right

22-11710

STOCKWATER

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 0.0275 0.055 0.11 0.165 0.22
Miles

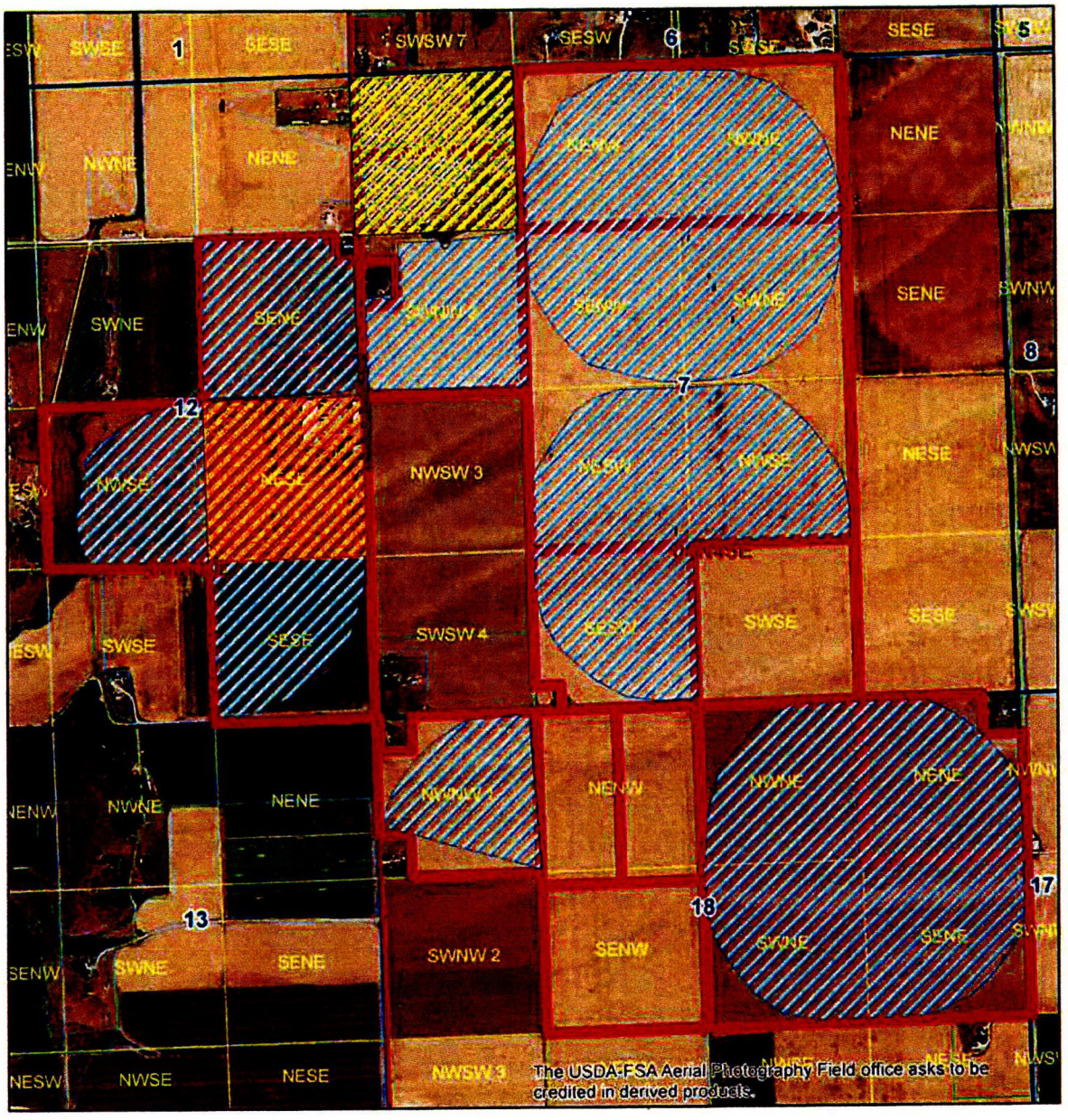
Legend
- Point of Diversion
- Place of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters

N



Date created: 12/6/2021

Idaho Department of Water Resources



Legend

- 22-11709
- ✓ 22-11710
- 22-7479, 22-387A, 22-7029, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, 22-14292
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- Township/Range
- Sections
- QQ
- Water Right POU
- Parcels

N W E S

Layout Created By:
Jonie Barg

SCANNED
SEP 07 2022

State of Idaho
Department of Water Resources

Water Right License

22-11710



Point of Diversion
Place Of Use Boundary
Townships
PLS Sections
Quarter Quarters

0 0.045 0.09 0.18 Miles

N

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SEP 07 2022

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

Water Right 22-11710

Owner Type	Name and Address
Current Owner	SUNRAIN VARIETIES LLC 5466 W 49TH S IDAHO FALLS, ID 83402

Priority Date: 6/1/1895
Basis: Decreed
Status: Active

Source GROUND WATER

Tributary

Beneficial Use	From	To	Diversion Rate	Volume
STOCKWATER	1/01	12/31	0.080 CFS	
DOMESTIC	1/01	12/31	0.040 CFS	
	Total Diversion		0.120 CFS	

Source and Point(s) of Diversion

GROUND WATER	SWNWNW	Sec. 7, Twp 04N, Rge 45E, TETON County

Place Of Use

DOMESTIC within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	45E	7						X											

STOCKWATER within TETON County

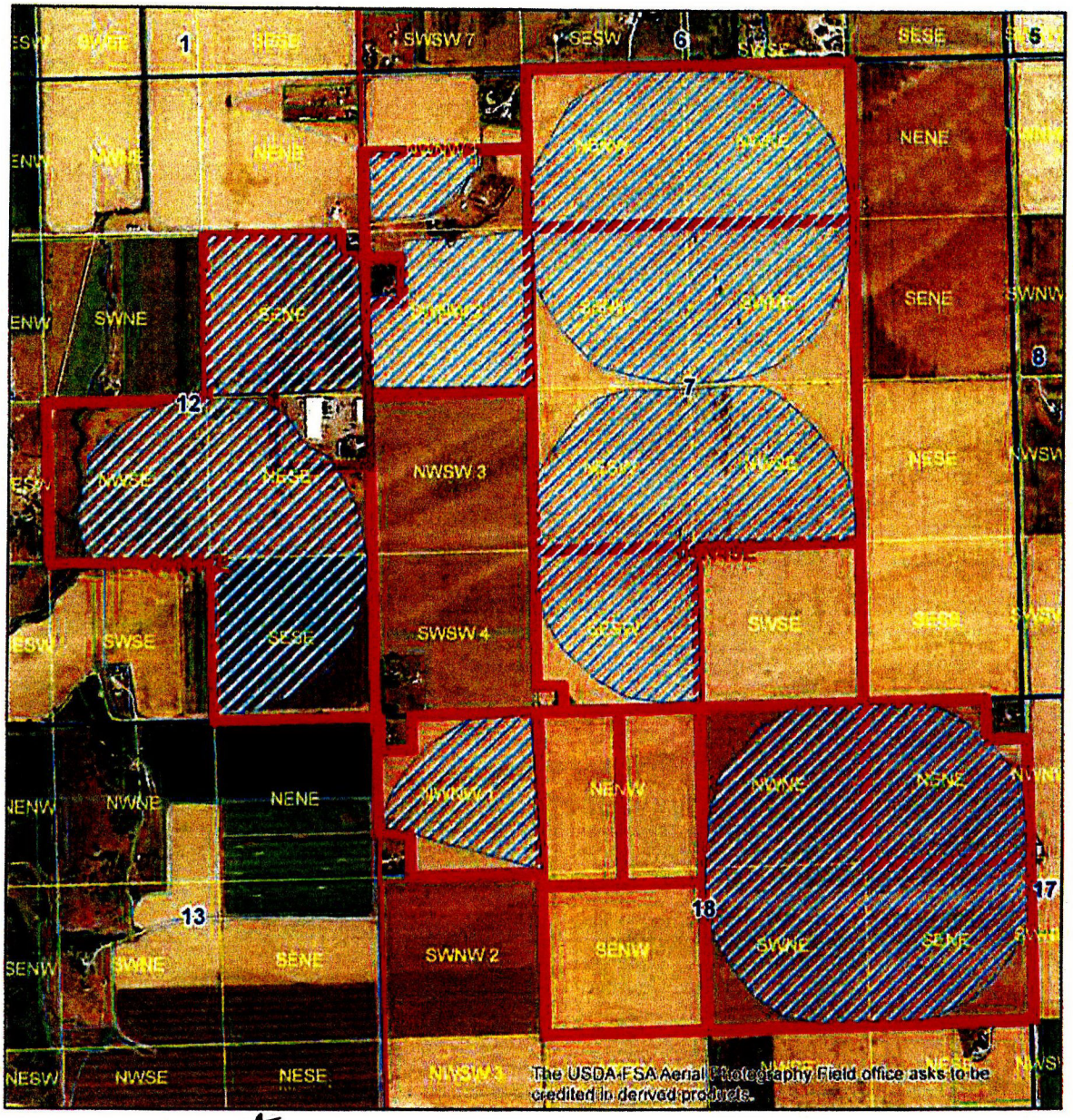
			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	45E	7						X											

Conditions of Approval:

1. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.
2. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
3. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
4. STOCKWATER, 400 CATTLE PARCEL NO. RP04N45E070600A

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Idaho Department of Water Resources



Legend

- 22-7479, 22-367A, 22-7029, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, 22-14292
- RP04N44E127200 (Did not see it listed, however appeared to be covered on the map)
- RP04N44E127800, RP04N45E070600, RP04N45E073010, RP04N45E071200,RP04N45E076801, RP04N45E078400, RP04N45E183102,RP04N45E182402/RP04N45E184200,RP04N45E180200/RP04N45E180600, RP04N45E193600
- Township/Range
- Sections
- QQ
- Water Right POU
- Parcels

N W E S

Layout Created By:
Jonie Barg

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IDAHO DEPARTMENT OF WATER RESOURCES 12/6/2021

Proof Report

Water Right 22-14144

Owner Type	**Name and Address**
Current Owner	SUNRAIN VARIETIES LLC 5466 W 49TH S IDAHO FALLS, ID 83402
Security Interest	RABO AGRIFINANCE LLC 14767 NORTH OUTER 40 RD STE 400 CHESTERFIELD, MO 63017-2003 (208) 737-6855

Priority Date: 8/18/1966
Basis: Decreed
Status: Active

Source	**Tributary**
GROUND WATER	

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
IRRIGATION	04/15	10/15	3.450 CFS	864.9 AF
	Total Diversion		3.450 CFS	864.9 AF

Source and Point(s) of Diversion

GROUND WATER	SESENE	Sec. 12, Twp 04N, Rge 44E, TETON County
GROUND WATER	SWNWNE	Sec. 18, Twp 04N, Rge 45E, TETON County

Place Of Use

IRRIGATION within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12				37.1									30.3	29.4		37.3	134.1
04N	45E	7		39.0	40.0		36.9	9.9	33.8	40.0	38.7			37.5		40.0	39.1		354.9
04N	45E	18	34.2	40.0	40.0	40.0	40.0	26.8		40.0									261.0

Right Acre Limit: 288.3

POU Total Acres: 750.0

Conditions of Approval:

1. X27 This right is limited to the irrigation of 288.3 acres within the authorized place of use in a single irrigation season.
2. X35 Rights 22-14144 and 22-14145 when combined shall not exceed a total diversion rate of 3.45 cfs.
3. K01 Right No. 22-14145 is an enlargement of this right pursuant to Section 42-1426, Idaho Code.
4. X35 Rights 22-2278, 22-7479, 22-14144, 22-11645, and 22-14145 when combined shall not exceed a total diversion rate of 3.60 cfs.
5. X35 Rights 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, and 22-14148 when

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combined shall not exceed the irrigation of 470.0 acres.

6. 206 Rights 22-387A, 22-7029, 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, and 21-14292 when combined shall not exceed the irrigation of a specific 682.5 acres in a single irrigation season within the authorized 750.0 acre place of use. The specific 682.5 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 682.5 acres to be irrigated within the 750.0 acre place of use, the right holder shall submit a new land list and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.

7. R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.

8. 213 Upon specific notification of the Department, the right holder shall install and maintain data loggers to record water usage information at the authorized point(s) of diversion in accordance with Department specifications.

9. 214 Prior to the diversion and use of water under Transfer approval 81789, the right holder shall install and maintain acceptable measuring device(s) at the authorized point(s) of diversion in accordance with Department specifications, or shall obtain an approved variance from the Department to determine the amount of water diverted from power records or to maintain an existing measuring device.

10. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.

11. T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.

12. T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

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IDAHO DEPARTMENT OF WATER RESOURCES 12/6/2021
Proof Report

Water Right 22-14145

Owner Type	**Name and Address**
Current Owner	SUNRAIN VARIETIES LLC 5466 W 49TH S IDAHO FALLS, ID 83402
Security Interest	RABO AGRIFINANCE LLC 14767 N OUTER 40 RD STE 400 CHESTERFIELD, MO 63017

Priority Date: 8/18/1966
Basis: Decreed
Status: Active

Source	**Tributary**
GROUND WATER	

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
IRRIGATION	04/15	10/15	1.700 CFS	428.1 AF
	Total Diversion		1.700 CFS	428.1 AF

Source and Point(s) of Diversion

GROUND WATER	SWNWNE	Sec. 18, Twp 04N, Rge 45E, TETON County
GROUND WATER	SESENE	Sec. 12, Twp 04N, Rge 44E, TETON County

Place Of Use

IRRIGATION within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12				37.1									30.3	29.4		37.3	134.1
04N	45E	7		39.0	40.0		36.9	9.9	33.8	40.0	38.7			37.5		40.0	39.1		354.9
04N	45E	18	34.2	40.0	40.0	40.0	40.0	26.8		40.0									261.0

Right Acre Limit: 142.7

POU Total Acres: 750.0

Conditions of Approval:

1. K09 This right is for an enlargement of 142.7 acres within the place of use described for this right.
2. X35 Rights 22-14144 and 22-14145 when combined shall not exceed a total diversion rate of 3.45 cfs.
3. K02 This right is based upon an enlargement of Right No. 22-14144 pursuant to Section 42-1426, Idaho Code.
4. X35 Rights 22-2278, 22-7479, 22-14144, 22-11645, and 22-14145 when combined shall not exceed a total diversion rate of 3.60 cfs.
5. X35 Rights 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, and 22-14148 when combined shall not exceed the irrigation of 470.0 acres.

6.	206	Rights 22-387A, 22-7029, 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, and 21-14292 when combined shall not exceed a total diversion rate of 9.91 cfs and the irrigation of a specific 682.5 acres in a single irrigation season within the authorized 750.0 acre place of use. The specific 682.5 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 682.5 acres to be irrigated within the 750.0 acre place of use, the right holder shall submit a new land list and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.
7.	C11	This water right is subordinate to all water rights with a priority date earlier than April 12, 1994, that are not decreed as enlargements pursuant to Section 42-1426, Idaho Code. As between water rights decreed as enlargements pursuant to Section 42-1426, Idaho Code, the earlier priority right is the superior right.
8.	213	Upon specific notification of the Department, the right holder shall install and maintain data loggers to record water usage information at the authorized point(s) of diversion in accordance with Department specifications.
9.	214	Prior to the diversion and use of water under Transfer approval 81789, the right holder shall install and maintain acceptable measuring device(s) at the authorized point(s) of diversion in accordance with Department specifications, or shall obtain an approved variance from the Department to determine the amount of water diverted from power records or to maintain an existing measuring device.
10.	R63	This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
11.	T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
12.	T08	Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
13.	T19	Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

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IDAHO DEPARTMENT OF WATER RESOURCES 12/6/2021

Proof Report

Water Right 22-14146

Owner Type	**Name and Address**
Current Owner	SUNRAIN VARIETIES LLC 5466 W 49TH S IDAHO FALLS, ID 83402
Security Interest	RABO AGRIFINANCE LLC 14767 N OUTER 40 RD STE 400 CHESTERFIELD, MO 63017

Priority Date: 6/1/1889
Basis: Decreed
Status: Active

Source	**Tributary**
MAHOGANY CREEK	TETON RIVER

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
IRRIGATION	04/15	10/31	0.190 CFS	
	Total Diversion		0.190 CFS	

Source and Point(s) of Diversion

MAHOGANY CREEK L2(NWNE) Sec. 14, Twp 04N, Rge 44E, TETON County

Place Of Use

IRRIGATION within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12				37.1									30.3	29.4		37.3	134.1
04N	45E	7		39.0	40.0		36.9	9.9	33.8	40.0	38.7			37.5		40.0	39.1		354.9
04N	45E	18	34.2	40.0	40.0	40.0	40.0	26.8		40.0									261.0

Right Acre Limit: 153.8

POU Total Acres: 750.0

Conditions of Approval:

1. X27 This right is limited to the irrigation of 153.8 acres within the authorized place of use in a single irrigation season.
2. 206 Rights 22-14146 and 22-14147 when combined are limited to the irrigation of a specific 153.8 acres within the 750.0 acre place of use authorized by this right in a single irrigation season. The specific 153.8 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 153.8 acres to be irrigated within the 750.0 acre place of use, the right holder shall submit a new land list and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.

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3.	X35	Rights 22-14146, 22-14147, and 22-14148 when combined shall not exceed a total diversion rate of 3.07 cfs and the irrigation of 470.0 acres.
4.	K01	Right No. 22-14148 is an enlargement of this right pursuant to Section 42-1426, Idaho Code.
5.	X35	Rights 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, and 22-14148 when combined shall not exceed the irrigation of 470.0 acres.
6.	206	Rights 22-387A, 22-7029, 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, and 21-14292 when combined shall not exceed the irrigation of a specific 682.5 acres in a single irrigation season within the authorized 750.0 acre place of use. The specific 682.5 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 682.5 acres to be irrigated within the 750.0 acre place of use, the right holder shall submit a new land list and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.
7.	R43	The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).
8.	R05	Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 01.
9.	R63	This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
10.	T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
11.	T08	Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
12.	T19	Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

CONTINUED
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IDAHO DEPARTMENT OF WATER RESOURCES 12/6/2021

Proof Report

Water Right 22-14147

Owner Type	Name and Address
Current Owner	SUNRAIN VARIETIES LLC 5466 W 49TH S IDAHO FALLS, ID 83402
Security Interest	RABO AGRIFINANCE LLC 14767 N OUTER 40 RD STE 400 CHESTERFIELD, MO 63017

Priority Date: 7/1/1890
Basis: Decreed
Status: Active

Source	Tributary
MAHOGANY CREEK	TETON RIVER

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	10/31	2.880 CFS	
	Total Diversion		2.880 CFS	

Source and Point(s) of Diversion

MAHOGANY CREEK L2(NWNE) Sec. 14, Twp 04N, Rge 44E, TETON County

Place Of Use

IRRIGATION within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12				37.1									30.3	29.4		37.3	134.1
04N	45E	7		39.0	40.0		36.9	9.9	33.8	40.0	38.7			37.5		40.0	39.1		354.9
04N	45E	18	34.2	40.0	40.0	40.0	40.0	26.8		40.0									261.0

Right Acre Limit: 153.8

POU Total Acres: 750.0

Conditions of Approval:

1. X27 This right is limited to the irrigation of 153.8 acres within the authorized place of use in a single irrigation season.
2. 206 Rights 22-14146 and 22-14147 when combined are limited to the irrigation of a specific 153.8 acres within the 750.0 acre place of use authorized by this right in a single irrigation season. The specific 153.8 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 153.8 acres to be irrigated within the 750.0 acre place of use, the right holder shall submit a new land list and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.

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3.	K01	Right No. 22-14148 is an enlargement of this right pursuant to Section 42-1426, Idaho Code.
4.	X35	Rights 22-14146, 22-14147, and 22-14148 when combined shall not exceed a total diversion rate of 3.07 cfs and the irrigation of 470.0 acres.
5.	X35	Rights 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, and 22-14148 when combined shall not exceed the irrigation of 470.0 acres.
6.	206	Rights 22-387A, 22-7029, 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, and 21-14292 when combined shall not exceed the irrigation of a specific 682.5 acres in a single irrigation season within the authorized 750.0 acre place of use. The specific 682.5 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 682.5 acres to be irrigated within the 750.0 acre place of use, the right holder shall submit a new land list and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.
7.	R43	The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).
8.	R05	Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 01.
9.	R63	This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
10.	T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
11.	T08	Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
12.	T19	Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

Water Right 22-14148

Owner Type	Name and Address
Current Owner	SUNRAIN VARIETIES LLC 5466 W 49TH S IDAHO FALLS, ID 83402
Security Interest	RABO AGRIFINANCE LLC 14767 N OUTER 40 RD STE 400 CHESTERFIELD, MO 63017

Priority Date: 6/1/1966
Basis: Decreed
Status: Active

Source	Tributary
MAHOGANY CREEK	TETON RIVER

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	10/15	3.070 CFS	
	Total Diversion		3.070 CFS	

Source and Point(s) of Diversion

MAHOGANY CREEK L2(NWNE) Sec. 14, Twp 04N, Rge 44E, TETON County

Place Of Use

IRRIGATION within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12				37.1									30.3	29.4		37.3	134.1
04N	45E	7		39.0	40.0		36.9	9.9	33.8	40.0	38.7			37.5		40.0	39.1		354.9
04N	45E	18	34.2	40.0	40.0	40.0	40.0	26.8		40.0									261.0

Right Acre Limit: 316.2

POU Total Acres: 750.0

Conditions of Approval:

1. K09 This right is for an enlargement of 316.2 acres within the place of use described for this right.
2. X35 Rights 22-14146, 22-14147, and 22-14148 when combined shall not exceed a total diversion rate of 3.07 cfs and the irrigation of 470.0 acres.
3. X35 Rights 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, and 22-14148 when combined shall not exceed the irrigation of 470.0 acres.
4. 206 Rights 22-387A, 22-7029, 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, and 21-14292 when combined shall not exceed the irrigation of a specific 682.5 acres in a single irrigation season within the authorized 750.0 acre place of use. The specific 682.5 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be

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associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 682.5 acres to be irrigated within the 750.0 acre place of use, the right holder shall submit a new land list and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.

5. K02 This right is based upon an enlargement of Right No. 22-14146 and 22-14147 pursuant to Section 42-1426, Idaho Code.
6. C11 This water right is subordinate to all water rights with a priority date earlier than April 12, 1994, that are not decreed as enlargements pursuant to Section 42-1426, Idaho Code. As between water rights decreed as enlargements pursuant to Section 42-1426, Idaho Code, the earlier priority right is the superior right.
7. R43 The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).
8. R05 Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 01.
9. R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
10. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
11. T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
12. T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

Water Right 22-7479

Owner Type	Name and Address
Current Owner	SUNRAIN VARIETIES LLC 5466 W 49TH S IDAHO FALLS, ID 83402

Priority Date: 6/26/1984
Basis: License
Status: Active

Source	Tributary
GROUND WATER	

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	10/31	0.780 CFS	136.5 AF
	Total Diversion		0.780 CFS	136.5 AF

Source and Point(s) of Diversion

GROUND WATER	SWNWNE	Sec. 18, Twp 04N, Rge 45E, TETON County
GROUND WATER	SESENE	Sec. 12, Twp 04N, Rge 44E, TETON County

Place Of Use

IRRIGATION within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12				37.1									30.3	29.4		37.3	134.1
04N	45E	7		39.0	40.0		36.9	9.9	33.8	40.0	38.7			37.5		40.0	39.1		354.9
04N	45E	18	34.2	40.0	40.0	40.0	40.0	26.8		40.0									261.0

Right Acre Limit: 39.0

POU Total Acres: 750.0

Conditions of Approval:

1. X27 This right is limited to the irrigation of 39.0 acres within the authorized place of use in a single irrigation season.
2. X35 Rights 22-2278, 22-7479, 22-14144, 22-11645, and 22-14145 when combined shall not exceed a total diversion rate of 3.60 cfs.
3. X35 Rights 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, and 22-14148 when combined shall not exceed the irrigation of 470.0 acres.
4. 206 Rights 22-387A, 22-7029, 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, and 21-14292 when combined shall not exceed the irrigation of a specific 682.5 acres in a single irrigation season within the authorized 750.0 acre place of use. The specific 682.5 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 682.5 acres to be irrigated within the 750.0 acre place of use, the right holder shall submit a new land list

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and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.

5. 213 Upon specific notification of the Department, the right holder shall install and maintain data loggers to record water usage information at the authorized point(s) of diversion in accordance with Department specifications.

6. 214 Prior to the diversion and use of water under Transfer approval 81789, the right holder shall install and maintain acceptable measuring device(s) at the authorized point(s) of diversion in accordance with Department specifications, or shall obtain an approved variance from the Department to determine the amount of water diverted from power records or to maintain an existing measuring device.

7. R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.

8. 943 The right holder shall make full beneficial use of all surface water available to the right holder for irrigation of lands within the authorized place of use for this right. The right holder may divert ground water under this right to irrigate land with appurtenant surface water rights when the surface water supply is not reasonably sufficient to irrigate the place of use for this water right or is not available due to drought, curtailment by priority, or the seasonal startup and shutoff or maintenance schedule for canal company deliveries. The right holder shall not divert ground water for irrigation purposes under this right if use of the surface water supply is intentionally discontinued or reduced (for example abandoned, forfeited, sold, disallowed by court decree, or leased to the Water Supply Bank), or is not deliverable due to non-payment of annual assessments, without an approved transfer pursuant to Section 42-222, Idaho Code, or other Department approval.

9. The use of water under this right shall not give rise to any claim against the holder of a senior water right based upon the theories of forfeiture, abandonment, adverse possession, waiver, equitable estoppel, estoppel by laches or customary preference.

10. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.

11. T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

Water Right 22-14292

Owner Type	Name and Address
Current Owner	SUNRAIN VARIETIES LLC 5466 W 49TH S IDAHO FALLS, ID 83402
Security Interest	RABO AGRIFINANCE LLC 14767 N OUTER 40 RD STE 400 CHESTERFIELD, MO 63017

Priority Date: 10/10/1979
Basis: Decreed
Status: Active

Source	Tributary
GROUND WATER	

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	10/15	0.370 CFS	73.5 AF
	Total Diversion		0.370 CFS	73.5 AF

Source and Point(s) of Diversion

GROUND WATER	SESENE	Sec. 12, Twp 04N, Rge 44E, TETON County
GROUND WATER	SWNWNE	Sec. 18, Twp 04N, Rge 45E, TETON County

Place Of Use

IRRIGATION within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	44E	12				37.1									30.3	29.4		37.3	134.1
04N	45E	7		39.0	40.0		36.9	9.9	33.8	40.0	38.7			37.5		40.0	39.1		354.9
04N	45E	18	34.2	40.0	40.0	40.0	40.0	26.8		40.0									261.0

Right Acre Limit: 24.5

POU Total Acres: 750.0

Conditions of Approval:

1. X27 This right is limited to the irrigation of 24.5 acres within the authorized place of use in a single irrigation season.
2. 206 Rights 22-387A, 22-7029, 22-7479, 22-14144, 22-14145, 22-14146, 22-14147, 22-14148, and 21-14292 when combined shall not exceed the irrigation of a specific 682.5 acres in a single irrigation season within the authorized 750.0 acre place of use. The specific 682.5 acres to be irrigated by the right holder shall be identified prior to use by submittal of a land list and a representative electronic shape file or by submittal of a land list and a map sufficiently detailed to allow creation of an electronic shape file to be associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 682.5 acres to be

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SEP 07 2022

irrigated within the 750.0 acre place of use, the right holder shall submit a new land list and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.

3. R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
4. 213 Upon specific notification of the Department, the right holder shall install and maintain data loggers to record water usage information at the authorized point(s) of diversion in accordance with Department specifications.
5. 214 Prior to the diversion and use of water under Transfer approval 81789, the right holder shall install and maintain acceptable measuring device(s) at the authorized point(s) of diversion in accordance with Department specifications, or shall obtain an approved variance from the Department to determine the amount of water diverted from power records or to maintain an existing measuring device.
6. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
7. T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
8. T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

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SEP 07 2022

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 Gary Spackman**

September 02, 2022

ALEX S MURRAY
12003 N ATLAS DR
HIGHLAND UT 84003-3883

Re: Change in Water Right Ownership: 22-387 A (Split into 22-387 A and 22-14484), 22-7029 (Split into 22-7029 and 22-14485), 22-7479 (Split into 22-7479 and 22-14486), 22-14144 (Split into 22-14144 and 22-14487), 22-14145 (Split into 22-14145 and 22-14488), 22-14146 (Split into 22-14146 and 22-14489), 22-14147 (Split into 22-14147 and 22-14490), 22-14148 (Split into 22-14149 and 22-14491), 22-14292 (Split into 22-14292 and 22-14492) 22-11709, 22-11710

Dear Water Right Holder(s):

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

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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 Barg
Technical Records Specialist 1

Enclosure(s)

cc: Mahogany Creek LLC
Wild Rose Realty
Water District 01

SCANNED
SEP 07 2022

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 Gary Spackman**

October 11, 2022

862 TETON LLC
8350 N CENTRAL EXPY STE M1020
DALLAS TX 75206-1641

Re: Change in Water Right Ownership: 22-387A (Split into 22-387A and 22-14496), 22-7029 (Split into 22-7029 and 14497), 22-7479 (Split into 22-7479 and 14498), 22-14144 (Split into 22-14144 and 14499), 22-14145 (Split into 22-14145 and 22-14500), 22-14146 (Split into 22-14146 and 22-14501), 22-14147 (Split into 22-14147 and 22-14502), 22-14148 (Split into 22-14148 and 22-14503), 22-14292 (Split into 22-14292 and 22-14504), 22-11710 (No Split)

Dear Water Right Holder(s):

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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 Barg
Technical Records Specialist 1

Enclosure(s)

cc: ALEX S MURRAY
WHITNEY MURRAY
WATER DISTRICT 01

SCANNED
OCT 19 2022

WILD ROSE REALTY

Jamie,

As per our telephone conversation, see enclosed check.

John

RECEIVED

OCT 11 2022

Department of Water Resources
Eastern Region

SCANNED

OCT 18 2022

3025 South 5000 West · Driggs, Idaho · 208-589-8262 · www.JohnPehrson.com · JPehrson@WildRoseRealty.net

WILD ROSE REALTY

August 5, 2022

To: Jonie Barg

IDWR Eastern Region
900 North Skyline Drive, Ste A Idaho
Falls, Idaho 83402-1718

Re: Notice of change in Water Right ownership/Alex Murray to 862 Teton LLC

Dear Ms. Barg,

My name is John Pehrson. I have communicated with you before. I am the Designated Broker for Wild Rose Realty and currently represent 862 Teton LLC which most recently purchased 743 Acres from Alex S and Whitney A Murray. The original farm purchase by Mr. and Mrs. Murray from Sunrain Varieties last December 26 was 883 Acres. I represented Mr. and Mrs. Murray at that time and sent in a water right transfer request from Sunrain Varieties to Alex Murray of which you acknowledged receipt on January 19, 2022. In the most recent sale by Mr. and Mrs. Murray to 862 Teton LLC, Mr. and Mrs. Murray retained 140 Acres known as Parcel 1. As I now represent 862 Teton LLC, we are now desirous to transfer the applicable decreed water rights pertinent to that sale from Alex S Murray and Whitney A Murray to 862 Teton LLC. Again, Mr. and Mrs. Murray will be retaining the water rights applicable to Parcel 1, which they still own. I am guessing that the water rights currently owned by Mr. and Mrs. Murray must be split in order to give 862 Teton LLC the portion of water rights applicable to the 743 Acres which they have purchased while retaining the water rights on Parcel 1. (Approximately 140 Acres). Therefore, I have submitted this notice of change in water right ownership as a "split" notice and enclosed $900.00 for the 9 appurtenant water rights that will be split accordingly. I am sure you will let me know if I am mistaken in this assumption. In this packet, I enclose the following:

1. Signed notice of change in water right ownership Alex S Murray and Whitney A Murray and split of shares to 862 Teton LLC, Decrees: 22-387A, 22-7029, 22-7479, 22-11709, 22-11710, 22-14144, 14145, 22-14146, 22-14147
2. Signed notice of change in water right ownership from Alex S Murray and Whitney A Murray to 862 Teton LLC, Decrees: 22-14148, 22-14292
3. Signed notice of split in water right ownership from Alex S Murray and Whitney A Murray and split of shares to 862 Teton LLC, Decrees: 22-387A, 22-7029, 22-7479, 22-11709, 22-11710, 22-14144, 14145, 22-14146, 22-14147
4. Copy of Conveyance Document – Warranty Deed (From Alex S and Whitney A Murray to 862 Teton LLC – Parcels 2-10)
5. Copy of Conveyance Document – Sunrain Varieties LLC to Alex S and Whitney A Murray – Parcel 1 (which they have retained)
6. Copies of Plat Map, Survey Map, or aerial photograph which clearly shows the place of use and point of diversion for each water right.
7. Filing Fee - $100.00 per individual right being transferred = $900.00 (Check Enclosed)

Once these water right transfers have been approved and completed, please email me the new proof reports for the associated decreed water rights.

My email address is: John Pehrson, Wild Rose Realty – jpehrson@wildroserealty.net

Sincerely yours,

John Pehrson
Designated Broker, Wild Rose Realty

SCANNED
OCT 19 2022

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 Gary Spackman**

September 02, 2022

MAHOGANY CREEK LLC
53 N 1650 W
SPRINGVILLE UT 84663-5954

Re: Change in Water Right Ownership: 22-387 A (Split into 22-387 A and 22-14484), 22-7029 (Split into 22-7029 and 22-14485), 22-7479 (Split into 22-7479 and 22-14486), 22-14144 (Split into 22-14144 and 22-14487), 22-14145 (Split into 22-14145 and 22-14488), 22-14146 (Split into 22-14146 and 22-14489), 22-14147 (Split into 22-14147 and 22-14490), 22-14148 (Split into 22-14149 and 22-14491), 22-14292 (Split into 22-14292 and 22-14492)

Dear Water Right Holder(s):

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

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

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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 Barg
Technical Records Specialist 1

Enclosure(s)

cc: ALEX S MURRAY
WHITNEY MURRAY
WILD ROSE REALTY
WATER DISTRICT 01

SCANNED
SEP 07 2022

updated 4/27/2022 JB

Rabo AgriFinance

Kayleen Shaw
Customer Relationship Specialist

Office Address	*Rabo AgriFinance* *970 Pier View Drive, Suite B* *Idaho Falls, Idaho 83402*
Tel	*208-552-6307*
Email	*Kayleen.shaw@raboag.com*
Website	*www.RaboAg.com*

April 20, 2022

RECEIVED

APR 26 2022

Department of Water Resources
Eastern Region

Idaho Department of Water Resources
Eastern Region
900 N. Skyline Drive, Suite A
Idaho Falls, ID 83402-1718

RE: Sunrain Varieties LLC

To Whom It May Concern:

Please take notice that Rabo AgriFinance hereby releases it Security Interest in the following water right numbers pertaining to Sunrain Varieties, LLC.

Type	Basin	Sequence
WR	22	34-A
WR	22	34B
WR	22	34C
WR	22	256A
WR	22	387A
WR	22	2053B
WR	22	7029
WR	22	7479
WR	22	10003
WR	22	11398
WR	22	11399
WR	22	11709
WR	22	11710
WR	22	14138
WR	22	14139
WR	22	14140
WR	22	14141
WR	22	14145
WR	22	14146

WR	22	14147
WR	22	14148
WR	22	14292

For reference I have enclosed the previous acknowledgements that reference the above Water Rights.

Please let me know if you have any questions or need further information.

Sincerely,

Kayleen Shaw
Customer Relationship Specialist

cc: Sunrain Varieties, LLC
Whitney Goodwin

WILD ROSE REALTY

RECEIVED
JAN 28 2022
Department of Water Resources
Eastern Region

January 26, 2022

To: Jonie Barg
IDWR Eastern Region
900 North Skyline Drive, Ste A
Idaho Falls, Idaho 83402-1718

Re: Notice of change in Water Right ownership/Sunrain Varieties to Alex Murray/and Split of water rights Sunrain Varieties to Mahogany Creek LLC

Dear Ms. Barg,

I have now included the notices for the changes of water right ownership from Sunrain Varieties to Alex Murray as well as the nine water right splits needed to provide Mahogany Creek LLC with their share of water for their 20 acres which will provide them water for approximately 8.2 acres.

In this packet, I enclose the following:

1. Signed notice of change in water right ownership from Sunrain Varieties to Alex Murray and split of share to Mahogany Creek LLC. : Decrees 22-387A, 22-7029, 22-7479, 22-11709, 22-11710, 22-14144, 22-14145, 22-14146, 22-14147.
2. Signed notice of change in water right ownership from Sunrain Varieties to Alex Murray: Decrees 22-14148, 22-14292
3. Signed notice of split in water right ownership from Sunrain Varieties to Mahogany Creek LLC: Decrees 22-387A, 22-7029, 22-7479, 22-11709, 22-11710, 22-14144, 22-14145, 22-14146, 22-14147.
4. Copy of Conveyance Document for both Sunrain to Alex Murray and Sunrain to Mahogany Creek LLC – Warranty Deeds
5. Copies of Plat Map, Survey Map, or aerial photograph for both Alex Murray and Mahogany Creek which clearly shows the place of use and point of diversion for each water right
6. Filing Fee - $100.00 per individual right being split = $900.00 (Check Enclosed)

Once these water right transfers and splits have been approved and completed, please email me the new proof reports for the associated new decreed water rights. I represent both Alex Murray and Mahogany Creek LLC.

My email address is: John Pehrson, Wild Rose Realty – jpehrson@wildroserealty.net

Sincerely yours,

John Pehrson
Designated Broker, Wild Rose Realty

3025 South 5000 West · Driggs, Idaho · 208-589-8262 · www.JohnPehrson.com · JPehrson@WildRoseRealty.net