

RECEIVED

JUL 31 2023

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDepartment of Water Resources
Eastern Region

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
33-2087B <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
33-2104A <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
33-10026 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Brian C. Hoff and Karen B. Hoff
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Pancheri Brothers, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 1460 Hwy 33 Howe ID 83244
Mailing address City State Zip
208-339-1293
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: May 31, 2023
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.

SUPPORT DATA

IN FILE #

33-2087A

8. Signature: Robert L. Harris Attorney July 31, 2023
Signature of new owner/claimant Title, if applicable Date
Robert L. Harris
Print name

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

Print name

For IDWR Office Use Only:

Received by JB Date 8/1/2023 Receipt No. E049392 Receipt Amt. \$70. -
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 8/1/2023

AUG 01 2023

#10 93812/831407 CB/mr

(Space Above for Recorder's Use)

WARRANTY DEED

THIS INDENTURE, made this 31st day of May, 2023, by and between Karen Bare Hoff and Brian C. Hoff, wife and husband (collectively "Grantor"), and Pancheri Brothers, LLC, an Idaho limited liability company, whose address is 1460 Hwy 33, Howe, Idaho 83244 (the "Grantee").

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and by these presents does grant, bargain, sell, convey, and confirm unto the Grantee, and to the Grantee's successors and assigns forever, all of the following described property in the County of Butte State of Idaho, to-wit:

Township 6 North, Range 29 East of the Boise Meridian, Butte County, Idaho, Section 30: Lot 3 (NW1/4SW1/4); NE1/4SW1/4; N1/2SE1/4; and the NE1/4 lying South and West of the State Highway (sometimes referred to as the Little Lost River Highway)

Together with all appurtenances, improvements, easements, mineral rights, and water rights associated with the Property, including all irrigation equipment located on the land or used in connection therewith;

SUBJECT to all real property taxes and assessments, all existing patent exceptions and reservations, easements, rights of way, and restrictive covenants, all applicable zoning ordinances, building codes, laws and regulations, and all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property.

#10 93812/831407 CB/mr

(Space Above for Recorder's Use)

WARRANTY DEED

THIS INDENTURE, made this 31st day of May, 2023, by and between **Karen Bare Hoff and Brian C. Hoff**, wife and husband (collectively "Grantor"), and **Pancheri Brothers, LLC**, an Idaho limited liability company, whose address is 1460 Hwy 33, Howe, Idaho 83244 (the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and by these presents does grant, bargain, sell, convey, and confirm unto the Grantee, and to the Grantee's successors and assigns forever, all of the following described property in the County of Butte State of Idaho, to-wit:

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Together with all appurtenances, improvements, easements, mineral rights, and water rights associated with the Property, including all irrigation equipment located on the land or used in connection therewith;

SUBJECT to all real property taxes and assessments, all existing patent exceptions and reservations, easements, rights of way, and restrictive covenants, all applicable zoning ordinances, building codes, laws and regulations, and all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property.

AND SUBJECT TO the following:

1. Reservations in United States Patent, recorded in Book 2, of Patents, Page 216.
2. Any claim arising from the difference in the mean high water mark of the Little Lost River and the meander line as shown by the Original Government Survey.
3. Right, title and interest of the State of Idaho within the natural bed of the Little Lost River below the ordinary high water mark, and also excepting any artificial accretions waterward of said ordinary low water line.
4. Any portion of the described land within the natural bed of the Little Lost River below the natural or ordinary high water mark where it was located prior to any artificial or avulsive changes in the location of the shoreline.
5. Right-of-way or easement of 3720 N, 1800 W, 1700 W, 3800 N.
6. Levies and assessments of Big Lost River Irrigation District.
7. Blane County Irrigation Company Limited, Agreement upon the terms, conditions and provisions contained therein:
Parties: Blane County Irrigation Company Limited and Clyde V. King
Recorded: October 10, 1910, Instrument No. 34023 in Book 1 Miscellaneous Page 330
8. Covenants, conditions, restrictions and easements contained in deed to the State of Idaho recorded May 28, 1947, in Book 15 of Deeds, page 94.
9. Easement granted to Utah Power & Light Company, a corporation, recorded December 11, 1959, in Book 4 of Miscellaneous, page 172.
10. Easement granted to Utah Power & Light Company, a corporation, recorded March 26, 1962, in Book 4 of Miscellaneous, page 361.
11. Easement granted to Utah Power & Light Company, a corporation, recorded May 12, 1969, in Book 5 of Miscellaneous, page 302 and recorded August 11, 1970 as Instrument No. 422.
12. Provisions in deed to Wayne R. Bare and Metta Bare, Husband and Wife, recorded March 4, 1991, as Instrument No. 24606.

TO HAVE AND TO HOLD the premises and the appurtenances unto the Grantee, and to the Grantee's successors and assigns forever. The Grantor shall warrant and defend the premises in the quiet and peaceable possession of the Grantee and the Grantee's successors and assigns and against every person whomsoever who lawfully holds (or who later lawfully claims to have held) rights in the premises as of the date hereof.

In construing this Warranty Deed and where the context so requires, the singular includes the plural.

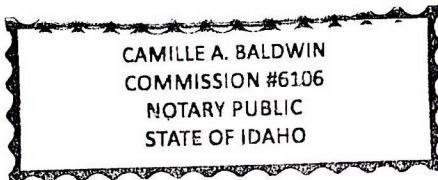
IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

Karen Bare Hoff
Karen Bare Hoff

Brian C. Hoff
Brian C. Hoff

STATE OF IDAHO)
County of Ada)ss.

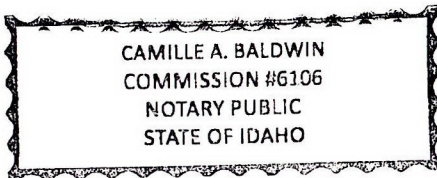
This record was acknowledged before me on the 31st day of May, 2023, by **Karen Bare Hoff**.



Camille A. Baldwin
Notary Public for Idaho
My Commission Expires: 7/21/2027

STATE OF IDAHO)
County of Ada)ss.

This record was acknowledged before me on the 31st day of May, 2023, by **Brian C. Hoff**.



Camille A. Baldwin
Notary Public for Idaho
My Commission Expires: 7/21/2027

C:\Users\vharris\Desktop\10788-010\2023.05.06 Revised Draft\Exhibit B Warranty Deed.docx



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

August 01, 2023

PANCHERI BROTHERS LLC
1494 HIGHWAY 33
HOWE ID 83244-8719

Re: Change in Ownership for Water Right No(s): 33-2104A, 33-2104A, 33-10026

Dear Water Right Holder(s):

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

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

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

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

Sincerely,

Jonie Baily
Technical Records Specialist 1

Enclosure(s)

cc: HOLDEN KIDWELL HAHN AND CRAPO
WATER DISTRICT 33

SCANNED

AUG 01 2023



Holden Kidwell
Hahn & Crapo P.L.L.C.
LAW OFFICES

RECEIVED

JUL 31 2023

Department of Water Resources
Eastern Region

Established in 1896

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PO Box 50130
Idaho Falls, Idaho 83405
Tel: (208) 523-0620
Fax: (208) 523-9518
www.holdenlegal.com
rharris@holdenlegal.com

July 31, 2023

Jonie Bailly
Idaho Department of Water Resources
900 N. Skyline Dr., Ste. A
Idaho Falls, ID 83402

**RE: Notice of Change in Water Right Ownership for WR Nos. 33-2087B, 33-2104A,
and 33-10026.**

Dear Jonie:

Enclosed for processing is a *Notice of Change in Water Right Ownership* for the above-referenced water rights. The water rights are appurtenant to farm ground that was purchased by our client, Pancheri Brothers, LLC. Enclosed is the *Warranty Deed* recorded as Instrument No. 0000-061141 on the records of Butte County evidencing the transaction. Because there is no split of the water rights, we have included the appropriate filing fee of \$75.00. If you have any questions, please let me know.

Best regards,

Robert L. Harris
HOLDEN, KIDWELL, HAHN & CRAPO, P.L.L.C.

Enclosures

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SCANNED

AUG 01 2023