

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

RECEIVED
DEC 30 2022
DEPT OF WATER RESOURCES
SOUTHERN REGION

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?
36-4062	Yes ☐	Yes ☐	36-10776	Yes ☐	Yes ☐
36-7714A	Yes ☐	Yes ☐	36-10779	Yes ☐	Yes ☐
36-7714B	Yes ☐	Yes ☐	36-10781	Yes ☐	Yes ☐
36-10780	Yes ☐	Yes ☐	36-8491	Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Oak Valley West, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Hurtado Land & Livestock, LLC, an Idaho limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 23206 E. 3600 S Wendell ID 83335
Mailing address City State Zip
- 208-536-6203 208-539-3799 hurtadodairy@yahoo.com
Telephone Email hurtadodairy4@gmail.com
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: December 9, 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] Title, if applicable _____ Date _____
Signature of new owner/claimant

Print name _____

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

Print name _____

SUPPORT DATA

IN FILE # 36-4062

SCANNED

APR 28 2023

Received by SG Date 12/30/2022 For IDWR Office Use Only: Receipt No. 5039575 Receipt Amt. \$200.00

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 _____ Processed by SM Date 2-7-2023

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE ONLY
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

Instrument # 279700
GOODING COUNTY, GOODING, IDAHO
12-09-2022 13:24:17 No. of Pages: 6
Recorded for: TITLEONE - BURLEY
DENISE GILL Fee: \$15.00
Ex-Officio Recorder Deputy: DAL
Electronically Recorded by Simplifile

WARRANTY DEED

22442519

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, Oak Valley Land Company, LLC, an Idaho limited liability company ("Grantor"), does hereby grant, bargain, sell and convey unto Hurtado Land & Livestock, LLC, an Idaho limited liability company, whose current mailing address is 2306 E 3600 S, Wendell, Idaho 83355 ("Grantee"), the following described real property, located in Gooding County, Idaho, to wit (the "Premises"):

See Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER WITH all water and water rights and other entitlements to water appurtenant to or beneficially used upon the Premises including, but not limited to, those described on Exhibit B, and all others represented by any decree, license, permit, claim, permit application or storage entitlement, and all other ditch and canal company, water association, irrigation district, or other water delivery entity shares and entitlements to receive water from any such company, association, district or other entity, and all ditch rights, easements, and rights of way associated with any irrigation or other water well, pump, delivery ditch, canal, lateral, pipeline, or facilities used to divert, convey or deliver any water, water rights, or entitlements appurtenant to or beneficially used upon the Premises, and all minerals and mineral rights appurtenant thereto, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all estate, right, title and interest in and to the Premises, as well in law as in equity.

TO HAVE AND TO HOLD the Premises with its appurtenances unto Grantee, its successors and assigns, forever. Grantor does hereby covenant to and with Grantee, and its successors and assigns forever, that Grantor is owner in fee simple of the Premises; that Grantor has a good right to convey the fee simple; that the Premises is free from any and all liens, claims, encumbrances or other defects of title except the Permitted Exceptions; that Grantor shall and will warrant and defend the quiet and peaceful possession of said Premises by Grantee, and its successors and assigns forever, against all other claims whatsoever except as excluded or excepted herein and that Grantor and its successors and assigns will, on demand of the Grantee or its successors or assigns, execute any instrument necessary for the further assurance of the title to the Premises that may be reasonably required.

DATED effective as of the 9 day of December, 2022.

SELLER:

Oak Valley Land Company, LLC, an Idaho Limited Liability Company

By: 
Sarah J. Aardema, Manager

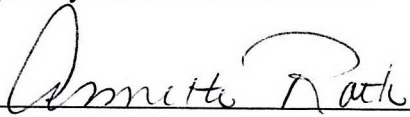
Oak Valley Land Company, LLC, an Idaho Limited Liability Company

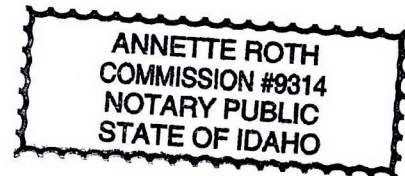
By: 
Peter L. Jones, Manager

STATE OF IDAHO)
: ss.
County of Twin Falls)

On this 7 day of December, 2022, before me, a Notary Public in and for said state, personally appeared Sarah J. Aardema, who executed the instrument in and on behalf of Oak Valley Land Company, LLC and who represented that she had authorization to execute the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

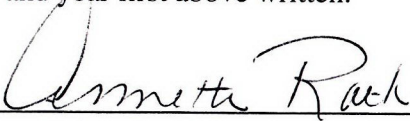

Notary Public for Idaho
Residing at: Rupert ID
My commission expires: 8-4-2023



STATE OF IDAHO)
: ss.
County of Twin Falls)

On this 7 day of December, 2022, before me, a Notary Public in and for said state, personally appeared Peter L. Jones, who executed the instrument in and on behalf of Oak Valley Land Company, LLC and who represented that he had authorization to execute the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.


Notary Public for Idaho
Residing at: Rupert ID
My commission expires: 8-4-2023

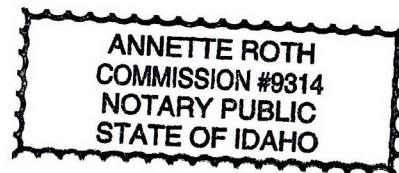


Exhibit A to Warranty Deed

(DEWIT DAIRY - DAIRY #2)

PARCEL NO. 1:
TOWNSHIP 8 SOUTH, RANGE 15, EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO

Section 22: SW $\frac{1}{4}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$

PARCEL NO. 2:
TOWNSHIP 8 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO

Section 23: W $\frac{1}{2}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$

PARCEL NO. 3:
TOWNSHIP 8 SOUTH, RANGE 15, EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO

Section 27: E $\frac{1}{2}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, NW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$, SAVE AND EXCEPT the following tracts:

Tract No. 1:

That part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$, described as follows:

Beginning at the Southwest corner of said tract;
Thence East along the South boundary line a distance of 1320 feet to the East boundary line of said tract;
Thence North along the East boundary line 371 feet;
Thence West on a line parallel with the South boundary line 857 feet;
Thence Southwesterly 471 feet to the West boundary line of said tract;
Thence South along the West boundary line 181 feet to THE POINT OF BEGINNING,

Tract No. 2:

Part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, described as follows:

Beginning at the Northwest corner of Section 27 marked with a $\frac{1}{2}$ inch (one-half inch) steel pin and aluminum survey cap and being the TRUE POINT OF BEGINNING;
Thence South 0°07'18" West 86.05 feet along the Westerly boundary of Section 27;
Thence South 79°57'13" East 138.78 feet along an existing fence;
Thence North 58°57'58" East 89.71 feet along said fence;
Thence South 87°22'14" East 189.17 feet along said fence;
Thence South 18°21'37" East 93.75 feet along said fence;
Thence South 78°55'54" East 304.13 feet along said fence;
Thence North 13°07'33" East 229.20 feet along said fence to the Northerly boundary of Section 27;
Thence South 89°46'07" West 782.37 feet along the Northerly boundary for Section 27 to the TRUE POINT OF BEGINNING.

TOWNSHIP 8 SOUTH, RANGE 15, EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO

Section 27: A parcel of land located in the W $\frac{1}{2}$ SW $\frac{1}{4}$, described as follows:

Commencing at the Southwest section corner of Section 27;
Thence North 0°01'12" East, 125.00 feet along the Westerly boundary of said Section 27 to THE REAL POINT OF BEGINNING;
Thence North 0°01'12" East, 1376.54 feet along the Westerly boundary of said Section 27;

Thence North 67°06'55" East, 487.30 feet;
Thence South 89°56'11" East, 360.08 feet;
Thence South 0°03'03" West, 1691.81 feet to the Southerly boundary of said Section 27;
Thence North 89°55'00" West, 633.05 feet along the Southerly boundary of said Section 27;
Thence North 0°01'12" East, 125.00 feet;
Thence North 89°55'00" West, 175.00 feet to THE REAL POINT OF BEGINNING.

Section 27: That part of the W $\frac{1}{2}$ SW $\frac{1}{4}$ described as follows:

Commencing at the Southwest corner of said Section 27, thence South 89°55'00" East along the South boundary of Section 27, 808.05 feet to the TRUE POINT OF BEGINNING;
Thence North 0°03'03" East, 1691.81 feet;
Thence South 89°56'11" East, 514.92 feet to a point on the East boundary of the W $\frac{1}{2}$ NW $\frac{1}{4}$;
Thence South 0°03'03" West along the East boundary of the W $\frac{1}{2}$ SW $\frac{1}{4}$, 371.00 feet to the Southeast corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$;
Thence South 0°03'03" West along the East boundary of the W $\frac{1}{2}$ SW $\frac{1}{4}$, 1320.99 feet to the Southeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$;
Thence North 89°55'00" West along the South boundary of the W $\frac{1}{2}$ SW $\frac{1}{4}$, 514.92 feet to the TRUE POINT OF BEGINNING.

SAVE AND EXCEPT from Section 27, All that portion deeded to Wendell Highway District by Warranty Deed recorded February 23, 2016 as Instrument No. 254084, Gooding County records, described as follows:

A parcel of land for county road rights of way purposes being generally described as a forty (40') foot wide strip of land adjacent to and along Bob Barton Highway being the South boundary of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 27, Township 8 South, Range 15 East, Boise Meridian in Gooding County, Idaho and being more specifically described as follows:

Commencing at the Southwest section corner of Section 27, Township 8 South, Range 15 East, Boise Meridian, said corner being at project Station 273+50.65;
Thence on a bearing of South 89°21'28" East a distance of 175.00 feet along the Section line of Section 27 and the centerline of Bob Barton Highway Project to Project Station 275+25.65 and REAL POINT OF BEGINNING;
Thence from this REAL POINT OF BEGINNING on a bearing North 0°34'09" East a distance of 40.00 feet to the new Northerly rights of way boundary of the Bob Barton Highway Project Station 275+25.59, 40.00 feet Lt.;
Thence on a bearing South 89°21'28" East a distance of 2470.97 feet along the new Northerly rights of way boundary of the Bob Barton Highway Project to Project Station 299+96.54, 40.00 Lt.;
Thence on a bearing South 89°18'00" East for a distance of 224.68 feet along the new Northerly rights of way boundary of the Bob Barton Highway Project to Project Station 302+21.20, 40.00 feet Lt. and the Point of Curvature of a curve to right;
Thence from this point of curvature and along a curve to right having a Central Angle of 1°43'38", a Radius of 8140.00 feet, an Arc Length of 245.38 feet, a Long Chord of 245.37 feet on a bearing of South 88°26'11" East along the new Northerly rights of way boundary of the Bob Barton Highway Project to Project Station 304+65.37, 40.00 feet Lt.;
Thence on a bearing South 87°34'22" East a distance of 253.47 feet along the new Northerly rights of way boundary of the Bob Barton Highway Project to Project Station 307+18.84, 40.00 Lt. and the Point of Curvature of a curve to the left;
Thence from this point of curvature and along a curve to the left having a Central Angle of 1°43'38", a Radius of 8060.00 feet, an arc length of 242.97 feet, a Long Chord of 242.96 feet on a bearing of South 88°26'11" East along the new Northerly rights of way boundary of the Bob Barton Highway Project to Project Station 309+63.02, 40.00 feet Lt.;
Thence on a bearing South 89°18'00" East a distance of 156.33 feet along the new Northerly rights of way boundary of the Bob Barton Highway Project to Project Station 311+19.35, 40 feet Lt. and the Point of Curvature of a curve to the left;
Thence from this point of curvature to left having a Central Angle of 1°25'46", a Radius of 8060.00 feet, an Arc Length of 201.08 feet, a long chord of 201.08 feet on a bearing of South 89°59'07" East along the new Northerly rights of way boundary of the Bob Barton highway project to the centerline of the Bob Barton Highway Project at Project Station 312+21.36, 40.00 feet Lt.;
Thence on a bearing South 0°37'31" West for a distance of 27.51 feet, along the new Northerly rights of way boundary of the Bob Barton Highway Project to Project Station 313+20.77, 12.50 feet Lt. and the South boundary of said Section 27;

Thence on a bearing North 89°18'00" West for a distance of 1323.72 feet along South boundary of said Section 27 of the Bob Barton Highway Project to Project Station 299+96.54;

Thence on a bearing North 89°21'28" West for a distance of 2470.90 feet along South boundary of said Section 27 of the Bob Barton Highway Project to Project Station 275+25.64 and THE REAL POINT OF BEGINNING.

(Basis of Bearing: The North-South quarter section line from the South Quarter corner of Section 21 to the North Quarter of Section 21 all in Township 8 South, Range 15 East Boise Meridian, Gooding County, Idaho. Said North-South Quarter section line being on a Bearing of North 0°39'23" East)

Exhibit B to Warranty Deed

WATER RIGHTS

All water and water rights, if any, and other entitlements to water, appurtenant to or beneficially used upon the Land, including but not limited to the following shares in Northside Canal Company and Idaho Department of Water Resources Ground Water Rights:

Northside Canal Company Water Shares are identified as follows:

<u>Certificate No.</u>	<u>Shares</u>
28164	90

Idaho Department Water Resources Ground Water Rights as follows:

36-4062
36-7714A
36-7714B
36-10780
36-10776
36-10779
36-10781
36-8491



IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

February 8, 2023

HURTADO LAND & LIVESTOCK LLC
2306 E 3600 S
WENDELL ID 83355-3405

Re: Change in Ownership & Notice of Security Interest for Water Right No(s): 36-2488, etc.
See Attachment (water rights formerly in the name of Oak Valley West LLC)

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 also acknowledges receipt of correspondence adding security interest of the above referenced water right(s) to Rabo AgriFinance LLC. The Department has modified its records and has enclosed a computer-generated report for you.

You will notice that Metropolitan Life Insurance Company is copied on the letter, because they hold a security interest on the water right(s) referenced above, which was filed on behalf of the previous owner(s). The Department can remove the security interest from these water right records with written authorization from Metropolitan Life Insurance Company.

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) 293-9908.

Sincerely,

Denise Maline

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: Rabo AgriFinance LLC, Chesterfield, MO
Metropolitan Life Insurance Company, c/o MetLife Investment Management LLC, Overland Park, KS
TitleOne, Burley, Idaho (File #22442519, 22464690, 22464923)
Water District 130

SCANNED
APR 28 2023

DeWit Dairy #1

Pg. 1

WR Number	Process	Status	Current Owner(s)	Other Owner(s)
36- 2488	Water Right	Active	HURTADO LAND & LIVESTOCK LLC	RABO AGRIFINANCE LLC (Security Interest); METROPOLITAN LIFE INSURANCE CO (Security Interest for Oak Valley West LLC)
36- 2658	Water Right	Active	HURTADO LAND & LIVESTOCK LLC	RABO AGRIFINANCE LLC (Security Interest); METROPOLITAN LIFE INSURANCE CO (Security Interest for Oak Valley West LLC)
36- 8388	Water Right License	Active	HURTADO LAND & LIVESTOCK LLC	RABO AGRIFINANCE LLC (Security Interest); METROPOLITAN LIFE INSURANCE CO (Security Interest for Oak Valley West LLC)
36- 10782	Water Right	Active	HURTADO LAND & LIVESTOCK LLC	RABO AGRIFINANCE LLC (Security Interest); METROPOLITAN LIFE INSURANCE CO (Security Interest for Oak Valley West LLC)

DeWit Dairy #2

WR Number	Process	Status	Current Owner(s)	Other Owner(s)
36- 4062	Water Right	Active	HURTADO LAND & LIVESTOCK LLC	RABO AGRIFINANCE LLC (Security Interest); METROPOLITAN LIFE INSURANCE CO (Security Interest for Oak Valley West LLC)
36- 7714A	Water Right	Active	HURTADO LAND & LIVESTOCK LLC	RABO AGRIFINANCE LLC (Security Interest); METROPOLITAN LIFE INSURANCE CO (Security Interest for Oak Valley West LLC)
36- 7714B	Water Right	Active	HURTADO LAND & LIVESTOCK LLC	RABO AGRIFINANCE LLC (Security Interest); METROPOLITAN LIFE INSURANCE CO (Security Interest for Oak Valley West LLC)
36- 8491	Water Right License	Active	HURTADO LAND & LIVESTOCK LLC	RABO AGRIFINANCE LLC (Security Interest); METROPOLITAN LIFE INSURANCE CO (Security Interest for Oak Valley West LLC)
36- 10776	Water Right	Active	HURTADO LAND & LIVESTOCK LLC	RABO AGRIFINANCE LLC (Security Interest); METROPOLITAN LIFE INSURANCE CO (Security Interest for Oak Valley West LLC)
36- 10779	Water Right	Active	HURTADO LAND & LIVESTOCK LLC	RABO AGRIFINANCE LLC (Security Interest); METROPOLITAN LIFE INSURANCE CO (Security Interest for Oak Valley West LLC)
36- 10780	Water Right	Active	HURTADO LAND & LIVESTOCK LLC	RABO AGRIFINANCE LLC (Security Interest); METROPOLITAN LIFE INSURANCE CO (Security Interest for Oak Valley West LLC)
36- 10781	Water Right	Active	HURTADO LAND & LIVESTOCK LLC	RABO AGRIFINANCE LLC (Security Interest); METROPOLITAN LIFE INSURANCE CO (Security Interest for Oak Valley West LLC)

DeWit Dairy #3

WR Number	Process	Status	Current Owner(s)	Other Owner(s)
36- 8661	Water Right License	Active	HURTADO LAND & LIVESTOCK LLC	RABO AGRIFINANCE LLC (Security Interest); METROPOLITAN LIFE INSURANCE CO (Security Interest for Oak Valley West LLC)
36- 10581	Water Right	Active	HURTADO LAND & LIVESTOCK LLC	RABO AGRIFINANCE LLC (Security Interest); METROPOLITAN LIFE INSURANCE CO (Security Interest for Oak Valley West LLC)



211 West 13th Street
Burley, ID 83318
Ph. (208) 881-0087
Fx. (866) 582-7546
www.titleonecorp.com

ID Dept. of Water Resources
650 Addison Ave. West, Suite 500
Twin Falls, ID 83301

RECEIVED
DEC 30 2022
DEPT OF WATER RESOURCES
SOUTHERN REGION

Date: 12/29/2022

Escrow No. 22442519 Hurtado Farms, LLC/Oak Valley Land Company, L.L.C.

Dear Clerk:

Enclosed with this letter please find the following documents in connection with the4 above referred to transaction:

- The original executed Notice of Change in Water Right Ownership
- A copy of the original recorded Warranty Deed
- TitleOne check no. 45116 made payable to Idaho Department of Water Resources in the amount of \$200.00

Please make the necessary changes in the records to indicate the new owner. Please send a receipted copy to this office.

Should you have any questions, please do not hesitate to contact Ashley Martinkus at 208878-3524.

Best Regards,
TITLEONE

Nancy Garrett
Ag Escrow Assistant

AR/nrg
Enc.
FedEx