

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

DEC 22 2022

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?
36-7176	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-14265	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-4366	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Hagerman Valley LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Riverence Farms LLC
New owner(s) as listed on the conveyance document

<u>PO Box AG</u> Mailing address <u>208-543-3401</u> Telephone	<u>Filer</u> City <u>notice@riverence.com</u> Email	<u>ID</u> State <u>83328</u> Zip	Name connector ☐ and ☐ or
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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: November 30, 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.
- 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: [Signature] President 12/19/2022
Signature of new owner/claimant Title, if applicable Date
Robert G. Young on behalf of Riverence Farms LLC
Print name

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

Received by W Date 12.22.22 For IDWR Office Use Only: Receipt No. C164958 Receipt Amt. \$ 75 ..

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 dh Date 12/28/22

SCANNED
JAN 03 2023

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

DEC 22 2022

DEPARTMENT OF
WATER RESOURCES

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Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
36-7176	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-14265	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-4366	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Hagerman Valley LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Riverence Farms LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- PO Box AG Filer ID 83328
Mailing address City State Zip
- 208-543-3401 notice@riverence.com
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.
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6. Do you own the land identified as the water right place of use? Yes ☐ No ☐
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8. Signature:  President 12/19/2022
Signature of new owner/claimant Title, if applicable Date
Robert G. Young on behalf of Riverence Farms LLC
Print name

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

Received by KU Date 12.22.22 For IDWR Office Use Only: Receipt No. 2114938 Receipt Amt. \$ 75.00
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 _____ Date _____

SCANNED

JAN 03 2023

22466432

Instrument # 279626
GOODING COUNTY, GOODING, IDAHO
11-30-2022 12:07:44 No. of Pages: 6
Recorded for: TITLEONE - TWIN FALLS
DENISE GILL Fee: \$15.00
Ex-Officio Recorder Deputy: JG
Electronically Recorded by Simplifile

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, effective as of November 30, 2022, **Hagerman Valley LLC**, an Idaho limited liability company and **Hagerman Trout LLC**, an Idaho limited liability company (collectively "Grantors"), do hereby grant, bargain, sell, and convey unto **Riverence Farms LLC**, a Delaware limited liability company ("Grantee"), whose address is P.O. Box AG, Filer, ID 83328, all of Grantors' right, title, and interest in and to the following described real property:

The property located in Gooding County, Idaho, as more particularly described in **Exhibit A** attached to and incorporated herein by this reference (the "Land");

TOGETHER WITH all water and water rights, whether permitted, licensed, decreed, or undecreed, which are located on or under, are historically used in connection with or are otherwise appurtenant to the Land, including all ditch and ditch rights, water storage rights, spring rights, seepage rights, water pipelines, water wells and well permits, underground water (whether tributary or non-tributary), shares of stock in canal companies pertaining to water rights, including, but not limited to, the specific water rights set forth on **Exhibit B** attached hereto and incorporated by this reference ("Water Rights"), together with all appurtenances and easements, rights-of-way, and all improvements of every type or kind, on or off the Land, including but not limited to embankments, flumes, headgates, wells, pumps, reservoirs, measuring devices, underground pipelines, and other structures that are related to, associated with, or historically used in connection with the foregoing Water Rights;

TOGETHER WITH all rights, privileges, appurtenances, hereditaments, easements, rights-of-way, reversions, and remainders pertaining to or used in connection with the Land, Water Rights, or any of the improvements, including, without limitation, all of Grantors' rights, title, and interests in and to all buildings, structures, and other improvements located on the Land and any and all fixtures attached thereto (the "Improvements"); all roads, streets, alleys, rail lines, passages, and other rights-of-way included therein or adjacent thereto; and all minerals, sand, gravel, oil, gas, and other saleable materials located thereon or thereunder, which together with the Land, Water Rights, and Improvements are collectively referred to as the "Property";

AND Grantors do hereby covenant to and with Grantee that Grantors are the sole owners in fee simple of the Property, and that the Property is free and clear from all encumbrances, except for any taxes for the current year and subsequent years and as set forth on **Exhibit C** attached to and incorporated by this reference, and that Grantors will WARRANT and DEFEND title to the same unto Grantee and its successors and assigns forever from and against all claims arising under Grantors.

TO HAVE AND TO HOLD, the Property together with all other rights and appurtenances belonging to the Property, unto Grantee and its successors and assigns forever.

[signature page follows]

IN WITNESS WHEREOF, Grantors have caused this deed to be executed and acknowledged with an effective date set forth above.

GRANTOR:
HAGERMAN VALLEY LLC,
an Idaho limited liability company

By: Anita Kay Hardy
Name: Anita Kay Hardy
Title: Manager

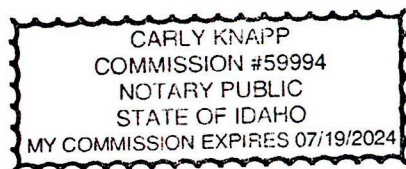
STATE OF IDAHO)
) ss.
County of Ada)

The foregoing instrument was acknowledged before me this 30th day of November, 2022 by Anita Kay Hardy as Manager of Hagerman Valley LLC, an Idaho limited liability company.

Witness my hand and official seal.

My commission expires _____ Residing in: Boise, ID
Commission expires: 07/19/2024

CKnapp
Notary Public



GRANTOR:
HAGERMAN TROUT LLC,
an Idaho limited liability company

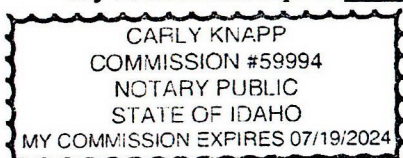
By: Anita Kay Hardy
Name: Anita Kay Hardy
Title: Manager

STATE OF IDAHO)
) ss.
County of Ada)

The foregoing instrument was acknowledged before me this 30th day of November, 2022 by Anita Kay Hardy as Manager of Hagerman Trout LLC, an Idaho limited liability company.

Witness my hand and official seal.

My commission expires _____ Residing in: Boise, ID
Commission expires: 07/19/2024



CKnapp
Notary Public

**EXHIBIT A
TO SPECIAL WARRANTY DEED**

LEGAL DESCRIPTION

PARCEL NO. 1:

TOWNSHIP 7 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 2: Part of Lot 2, described as follows:

Beginning at the North quarter corner of Section 2, THE TRUE POINT OF BEGINNING;

Thence North 89°47'20" East, 739.22 feet along the North boundary of Section 2 to the Westerly right of way of U.S. Highway 30, State Highway Project No. F2361(18);

Thence South 0°42'29" East, 191.80 feet to a concrete right of way monument marked "50 feet Rt. Sta. 221+97.10 P.S.C.";

Thence South 4°17'29" East, 313.53 feet along the chord of a 1°30' curve left having a radius of 3869.17 and an arc length of 313.61 to a concrete right of way monument marked "50 feet Rt. Sta. 225+07";

Thence South 0°15'57" West, 112.82 feet to a point on the Westerly right of way of said Highway;

Thence North 82°05'32" West, 68.11 feet to the center of a certain stream;

Thence continuing along said stream the following courses:

North 58°07'45" West, 179.13 feet;

North 28°10'07" West, 73.71 feet;

South 72°29'05" West, 83.65 feet;

North 82°48'56" West, 111.87 feet;

North 21°03'11" West, 131.78 feet;

Thence departing from center of said stream South 53°13'39" West, 66.55 feet along the top of a rim rock;

Thence South 58°06'45" West, 164.96 feet along said rim rock;

Thence South 41°06'12" West, 113.94 feet along said rim rock to a point in the Westerly boundary of Lot 2;

Thence North 0°24'56" West, 546.67 feet along said Westerly boundary of Lot 2 to THE TRUE POINT OF BEGINNING.

PARCEL NO. 1A:

Easement for ingress and egress for benefit of Parcel (1) as created by Deed by the State of Idaho, recorded May 23, 1974 as Microfilmed Instrument No. 50419, records of Gooding County, over and upon the following described land:

A parcel of land 30.0 feet in width, to, from, and between the right of way of the public way identified as U.S. Highway No. 30, Project No. F-2361 (18) Highway Survey as described in that certain Warranty Deed dated July 6, 1962, recorded August 3, 1962 as Microfilmed Instrument No. 5263, records of Gooding County, State of Idaho, and the abutting property being on the right (Westerly) side of the Highway opposite and centering on Station 220+88 of said Highway Survey, and that no additional approaches will be allowed between Station 220+13.6 (Northerly property line) and Station 226+35 (Southerly property line) of said Highway Survey.

PARCEL NO. 2:

TOWNSHIP 7 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

A tract of land in Lots 3 and 6 of Section 2, EXCEPTING THEREFROM the following:

Beginning at the Southeast corner of said Lot 6;

Thence West 746.4 feet;

Thence North 14°40' East, 1120.0 feet;

Thence North 5°13' East, 370.0 feet;

Thence North 59°08' East, 500 feet to the East line of said Lot 3;

Thence South, along the East boundaries of Lots 3 and 6, 1708.5 feet to the Southeast corner of Lot 6, THE POINT OF BEGINNING.

**EXHIBIT B
TO SPECIAL WARRANTY DEED**

WATER RIGHTS

Water Right No. 36-7176 licensed for 38.8 cfs for fish propagation purposes from springs with a May 18, 1971 priority date.

Water Right No. 37-14265 decreed for 0.4 cfs for domestic purposes from Birch Creek with a March 1, 1974 priority date. (The claim for this water right was originally filed under 36-10912, but was renumbered by the Idaho Department of Water Resources).

Water Right No. 37-4366 decreed for 0.5 cfs for irrigation purposes from Birch Creek with a March 15, 1928 priority date.

**EXHIBIT C
TO SPECIAL WARRANTY DEED**

PERMITTED EXCEPTIONS

1. All matters recorded in the real property records for the County of Gooding, State of Idaho, including, but not limited to, Book 1, Page 65 (Instrument No. 666); Book 7, Page 151 (Instrument No. 6907); Book 3 of Misc. at Page 586 (Instrument No. 61216); Book 3 of Misc. at Page 587 (Instrument No. 61217); Book 5 of Misc. at Page 592 (Instrument No. 94500); Book 5 of Misc. at Page 593 (Instrument No. 94501); Book 5 of Misc. at Page 594 (Instrument No. 94502); Instrument No. 5263; Instrument No. 5264; Instrument No. 10853; Instrument No. 10905; Instrument No. 050419; Instrument No. 134696; Instrument No. 134893; Instrument No. 243949; and Instrument No. 260024, to the extent in force and applicable.
2. Building, zoning, and other applicable ordinances and regulations of Gooding County, Idaho;
3. Any matters which would be shown by an ALTA/NSPS land title survey or physical inspection of the Property.
4. Any easements or rights-of-way for existing underground water pipelines, water infrastructure, ditches, waste ditches, county roads, railroads, and public utilities.



322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little
December 30, 2022

Director Gary Spackman

RIVERENCE FARMS LLC
PO BOX AG
FILER ID 83328-0935

Re: Change in Ownership for Water Right Nos: 36-7176, 37-4366, and 37-14265

Dear Water Right Holder:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water rights 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) 287-4920 or debby.judd@idwr.idaho.gov.

Sincerely,

Debby Judd
Technical Records Specialist

Enclosures

c. Water District 130 – *via email*

SCANNED
JAN 03 2023