

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

NOV 17 2022

DEPT OF WATER RESOURCES
SOUTHERN 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?
47-7663K	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-13957	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Riverence Farms LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Eagle Financial, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 621 Washington Street S, Suite 100 Twin Falls ID 83301
Mailing address City State Zip
800-917-6577 chris@planttherapy.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.
5. Date you acquired the water rights and/or claims listed above: November 14, 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: Chris Jones Co-Trustee 11/14/2022
Signature of new owner/claimant Title, if applicable Date
Chris Jones
Trust
Print name
- Signature: _____
Signature of new owner/claimant Title, if applicable Date
Print name

Received by SG Date 11/17/2022 For IDWR Office Use Only: Receipt No. 5039520 Receipt Amt. \$50.00
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 DM Date 12-20-2022

SUPPORT DATA

IN FILE # 47-7663K

SCANNED
JAN 19 2023

22465512

RECEIVED

NOV 17 2022

DEPT OF WATER RESOURCES
SOUTHERN REGION

TWIN FALLS COUNTY

2022-020089

Nov 14, 2022 4:50:26 pm

For: TITLEONE-TWIN

KRISTINA GLASCOCK, County Clerk

Deputy: CTALMAGE

Pages: 4

Fee: \$ 15.00

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, effective as of November 14, 2022, **Riverence Farms LLC** (formerly known as Evaqua Farms LLC), a Delaware limited liability company ("Grantor"), does hereby grant, bargain, sell, and convey unto **Eagle Financial, LLC**, an Idaho limited liability company ("Grantee"), whose address is 621 Washington Street S., Suite 100, Twin Falls, ID 83301, all of Grantor's right, title, and interest in and to the following described real property:

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

TOGETHER WITH all privileges, rights, easements, hereditaments, and appurtenances thereunto belonging, and all of Grantor's rights, title, and interests in and to all buildings, structures, fixtures, and other improvements located thereon; 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 (the "Improvements," and together with the Real Property, the "Property"); and

EXCEPT the Property does not include any water rights.

AND Grantor does hereby covenant to and with Grantee that Grantor is the sole owner 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 B** attached to and incorporated in this deed, and that Grantor will WARRANT and DEFEND title to the same unto Grantee and its successors and assigns forever from and against all claims arising under Grantor.

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, Grantor has caused this deed to be executed and acknowledged with an effective date set forth above.

GRANTOR:
RIVERENCE FARMS LLC,
a Delaware limited liability company

By: [Signature]
Name: Robert G. Young
Title: President

STATE OF IDAHO)
) ss.
County of Ada)

The foregoing instrument was acknowledged before me this 7th day of November, 2022 by Robert G. Young as President of Riverence Farms LLC, a Delaware limited liability company.

Witness my hand and official seal.

My commission expires Dec 12, 2024.

[Signature]
Notary Public

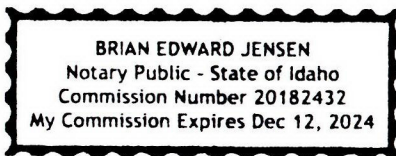


EXHIBIT A

Legal Description

Being a portion of Government Lot 4 and a portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1, Township 10 South, Range 15 East, Boise Meridian, Twin Falls County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of said Section 1, said corner lies North 00°10'55" West 2872.83 feet from the West Quarter corner of said Section 1;

Thence, along the West Boundary of said Lot 4, South 00°10'55" East 455.46 feet to the REAL POINT OF BEGINNING;

Thence, leaving said West Boundary, North 89°49'13" East 26.70 feet; Thence, South 58°19'59" East 120.25 feet;

Thence, South 25°07'08" East 332.20 feet;

Thence, South 37°25'37" East 122.79 feet;

Thence, South 40°22'29" East 525.33 feet;

Thence, South 36°10'14" East 33.50 feet;

Thence, South 29°16'15" East 33.72 feet;

Thence, South 02°24'59" West 23.54 feet;

Thence, South 02°25'20" East 31.25 feet;

Thence, South 16°09'26" West 35.31 feet;

Thence, South 53°55'49" West 146.65 feet to a point on the North Boundary of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1;

Thence, along said North Boundary, North 89°57'13" East 71.07 feet; Thence, leaving said North Boundary, South 37°53'00" West 283.77 feet; Thence, North 76°24'45" West 51.21 feet to the centerline of a ditch; Thence, along said centerline, South 63°41'00" West 106.48 feet;

Thence, continuing along said centerline, South 63°27'50" West 135.66 feet; Thence, continuing along said centerline, South 63°14'13" West 107.41 feet;

Thence, continuing along said centerline, South 65°01'30" West 135.38 feet to a point on the West Boundary of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1;

Thence, along the West Boundary of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ and Lot 4 of Section 1, North 00°10'55" West 1518.27 feet to said REAL POINT OF BEGINNING.

Containing approximately 14.44 acres.

End of Description

EXHIBIT B

Permitted Exceptions

1. All matters recorded in the real property records for the County of Twin Falls, State of Idaho, including, but not limited to, Instrument Nos. 2008006895, 388254, 881184, 1993011245, 1998000268, 1998000273, 1998000271, 1998000272, 1998001050, 2009008210, 2016022408, 2022008292, 2022008293, to the extent in force and applicable.
2. Any matters which would be shown by an ALTA/NSPS land title survey or physical inspection of the Property.
3. Any easements or rights-of-way for existing underground water pipelines, water infrastructure, ditches, waste ditches, county roads, railroads, and public utilities.



0004885502

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***ANNUAL REPORT**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0004885502

Date Filed: 9/6/2022 10:43:57 AM

Entity Name and Mailing Address:

Entity Name: EAGLE FINANCIAL, LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0000143276
Address: 621 WASHINGTON ST S
STE 100
TWIN FALLS, ID 83301-6294

Entity Details:

Entity Status: Active-Existing
This entity is organized under the laws of: IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: W43761

The registered agent on record is:

Registered Agent: CHRISTOPHER JONES
Registered Agent
Physical Address
621 WASHINGTON ST. S. SUITE 100
TWIN FALLS, ID 83301
Mailing Address
621 WASHINGTON ST S
STE 100
TWIN FALLS, ID 83301-5519

Limited Liability Company Managers and Members

Name	Title	Business Address
Chris Jones	Member	621 WASHINGTON ST. S. SUITE 100 TWIN FALLS, ID 83301

The annual report must be signed by an authorized signer of the entity.

Job Title: President

Chris Jones

Sign Here

09/06/2022

Date

B0738-7137 09/06/2022 10:44 AM Received by ID Secretary of State Lawrence Denney

SCANNED

JAN 19 2023

Page 1 of 1



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

December 20, 2022

EAGLE FINANCIAL LLC
621 WASHINGTON ST S STE 100
TWIN FALLS ID 83301-6294

Re: Change in Ownership for Water Right No(s): 47-7663K and 47-13957

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) 293-9908.

Sincerely,

Denise Maline

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: TitleOne, Twin Falls, Idaho (File #22465512)