

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED ✓

OCT 19 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?
47-17105	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-11116	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Michael Ruffing & Thomas E Davis
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Banbury Farms, LLC, an Idaho Limited Liability Company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 2250 River Road Filer ID 83328
Mailing address City State Zip
- 208-731-3032 CGREENHUNTER@GMAIL.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: 10/17/2022
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: Connor L Green MANAGING MEMBER 10-12-22
Signature of new owner/claimant Title, if applicable Date
CONNOR GREEN
Print name

SUPPORT DATA
IN FILE # 47-11116

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

Print name

Received by SG Date 10/19/2022 For IDWR Office Use Only: Receipt No. 5039495 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 ★ Date 11-1-2022

SCANNED
NOV 25 2022

Case No. 77308 TS

TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

COPY

TWIN FALLS COUNTY
RECORDED FOR:
TITLEFACT, INC.
01:15:51 PM 10-17-2022
2022018470
NO. PAGES 5 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: SB
Electronically Recorded by Simplifile

**** SPACE ABOVE FOR RECORDER ****

WARRANTY DEED

FOR VALUE RECEIVED **MICHAEL RUFFING**, a single man, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **BANBURY FARMS, LLC, an Idaho Limited Liability Company**, hereinafter called Grantee, whose address is: 2250 River Road, Filer, ID 83328, the following described premises in Twin Falls County, Idaho; to-wit:

See Attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and 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 they are free from all encumbrances except as described above; and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: October 17, 2022



MICHAEL RUFFING

* * * * *

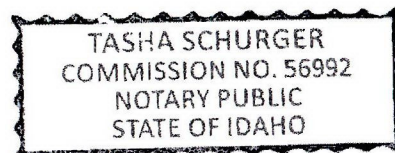
STATE OF IDAHO
County of Twin Falls

On this 17th day of October 2022, before me, a Notary Public in and for said State, personally appeared **MICHAEL RUFFING**, known or identified to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same.

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



Notary Public for Idaho
Residing at Twin Falls
Commission Expires 11/01/2022



SCANNED
NOV 25 2022

Exhibit 'A'
Legal Description

PARCEL NO. 1

Township 8 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho

Section 31: The SW $\frac{1}{4}$ SE $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$; E $\frac{1}{4}$ SE $\frac{1}{4}$ and that portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ described as follows:

COMMENCING at the Northeast corner of said Section 31;

THENCE South 89°07'36" West 2606.83 feet along the Northerly boundary of said Section 31;

THENCE South 0°11'15" West 1312.88 feet to the Northwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 31;

THENCE South 0°11'15" West 344.25 feet to the REAL POINT OF BEGINNING;

THENCE North 75°32'53" East 169.23 feet;

THENCE South 87°52'07" East 75.00 feet;

THENCE North 50°17'06" East 490.10 feet to a point on the Northerly boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$;

THENCE North 89°13'17" East 694.84 feet along the Northerly boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the Northeast corner thereof;

THENCE South 0°05'02" East 1314.96 feet along the Easterly boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the Southeast corner thereof;

THENCE South 89°18'58" West 1315.78 feet along the Southerly boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the Southwest corner thereof;

THENCE North 0°11'15" East 968.63 feet along the Westerly boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the REAL POINT OF BEGINNING.

PARCEL NO. 2

Township 8 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho

Section 32: All of the N $\frac{1}{2}$ SW $\frac{1}{4}$; E $\frac{1}{2}$ NW $\frac{1}{4}$; W $\frac{1}{2}$ NE $\frac{1}{4}$

EXCEPT

Any portion of U.S. Highway 30 lying within Section 32, Township 8 South, Range 14 E., B.M.

AND

Township 8 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho

Section 32: A portion of the W $\frac{1}{2}$ NW $\frac{1}{4}$ being specifically described as follows:

COMMENCING at the Northwest corner of Section 32;

THENCE North 89°23'17" East 193.16 feet along the Northerly boundary of said Section 32 to the centerline of a county road (old U.S. 30) said point being the REAL POINT OF BEGINNING;

THENCE Southerly along the centerline of the county road (old U.S. 30) the following courses and distances:

South 3°19'50" West 1180.74 feet to the point of curvature;

THENCE 227.95 feet along a curve to the Right having a central angle of 59°21'54" and a radius of 220.00 feet, a long chord bearing and distance of South 33°00'47" West 217.88 feet to a point on the Westerly boundary of said Section 32;

THENCE South 0°14'47" East 1274.67 feet along the Westerly boundary of said Section 32 to the West quarter corner thereof;

THENCE North 89°53'50" East 1327.46 feet along the Southerly boundary of the W $\frac{1}{2}$ NW $\frac{1}{4}$ to the Southeast corner thereof;

THENCE North 0°04'08" West 2645.93 feet along the Easterly boundary of the W½NW¼ to the Northeast corner thereof;

THENCE South 89°23'17" West 1142.52 feet along the Northerly boundary of said Section 32 to the REAL POINT OF BEGINNING.

EXCEPT from the W½ of NW¼ of said Section 32 the following:

COMMENCING at the Northwest corner of said Section 32, from which the West one quarter corner bears South 00°14'47" East 2634.12 feet;

THENCE South 00°14'47" East along the West boundary of the NW¼ of Section 32 for a distance of 1359.40 feet to a point on the centerline of Old Highway U.S. 30, said point being on the arc of a curve and being the TRUE POINT OF BEGINNING;

THENCE Northeasterly along the centerline of Old Highway U.S. 30 on the arc of the curve Left for a distance of 227.94 feet to the point of tangent, said arc having a radius of 220.0 feet and a long chord bearing and distance of North 33°00'45" East 217.88 feet;

THENCE North 03°19'50" East along the centerline of Old Highway U.S. 30 for a distance of 254.74 feet to the intersection with the centerline of an existing county road, said intersection being the point of curve of a curve Left of the existing county road;

THENCE Southeasterly along the centerline of the existing county road on the arc of a curve Left for a distance of 593.46 feet to the point of tangent, said arc having a radius of 365.5 feet and a long chord bearing and distance of South 43°11'05" East 530.38 feet;

THENCE South 89°42'00" East along the centerline of the existing county road and a distance of 147.10 feet;

THENCE leaving the centerline of the existing county road on a bearing of South 39°26'00" West for a distance of 436.04 feet;

THENCE North 89°02'00" West for a distance of 365.45 feet to a point on the West boundary of the NW¼ of Section 32;

THENCE North 00°14'47" West along the West boundary of the NW¼ of Section 32 for a distance of 281.11 feet to the TRUE POINT OF BEGINNING.

AND

Township 8 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho

Section 32: A portion of the E½NE¼ being specifically described as follows:

COMMENCING at the East quarter corner of said Section 32 said point being the REAL POINT OF BEGINNING;

THENCE Northwesterly along the centerline of a county road the following courses and distances:

North 17°13'05" West 31.00 feet;

North 24°00'19" West 72.15 feet;

North 30°29'06" West 72.47 feet;

North 35°18'31" West 642.11 feet;

North 42°49'47" West 99.47 feet;

North 41°30'35" West 367.37 feet;

North 44°10'45" West 155.66 feet;

North 50°16'42" West 239.92 feet;

North 68°47'01" West 288.38 feet to a point on the Westerly boundary of the E½NE¼;

THENCE South 0°01'41" West 1401.70 feet along the Westerly boundary of the E½NE¼ to the Southwest corner thereof;

THENCE North 89°53'50" East 1320.05 feet along the Southerly boundary of the E½NE¼ to the REAL POINT OF BEGINNING.

EXCEPT

Township 8 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho

Section 32: A parcel of land in the SE¼NE¼ being more particularly described as follows:

BEGINNING at the Southeast corner of said SE¼NE¼;

THENCE South 89°39'11" West a distance of 229.00 feet along the Southerly boundary of said SE¼NE¼;

THENCE North 23°34'33" West a distance of 211.18 feet;

THENCE North 25°11'51" East a distance of 200.59 feet to the center of a county road;

THENCE Southerly along the center of said county road the following courses and distances:

South 35°18'32" East a distance of 264.31 feet;

THENCE South 30°29'06" East a distance of 72.47 feet;

THENCE South 24°00'19" East a distance of 72.15 feet;

THENCE South 17°13'05" East a distance of 31.00 feet to the POINT OF BEGINNING.

PARCEL NO. 3

Township 8 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho

Section 33: Being a portion of the NW¼ of, more particularly described as follows:

COMMENCING at the Southeast corner of said NE¼ of Section 32, said corner bears South 00°03'21"

East 2640.16 feet from the Northeast corner of said Section 32;

THENCE along the centerline of River Road (Twin Falls County Road Easement) North 16°44'52" West 31.01 feet;

THENCE continuing along said centerline North 23°32'19" West 72.15 feet;

THENCE continuing along said centerline North 28°19'49" West 80.47 feet;

THENCE continuing along said centerline North 35°31'09" West 256.59 feet;

THENCE continuing along said centerline North 35°50'10" West 378.07 feet;

THENCE continuing along said centerline North 42°49'28" West 99.47 feet to a point on the centerline of 1115 East Road and being the REAL POINT OF BEGINNING;

THENCE along said centerline of 1115 East Road, North 54°28'17" East 501.37 feet;

THENCE continuing along said centerline along the arc of a tangent curve to the left having a radius of 250.00 feet, through a central angle of 54°31'38", an arc distance of 237.92 feet and a long chord that bears North 27°12'28" East 229.04 feet to a point on the West Boundary of said NW ¼ of Section 33;

THENCE along said West Boundary North 00°03'21" West 38.12 feet to a point on the centerline of an existing Access Easement as shown on that certain Record of Survey recorded April 23, 2019 as Instrument No. 2019-005833 in the Office of the County Recorder of Twin Falls County;

THENCE along said centerline South 86°49'48" East 282.60 feet;

THENCE continuing along said centerline along the arc of a tangent curve to the left having a radius of 90.00 feet, through a central angle of 26°38'19", an arc distance of 41.84 feet and a long chord that bears North 79°51'02" East 41.47 feet;

THENCE continuing along said centerline North 66°31'53" East 175.52 feet;

THENCE continuing along said centerline along the arc of a tangent curve to the right having a radius of 975.00 feet, through a central angle of 07°19'31", an arc distance of 124.65 feet and a long chord that bears North 70°11'39" East 124.57 feet;

THENCE continuing along said centerline North 73°51'24" East 72.45 feet;

THENCE continuing along said centerline along the arc of a tangent curve to the left having a radius of 140.00 feet, through a central angle of $35^{\circ}14'03''$, an arc distance of 86.09 feet and a long chord that bears North $56^{\circ}14'22''$ East 84.74 feet;
THENCE continuing along said centerline North $38^{\circ}37'21''$ East 20.01 feet to a point on the Boundary of that certain "44.913" Ac. Parcel of Land as shown on said Record of Survey;
THENCE along said Boundary North $51^{\circ}22'39''$ West 15.00 feet;
THENCE continuing along said Boundary North $29^{\circ}31'36''$ East 105.03 feet;
THENCE continuing along said Boundary North $15^{\circ}03'24''$ East 100.00 feet;
THENCE continuing along said Boundary North $00^{\circ}56'37''$ East 100.00 feet;
THENCE continuing along said Boundary North $13^{\circ}10'11''$ West 100.00 feet;
THENCE continuing along said Boundary North $27^{\circ}16'59''$ West 100.00 feet;
THENCE continuing along said Boundary North $41^{\circ}23'46''$ West 100.00 feet;
THENCE continuing along said Boundary North $55^{\circ}30'34''$ West 100.00 feet;
THENCE continuing along said Boundary North $89^{\circ}56'34''$ West 605.00 feet to a point on the East Boundary of said NE $\frac{1}{4}$ of Section 32;
THENCE along said East Boundary South $00^{\circ}03'21''$ East 135.00 feet;
THENCE leaving said East Boundary North $87^{\circ}01'26''$ West 425.98 feet;
THENCE North $02^{\circ}38'50''$ East 661.87 feet to a point on the North Boundary of said NE $\frac{1}{4}$ of Section 32;
THENCE along said North Boundary South $89^{\circ}48'56''$ West 931.92 feet to the Northwest corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 32;
THENCE along the West Boundary of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 32, South $00^{\circ}11'05''$ East 1223.07 feet to a point on said centerline of River Road;
THENCE along said centerline, along the arc of a non-tangent curve to the right having a radius of 299.37 feet, through a central angle of $13^{\circ}12'19''$, an arc distance of 69.00 feet and a long chord that bears South $76^{\circ}45'41''$ East 68.85 feet;
THENCE continuing along said centerline along the arc of a compound curve to the right having a radius of 994.55 feet, through a central angle of $11^{\circ}45'11''$, an arc distance of 204.01 feet and a long chord that bears South $64^{\circ}16'56''$ East 203.66 feet;
THENCE continuing along said centerline along the arc of a compound curve to the right having a radius of 1077.49 feet, through a central angle of $14^{\circ}13'54''$, an arc distance of 267.64 feet and a long chord that bears South $51^{\circ}17'23''$ East 266.95 feet;
THENCE continuing along said centerline South $44^{\circ}10'26''$ East 155.66 feet;
THENCE continuing along said centerline South $41^{\circ}30'16''$ East 367.37 feet to said REAL POINT OF BEGINNING.

TITLE FACT, INC.

A LAND TITLE COMPANY

While this is a photographic reproduction of the subject area, TITLEFACT, INC., assumes no liability for variations, if any, with a survey.

PARCEL 1

T.8S. R.14E. SEC. 31

Not responsible for the accuracy of the information shown on this map.



TOWNSHIP					
4	8	4	3	2	1
7	9	9	10	11	12
10	17	16	15	14	13
15	20	21	22	23	24
20	25	26	27	28	29
	32	33	34	35	36

TITLE FACT, INC.

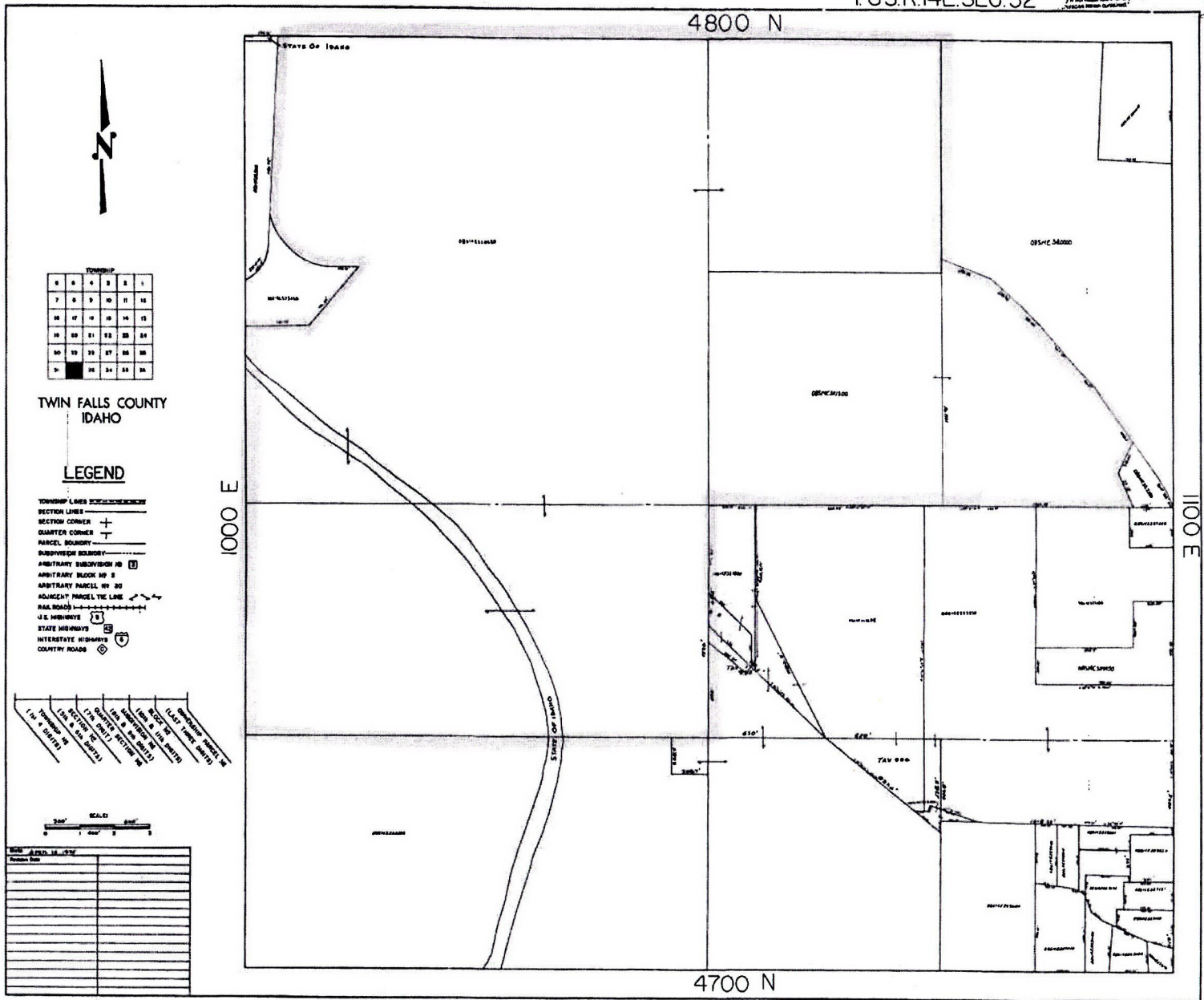
A LAND TITLE COMPANY

While this is a photographic reproduction of the subject area, TITLEFACT, INC., assumes no liability for variations, if any, with a survey.

PARCEL 2

T.8S.R.14E.SEC.32

1/4" = 40' (SEE NOTE 1)
1" = 80' (SEE NOTE 2)
1/2" = 40' (SEE NOTE 3)
1/8" = 10' (SEE NOTE 4)



TITLE FACT, INC.

A LAND TITLE COMPANY

While this is a photographic reproduction of the subject area, TITLEFACT, INC., assumes no liability for variations, if any, with a survey.

PARCEL 3

Located In
A Portion of
NE ⁴, Section 32 and NW ⁴, Section 33
Township 8 South, Range 14 East
Boise Meridian
Twin Falls County, Idaho
2022

0 15
S

Legend

SURVEY BOUNDARY LINE	—
SECTION LINE	---
QUARTER SECTION LINE	- - -
SIXTEENTH SECTION LINE	- - -
ADJACENT PROPERTY LINE	- - -
COUNTY ROADWAY EASEMENT LINE	- - -
NEW PARCEL LINE	---
CALCULATED POINT (NOT SET)	△
FOUND 5/8" REBAR (AS NOTED)	○
FOUND 1/2" REBAR LS 889 OR AS NOTED	○
FOUND ALUMINUM CAP	⊞
SET 1/2" x 24" REBAR & CAP - LS 10110	•

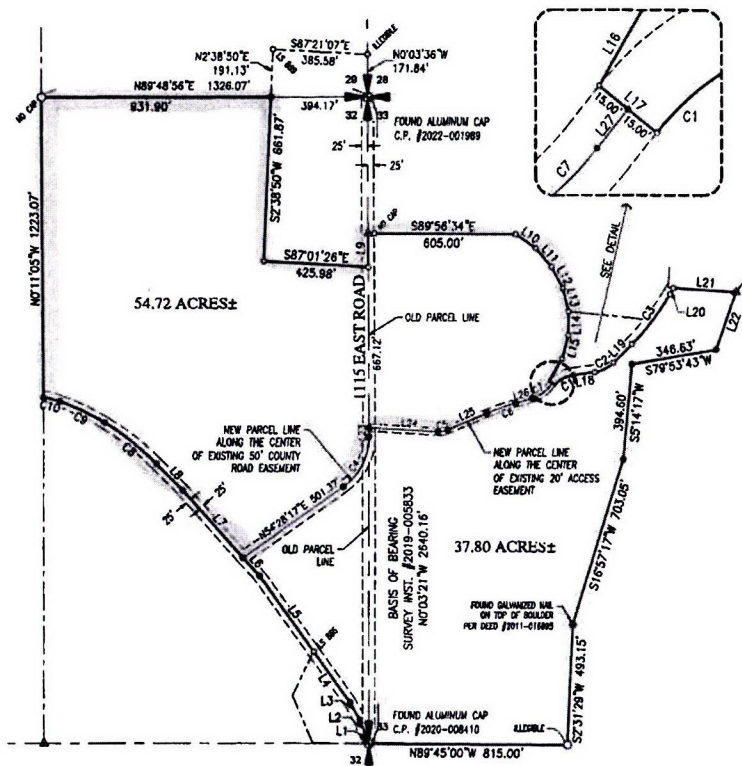
Survey References

#0000-886809
#1992-007223
#1999-012882
#2008-005496
#2008-013731
#2008-028512
#2012-023877
#2017-001754
#2019-005833
#2021-015732

Deed References

#2011-016885
#2019-005570

Surveyor's Narra
THE PURPOSE OF THIS SURV
BOUNDARY OF THE PARCEL C
LINE ADJUSTMENT, THE TWIN
DEPARTMENT APPROVED THE
2022.



Line Table

LINE #	BEARING	DISTANCE
L1	N16°44'32"W	31.01'
L2	N23°32'19"W	72.15'
L3	N28°19'49"W	80.47'

Line Table

LINE #	BEARING	DISTANCE
L15	S15°03'24"W	100.00'
L16	S28°31'36"W	105.03'
L17	S51°22'39"E	30.00'

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	42°51'58"	115.00'	86.04'	84.05'	45.14'	N80°03'20"E
C2	38°58'32"	135.00'	87.12'	85.62'	45.14'	N63°00'03"E
C3	15°44'10"	940.00'	260.90'	260.07'	131.30'	N36°11'42"W

SCANNED

NOV 25 2022

PAGE 1
May-20-1999



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

November 01, 2022

BANBURY FARMS LLC
2250 RIVER RD
FILER ID 83328-5073

Re: Change in Ownership for Water Right Nos: 47-11116 & 47-17105

Dear Water Right Holders:

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.

Additionally, Shawpatin Agcap LLC is currently listed as a security interest holder on water right 47-17105. If Shawpatin Agcap LLC no longer holds interest in this water right, the Department requires a letter from them indicating they should be removed from the water right.

If you have any questions concerning the enclosed information, please contact me at (208) 736-3033.

Sincerely,

Bill Mills

Water Resource Agent, Senior

Enclosure

c: SHAWPATIN AGCAP LLC; TITLEFACT, TWIN FALLS; WATER DISTRICT 47G