

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

RECEIVED

SEP 14 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 rights 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?
47-12623	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Idaho Agri Investment, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): James B. Adams and Sherry D. Adams
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 3625 East 3600 North Twin Falls ID 83301
Mailing address City State Zip
- PO Box 275, Kimberly ID 83341 (per deed)
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: August 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: James B. Adams 8-30-22
Signature of new owner/claimant Title, if applicable Date
- Jim Adams
Print name
- Signature: Sherry D. Adams 8-30-22
Signature of new owner/claimant Title, if applicable Date
- Sherry D. Adams
Print name

SCANNED
NOV 25 2022

Received by SG Date 9/14/2022 For IDWR Office Use Only: Receipt No. 5039436 Receipt Amt. \$25.00

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 BW Date 11/16/22

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

TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - BURLEY
01:12:28 PM 08-31-2022
2022015999
NO. PAGES 4 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: AR
Electronically Recorded by Simplifile

WARRANTY DEED

FOR VALUE RECEIVED,

IDAHO AGRI INVESTMENTS, LLC, an Idaho limited liability company, the "Grantor", does hereby grant, bargain, sell and convey unto **JAMES B. ADAMS and SHERRY D. ADAMS**, husband and wife, whose address is P.O. Box 275, Kimberly, ID 83341, the "Grantees", the following described premises located in Twin Falls County, Idaho, to wit:

See Exhibit A

Together with three shares of water in the Twin Falls Canal Company.

TO HAVE AND TO HOLD the premises, with their appurtenances unto the Grantee, its successors and assigns forever. The Grantors do hereby covenant to and with the Grantee, that they are the owners of the premises; that they will warrant and defend the same from all lawful claims whatsoever, except as hereinabove specifically provided, and the specific exceptions listed below:

1. Taxes, including any assessments collected therewith, for the year 2022 and subsequent years.
2. The land described herein is located within the boundaries of the American Falls Reservoir District and is subject to any assessments levied thereby for the years 2022 and subsequent years.
3. The land described herein is located within the district boundaries of the Twin Falls Canal Company and is subject to any assessments levied thereby for the years 2022 and subsequent years.
4. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.
5. Subject to 3600 North Road right of way.
6. All matters, and any rights, easements, interests or claims as disclosed by Survey recorded June 14, 2004 as Instrument No. 2004-012653.
Land Description for Jonathan K. Alldritt recorded April 12, 2004 as Instrument No. 2004-007667.

WARRANTY DEED - 1 -

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SCANNED
NOV 25 2022

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5. Subject to 3600 North Road right of way.
6. All matters, and any rights, easements, interests or claims as disclosed by Survey recorded June 14, 2004 as Instrument No. 2004-012653.
Land Description for Jonathan K. Alldritt recorded April 12, 2004 as Instrument No. 2004-007667.

DATED THIS 30 day of August, 2022.

“GRANTOR”

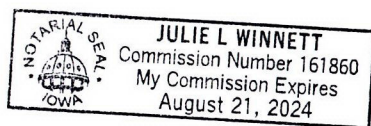
Idaho Agri Investments, LLC
An Idaho limited liability company

Patsy Larson
PATSY LARSON, Manager

STATE OF Iowa)
County of Boone) SS:

On this 30 day of Aug., 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared PATTY LARSON, in her capacity as Manager of IDAHO AGRI INVESTMENTS, LLC, an Idaho limited liability company, known to me to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year in this certificate first above written.



Sheryl Waneck
NOTARY PUBLIC for Iowa
Residing at: 215 Skyline Dr. Corn Rapids, IA
Commission Expires: 8/1/2024

Exhibit A
Legal Descriptions

PARCEL 1

Part of the N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 34 in Township 10 South, Range 18 East of the Boise Meridian, Twin Falls County, State of Idaho.

Beginning at the Northwest Corner of Section 34 in T. 10 S., R. 18 E., B.M. said corner marked by a 3" brass cap; Thence South 89 degrees 32 minutes 49 seconds East along the north line of Section 34 for a distance of 917.78 feet to the Point of Beginning;

THENCE South 89 degrees 32 minutes 49 seconds East along said section line for a distance of 205.73 feet;

THENCE South 00 degrees 27 minutes 10 seconds West for a distance of 25.00 feet to a $\frac{1}{2}$ " rebar;

THENCE South 00 degrees 27 minutes 10 seconds West for a distance of 194.62 feet to a $\frac{1}{2}$ " rebar;

THENCE North 89 degrees 09 minutes 30 seconds West for a distance of 172.87 feet to a $\frac{1}{2}$ " rebar;

THENCE North 19 degrees 29 minutes 06 seconds West for a distance of 96.38 feet to a $\frac{1}{2}$ " rebar;

THENCE North 00 degrees 27 minutes 11 seconds East for a distance of 102.84 feet to a $\frac{1}{2}$ " rebar;

THENCE North 00 degrees 27 minutes 11 seconds East for a distance of 25.00 feet to the Point of Beginning.

Said property contains 1.00 acres more or less and is subject to a county road right of way along the north side and is subject to any other easements or right of ways, existing or of record.

PARCEL 2

Part of the N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 34 in Township 10 South, Range 18 East of the Boise Meridian, Twin Falls County, State of Idaho.

Beginning at the Northwest Corner of Section 34 in T. 10 S., R. 18 E., B.M. said corner marked by a 3" brass cap; Thence South 89 degrees 32 minutes 49 seconds East along the north line of Section 34 for a distance of 1123.51 feet to the Point of Beginning;

THENCE South 89 degrees 32 minutes 49 seconds East along said section line for a distance of 279.65 feet;

THENCE South 03 degrees 49 minutes 40 seconds West for a distance of 25.04 feet to a $\frac{1}{2}$ " rebar;

THENCE South 03 degrees 49 minutes 40 seconds West for a distance of 471.97 feet to a $\frac{1}{2}$ " rebar;

THENCE North 88 degrees 27 minutes 00 seconds West for a distance of 167.73 feet to a 1/2" rebar;

THENCE North 00 degrees 22 minutes 44 seconds West for a distance of 272.82 feet to a 1/2" rebar;

THENCE North 89 degrees 09 minutes 30 seconds West for a distance of 78.75 feet to a 1/2" rebar;

THENCE North 00 degrees 27 minutes 10 seconds East for a distance of 194.62 feet to a 1/2" rebar;

THENCE North 00 degrees 27 minutes 10 seconds East for a distance of 25.00 feet to the Point of Beginning.

Said property contains 2.50 acres more or less and is subject to an easement more particularly described as follows:

EASEMENT NO. 1

Part of the N1/2NW1/4 of Section 34 in Township 10 South, Range 18 East of the Boise Meridian, Twin Falls County, State of Idaho.

Beginning at the Northwest Corner of Section 34 in T.10 S., R.18 E., B.M. said corner marked by a 3" brass cap; Thence South 89 degrees 32 minutes 49 seconds East along the north line of Section 34 for a distance of 1383.13 feet to the Point of Beginning;

THENCE South 89 degrees 32 minutes 49 seconds East along said section line for a distance of 20.03 feet;

THENCE South 03 degrees 49 minutes 40 seconds West for a distance of 25.04 feet to a 1/2" rebar;

THENCE South 03 degrees 49 minutes 40 seconds West for a distance of 471.97 feet to a 1/2" rebar;

THENCE North 88 degrees 27 minutes 00 seconds West for a distance of 20.02 feet;

THENCE North 03 degrees 49 minutes 40 seconds East for a distance of 496.63 feet to the Point of Beginning.

Said property contains 0.23 acres more or less.

And is further subject to a county road right of way along the north side and is subject to any other easements or right of ways, existing or of record.

TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - TWIN FALLS
11:52:27 AM 04-02-2021
2021008125
NO. PAGES 3 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: AR
Electronically Recorded by Simplifile



Order Number: 21407296

Warranty Deed

For value received,

Janaye D. Maier, Successor Trustee of the Alldritt Family Trust

the grantor, does hereby grant, bargain, sell, and convey unto

Idaho Agri Investments LLC, an Idaho Limited Liability Company

whose current address is 127 Conley Drive, Chestertown MD 21620

the grantee, the following described premises, in Twin Falls County, Idaho, to wit:
PARCEL NO. 1

TOWNSHIP 10 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

Section 34: N $\frac{1}{2}$ NW $\frac{1}{4}$

PARCEL NO. 2

TOWNSHIP 10 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

Section 34: S $\frac{1}{2}$ NW $\frac{1}{4}$

PARCEL NO. 3

TOWNSHIP 10 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

Order Number: 21407296

Warranty Deed - Page 1 of 3

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NOV 25 2022

Section 34: N½S½NE¼

PARCEL NO. 4

TOWNSHIP 10 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

Section 34: S½S½NE¼

EXCEPTING THEREFROM:

The South 153 feet of the East 250 feet of the S½S½NE¼.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: March 30, 2021

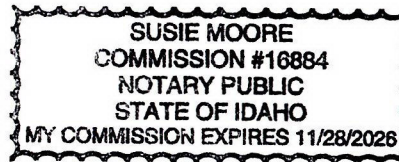
Alldritt Family Trust

Janaye D Maier, Successor Trustee
By: Janaye D. Maier, Successor Trustee

State of Idaho, County of Twin Falls, ss.

On this 30th day of March in the year of 2021, before me, the undersigned, a notary public in and for said state personally appeared Janaye D. Maier, known or identified to me to be the person whose name is subscribed to the within instrument, as the successor trustee of the Alldritt Family Trust and acknowledged to me that she executed the same as successor trustee.

Susie Moore
Notary Public
Residing In: Twin Falls
My Commission Expires: 11-28-2026
(seal)





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 16, 2022

JAMES B & SHERRY D ADAMS
PO BOX 275
KIMBERLY ID 83341-0275

Re: Change in Ownership for Water Right No(s): 47-12623

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) 736-3033.

Sincerely,

Benny Walker
Senior Water Resource Agent,

Enclosure(s)

Cc: TitleOne, Burley, File 22461232



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

SEP 14 2022

DEPT. OF WATER RESOURCES
SOUTHERN REGION

Date: 09/13/2022

Escrow No. 22461232 James B. Adams and Sherry D. Adams/Idaho Agri Investment, LLC

Dear Clerk:

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

- Original executed Notice of Change in Water Right Ownership
- Copy of the recorded Warranty Deed
- TitleOne check no. 43796 made payable to Idaho Department of Water Resources in the amount of \$25.00

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

Should you have any questions, please do not hesitate to contact Ashley Martinkus at 208-878-3524 should you have questions.

Best regards,
TITLEONE

Nancy Garrett
Ag Escrow Assistant

AR/nrg
Enc.
FedEx