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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

DEC 02 2022

SEP 02 2022

COPY

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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?
47-2274	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-2467	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-12180	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-17261	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Rock Creek Holdings, LLC & Brown Trout Farms, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Rock Creek Holdings, LLC & MCD RCR, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 950 W Bannock Street Suite 420 Boise ID 83702
Mailing address City State Zip
208-720-2000 david@icbre.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: August 26, 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: David S. McDonald 8/30/2022
Signature of new owner/claimant Title, if applicable Date
Print name

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

Received by SG 156 Date 9/6/2022 Receipt No. 5039419 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 1 Approved by _____ Processed by CS/WM Date 12-14-2022

12-5-2022 RETURNED

SCANNED

DEC 21 2022

Re-record to correct grantor wording



TitleOne
a title & escrow co.

Order Number: 22461121

Warranty Deed

For value received,

John A. McDonald, individually and as his sole and separate property, ~~as to an undivided 25% in TRACT A and as to an undivided 50% in TRACT B~~

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

McD RCR, LLC, an Idaho limited liability company

whose current address is 950 W Bannock Street Suite 420 Boise, ID 83702

the grantee, the following described premises, in Twin Falls County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

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.

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TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - GOODING
08:05:04 AM 11-21-2022
2022020376
NO. PAGES 12 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: SB
Electronically Recorded by Simplifile

TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - TWIN FALLS
01:28:50 PM 08-30-2022
2022015897
NO. PAGES 11 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: SB
Electronically Recorded by Simplifile

Re-record to correct grantor wording

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

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



TitleOne
a title & escrow co.

Order Number: 22461121

Warranty Deed

For value received,

John A. McDonald, individually and as his sole and separate property, as to an undivided 25% in TRACT A and as to an undivided 50% in TRACT B

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

McD RCR, LLC, an Idaho limited liability company

whose current address is 950 W Bannock Street Suite 420 Boise, ID 83702

the grantee, the following described premises, in Twin Falls County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

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: August 26, 2022

John A. McDonald

State of Montana, County of Flathead, ss.

On this 29th Aug 2022 day of Aug in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared John A. McDonald, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Brandann Rohrer

Notary Public

Residing In: Whitefish, MT

My Commission Expires: Dec. 14, 2023

(seal)

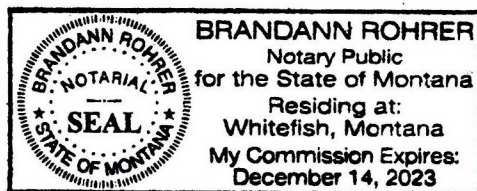


Exhibit A

ALPINE ENTERPRISES INC.

Surveying, Mapping, GPS, GIS and Natural Hazards Consulting

RP11S18E213770

LEGAL DESCRIPTION OF PARCEL 1

A Parcel of Land lying within a portion of the NW ¼ of Section 21, Township 11 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:

Commencing at the 1/2" Rebar with an Illegible Cap, marking the Northwest Corner of Section 21; Proceed S 0°38'16" E, 1310.43 Feet along the West Boundary of Section 21, to the North 1/16th Corner common to Sections 20 & 21, marked by a 5/8" Rebar by LS1000; Thence continuing S 0°38'16" E, 10.15 Feet along the Centerline of 3500 East Road, to a 1/2" Rebar with an Illegible Cap; Thence S 32°17'50" E, 47.63 Feet, to a point on the Easterly Right-of-Way of 3500 East Road, marked by a 5/8" Rebar by PLS 7048, which point is the **TRUE POINT OF BEGINNING**;

Thence S 32°17'50" E, 400.95 Feet along the Easterly Boundary of said Parcel, to a 1/2" Rebar with an Illegible Cap;

Thence S 64°05'22" W, 221.71 Feet along the Boundary Line Common to Parcels 1 & 2, to the Easterly Right-of-Way of 3500 East Road, marked by a 5/8" Rebar by PLS 7048;

Thence N 00°38'16" W, 234.35 Feet along the Easterly Right-of-Way of 3500 East Road, to a 5/8" Rebar with No Cap;

Thence N 11°53'43" W, 51.03 Feet along the Easterly Right-of-Way of 3500 East Road, to a 5/8" Rebar with No Cap;

Thence N 00°38'16" W, 151.54 Feet along the Easterly Right-of-Way of 3500 East Road, to the **TRUE POINT OF BEGINNING**, containing 43,758 Square Feet (1.00 Ac.), more or less.

Basis of Bearings for this Description is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet.



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ALPINE ENTERPRISES INC.

Surveying, Mapping, GPS, GIS and Natural Hazards Consulting

RP11S18E213775

LEGAL DESCRIPTION OF PARCEL 2

A Parcel of Land lying within a portion of the NW ¼ of Section 21, Township 11 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:

Commencing at the 1/2" Rebar with an Illegible Cap, marking the Northwest Corner of Section 21; Proceed S 0°38'16" E, 1310.43 Feet along the West Boundary of Section 21, to the North 1/16th Corner common to Sections 20 & 21, marked by a 5/8" Rebar by LS1000; Thence S 4°44'47" E, 487.88 Feet to the Westerly Property Corner Common to Parcels 1 & 2, on the Easterly Right-of-Way of 3500 East Road, marked by a 5/8" Rebar by PLS 7048, which point is the **TRUE POINT OF BEGINNING**;

Thence N 64°05'22" E, 221.71 Feet along the Boundary Line Common to Parcels 1 & 2, to a 1/2" Rebar with an Illegible Cap;

Thence S 32°17'50" E, 137.25 Feet along the Easterly Boundary of said Parcel, to a 1/2" Rebar with an Illegible Cap;

Thence S 30°29'12" W, 144.10 Feet along the Boundary Line Common to Parcels 2 & 3, to a 1/2" Rebar with an Illegible Cap;

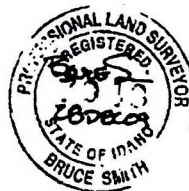
Thence S 55°57'47" W, 211.58 Feet along the Boundary Line Common to Parcels 2 & 3, to a point on the Easterly Right-of-Way of 3500 East Road, marked by a 5/8" Rebar by PLS 7048;

Thence N 03°36'52" W, 46.87 Feet along the Easterly Right-of-Way of 3500 East Road, to a 5/8" Rebar with No Cap;

Thence N 21°26'40" W, 53.39 Feet along the Easterly Right-of-Way of 3500 East Road, to a Survey Marker with Washer by PLS 7048;

Thence N 00°38'16" W, 165.28 Feet along the Easterly Right-of-Way of 3500 East Road, to the **TRUE POINT OF BEGINNING**, containing 58,527 Square Feet (1.34 Ac.), more or less.

Basis of Bearings for this Description is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet.



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ALPINE ENTERPRISES INC.

Surveying, Mapping, GPS, GIS and Natural Hazards Consulting

RP11S18E21360

LEGAL DESCRIPTION OF PARCEL 4

A Parcel of Land lying within a portion of the NW ¼ of Section 21, Township 11 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:

Commencing at the 1/2" Rebar with an Illegible Cap, marking the Northwest Corner of Section 21; Proceed S 0°38'16" E, 1310.43 Feet along the West Boundary of Section 21, to the North 1/16th West Corner of Section 21, marked by a 5/8" Rebar by LS1000; Thence S 89°28'37" E, 598.36 Feet to the Northwest Property Corner of said Parcel, marked by a 5/8" Rebar by PLS 7048, which point is the **TRUE POINT OF BEGINNING**;

Thence S 89°28'37" E, 306.93 Feet along the Southerly Boundary of Pleasant Valley Subdivision, to the Boundary Line Common to Parcels 4 & 5, marked by a 5/8" Rebar by PLS 7048;

Thence S 00°38'16" E, 123.57 Feet along the Boundary Line Common to Parcels 4 & 5, to a Survey Marker with Washer by PLS 7048;

Thence S 82°14'03" W, 293.95 Feet along the Boundary Line Common to Parcels 3 & 4, to a 1/2" Rebar by PLS 7048;

Thence S 59°33'52" W, 17.50 Feet along the Boundary Line Common to Parcels 3 & 4, to a Survey Marker with Washer by PLS 7048;

Thence N 00°38'16" W, 174.96 Feet along the Westerly Boundary of said Parcel, to the **TRUE POINT OF BEGINNING**, containing 44,813 Square Feet (1.03 Ac.), more or less.

Basis of Bearings for this Description is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet.



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PARCEL NO. 4:

RP11S18E204801

TOWNSHIP 11 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 20: Part of the SW¼, more particularly described as follows:

Beginning at the Southwest Corner of said Section 20 as shown on that certain Record of Survey recorded December 31, 2018 as Instrument No. 2018-020799 in the office of the County Recorder of Twin Falls County and being the REAL POINT OF BEGINNING;

Thence, along the west boundary of said SW¼ of Section 20, North 00°37'02" West for 2027.96 feet;

Thence, leaving said west boundary, South 89°21'15" East for 299.84 feet;

Thence, North 00°43'24" West for 597.66 feet to a point on the north boundary of said SW¼ of Section 20;

Thence, along said north boundary, South 89°19'13" East for 2326.87 feet to the Northeast corner thereof;

Thence, along the east boundary of said SW¼ of Section 20, South 00°44'13" East for 2623.76 feet to the Southeast corner thereof;

Thence, along the south boundary of said SW¼ of Section 20, North 89°22'01" West for 2631.05 feet to said REAL POINT OF BEGINNING.

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PARCEL NO. 3:

RP11S18E208550

TOWNSHIP 11 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 20: Part of the $W\frac{1}{2}SE\frac{1}{4}$, more particularly described as follows:

Beginning at the $S\frac{1}{4}$ Corner of said Section 20 as shown on that certain Record of Survey recorded December 31, 2018 as Instrument No. 2018-020799 in the office of the County Recorder of Twin Falls County and being the REAL POINT OF BEGINNING;
Thence, along the west boundary of said $W\frac{1}{2}SE\frac{1}{4}$ of Section 20, North $00^{\circ}44'13''$ West for 2623.76 feet to the Northwest corner thereof;
Thence, along the north boundary of said $W\frac{1}{2}SE\frac{1}{4}$ of Section 20, South $89^{\circ}19'13''$ East for 1317.78 feet to the Northeast corner thereof;
Thence, along the east boundary of said $W\frac{1}{2}SE\frac{1}{4}$ of Section 20, South $00^{\circ}41'40''$ East for 245.74 feet;
Thence, leaving said east boundary, North $89^{\circ}19'13''$ West for 768.82 feet along a line parallel with said north boundary;
Thence, South $24^{\circ}18'27''$ West for 434.08 feet;
Thence, South $16^{\circ}00'36''$ East for 1265.87 feet;
Thence, South $60^{\circ}54'03''$ East for 282.49 feet;
Thence, South $00^{\circ}37'59''$ West for 631.86 feet to a point on the south boundary of said $W\frac{1}{2}SE\frac{1}{4}$ of Section 20;
Thence, along said south boundary, North $89^{\circ}22'01''$ West for 928.52 feet to said REAL POINT OF BEGINNING.

EASEMENT NO. 1:

An Access Easement for the benefit of Parcel No. 3 as created by Easement by and between Joshua M. Markell and Melanie L. Markell, husband and wife, "Grantor", unto Richard A. Foster, a married man,

"Grantee", dated January 31, 2019 and recorded January 31, 2019, as Instrument No. 2019-001381, records of Twin Falls County, Idaho.

Being a portion of that certain 85.71 acres Parcel of Land as shown on that certain Record of Survey recorded February 12, 2016 as Instrument No. 2016-002237 in the office of the County Recorder of Twin Falls County, lying in the $SE\frac{1}{4}$ of Section 20, Township 11 South, Range 18 East of the Boise Meridian, more particularly described as follows:

Beginning at the Southeast Corner of said Section 20 as shown on said Survey; Thence, along the boundary of said parcel of land, North $00^{\circ}38'11''$ West for 1184.92 feet; Thence, continuing along said boundary, South $89^{\circ}24'24''$ West for 25.00 feet to a point on the western line of a County Roadway Easement and being the REAL POINT OF BEGINNING;
Thence, along said Western line, South $00^{\circ}38'11''$ East for 25.00 feet;
Thence, South $89^{\circ}24'24''$ West for 580.01 feet;
Thence, along the arc of a tangent 20.00 foot radius curve to the right, through a central angle of $89^{\circ}57'25''$, an arc distance of 31.40 feet and a chord distance of 28.27 feet that bears North $45^{\circ}36'53''$ West;
Thence, North $00^{\circ}38'11''$ West for 1165.21 feet;
Thence, along the arc of a tangent 20.00 foot radius curve to the left, through a central angle of $88^{\circ}41'02''$, an arc distance of 30.96 feet and a chord distance of 27.96 feet that bears North $44^{\circ}58'42''$ West;
Thence, North $89^{\circ}19'13''$ West for 698.84 feet;
Thence, North $00^{\circ}40'47''$ East for 25.00 feet to a point on the boundary of said parcel of land;
Thence, along said boundary, South $89^{\circ}19'13''$ East for 742.82 feet;
Thence, continuing along said boundary, South $00^{\circ}38'11''$ East for 1204.19 feet;
Thence, continuing along said boundary, North $89^{\circ}24'24''$ East for 575.00 feet to said REAL POINT OF BEGINNING.

8 SCANNED

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PARCEL NO. 1: RP11S18E203750
TOWNSHIP 11 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 20: Part of the S $\frac{1}{2}$ NW $\frac{1}{4}$, more particularly described as follows:

Commencing at the W $\frac{1}{4}$ Corner of said Section 20 as shown on that certain Record of Survey recorded December 31, 2018 as Instrument No. 2018-020799 in the office of the County Recorder of Twin Falls County; Thence, along the West Boundary of said S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 20, North 00°57'53" West for 300.62 feet and being the REAL POINT OF BEGINNING;
Thence, continuing along said west boundary, North 00°57'53" West for 1013.78 feet to the Northwest corner thereof;
Thence, along the north boundary of said S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 20, South 89°15'10" East for 2630.91 feet to the Northeast corner thereof;
Thence, along the east boundary of said S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 20, South 00°44'13" East for 1311.16 feet to the Southeast corner thereof;
Thence, along the south boundary of said S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 20, North 89°19'13" West for 2326.87 feet;
Thence, leaving said south boundary, North 00°43'24" West for 300.59 feet;
Thence, North 89°19'13" West for 300.00 feet along a line parallel with said south boundary to said REAL POINT OF BEGINNING.

SCANNED

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PARCEL NO. 2:

RP11S18E201215

TOWNSHIP 11 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 20: Part of the S $\frac{1}{2}$ NE $\frac{1}{4}$, more particularly described as follows:

Beginning at the E $\frac{1}{4}$ Corner of said Section 20 as shown on that certain Record of Survey recorded December 31, 2018 as Instrument No. 2018-020799 in the office of the County Recorder of Twin Falls County and being the REAL POINT OF BEGINNING;
Thence, along the south boundary of said S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 20, North 89°19'13" West for 2636.01 feet to the Southwest corner thereof;
Thence, along the west boundary of said S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 20, North 00°44'13" West for 1311.16 feet to the Northwest corner thereof;
Thence, along the north boundary of said S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 20, South 89°18'45" East for 2638.32 feet to the Northeast corner thereof;
Thence, along the east boundary of said S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 20, South 00°38'11" East for 202.44 feet;
Thence, leaving said east boundary, South 89°21'49" West for 25.00 feet;
Thence, South 10°40'25" West for 50.99 feet;
Thence, South 00°38'11" East for 400.00 feet;
Thence, South 20°10'13" West for 53.49 feet;
Thence, South 02°21'44" West for 500.39 feet;
Thence, South 36°52'12" East for 93.34 feet;
Thence, North 89°21'49" East for 25.00 feet to a point on said east boundary;
Thence, along said east boundary, South 00°38'11" East for 33.31 feet to said REAL POINT OF BEGINNING.

7 SCANNED

Warranty Deed - Pg 9 of 11
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ALPINE ENTERPRISES INC.

RP11S18E213642

Surveying, Mapping, GPS, GIS and Natural Hazards Consulting

LEGAL DESCRIPTION OF PARCEL 3

A Parcel of Land lying within a portion of the NW $\frac{1}{4}$ of Section 21, Township 11 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:

Commencing at the $\frac{1}{2}$ " Rebar with an Illegible Cap, marking the Northwest Corner of Section 21; Proceed S $0^{\circ}38'16''$ E, 1310.43 Feet along the West Boundary of Section 21, to the North $\frac{1}{16}$ th Corner common to Sections 20 & 21, marked by a $\frac{5}{8}$ " Rebar by LS1000; Thence S $4^{\circ}56'36''$ E, 750.74 Feet to the Westerly Property Corner Common to Parcels 2 & 3, on the Easterly Right-of-Way of 3500 East Road, marked by a $\frac{5}{8}$ " Rebar by PLS 7048, which point is the **TRUE POINT OF BEGINNING**;

Thence N $55^{\circ}57'47''$ E, 211.58 Feet along the Boundary Line Common to Parcels 2 & 3, to a $\frac{1}{2}$ " Rebar with an Illegible Cap;

Thence N $30^{\circ}29'12''$ E, 144.10 Feet along the Boundary Line Common to Parcels 2 & 3, to a $\frac{1}{2}$ " Rebar with an Illegible Cap;

Thence N $32^{\circ}17'50''$ W, 30.89 Feet along the Boundary Line Common to Parcels 2 & 3, to a $\frac{5}{8}$ " Rebar with No Cap;

Thence N $29^{\circ}58'28''$ E, 210.24 Feet, to a $\frac{5}{8}$ " Rebar by PLS7048;

Thence N $59^{\circ}33'52''$ E, 230.37 Feet, to the Southwest Property Corner of Parcel 4, marked by a Survey Marker with Washer by PLS 7048;

Thence N $59^{\circ}33'52''$ E, 17.50 Feet along the Boundary Line Common to Parcels 3 & 4, to a $\frac{1}{2}$ " Rebar by PLS 7048;

Thence N $82^{\circ}14'03''$ E, 293.95 Feet along the Boundary Line Common to Parcels 3 & 4, to a Survey Marker with Washer by PLS 7048;

Thence S $01^{\circ}45'47''$ E, 523.82 Feet, to the Northwest Property Corner of Lot 8, Block 1, Ranch Gate Subdivision, marked by a $\frac{1}{2}$ " Rebar with an Illegible Cap;

Thence N $75^{\circ}57'51''$ W, 191.36 Feet, to a Survey Marker with Washer by PLS 7048;

Thence S $00^{\circ}31'07''$ E, 345.12 Feet, to a $\frac{1}{2}$ " Rebar with No Cap;

Thence S $65^{\circ}08'40''$ W, 286.15 Feet, to a $\frac{5}{8}$ " Rebar by PLS 7048;

Thence Continuing S $65^{\circ}08'40''$ W, 486.41 Feet, to the Easterly Right-of-Way of 3500 East Road, marked by a $\frac{5}{8}$ " Rebar by PLS 7048;

Thence N $00^{\circ}38'16''$ W, 2.05 Feet along the Easterly Right-of-Way of 3500 East Road, to a Survey Marker with Washer by PLS 7048;

Thence N 35°33'50" E, 93.02 Feet along the Easterly Right-of-Way of 3500 East Road, to a 5/8" Rebar by PLS 7048;

Thence N 03°36'52" W, 454.06 Feet along the Easterly Right-of-Way of 3500 East Road, to the **TRUE POINT OF BEGINNING**, containing 562,959 Square Feet (12.92 Ac.), more or less.

Basis of Bearings for this Description is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet.

ALPINE ENTERPRISES INC.

Surveying, Mapping, GPS, GIS and Natural Hazards Consulting

RP11S18E213610

LEGAL DESCRIPTION OF PARCEL 4

A Parcel of Land lying within a portion of the NW ¼ of Section 21, Township 11 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:

Commencing at the 1/2" Rebar with an Illegible Cap, marking the Northwest Corner of Section 21; Proceed S 0°38'16" E, 1310.43 Feet along the West Boundary of Section 21, to the North 1/16th West Corner of Section 21, marked by a 5/8" Rebar by LS1000; Thence S 89°28'37" E, 598.36 Feet to the Northwest Property Corner of said Parcel, marked by a 5/8" Rebar by PLS 7048, which point is the **TRUE POINT OF BEGINNING**;

Thence S 89°28'37" E, 306.93 Feet along the Southerly Boundary of Pleasant Valley Subdivision, to the Boundary Line Common to Parcels 4 & 5, marked by a 5/8" Rebar by PLS 7048;

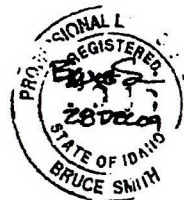
Thence S 00°38'16" E, 123.57 Feet along the Boundary Line Common to Parcels 4 & 5, to a Survey Marker with Washer by PLS 7048;

Thence S 82°14'03" W, 293.95 Feet along the Boundary Line Common to Parcels 3 & 4, to a 1/2" Rebar by PLS 7048;

Thence S 59°33'52" W, 17.50 Feet along the Boundary Line Common to Parcels 3 & 4, to a Survey Marker with Washer by PLS 7048;

Thence N 00°38'16" W, 174.96 Feet along the Westerly Boundary of said Parcel, to the **TRUE POINT OF BEGINNING**, containing 44,813 Square Feet (1.03 Ac.), more or less.

Basis of Bearings for this Description is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet.



SCANNED

Warranty Deed - *by 11.1.11* DEC 21 2000



TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - GOODING
02:28:20 PM 08-26-2022
2022015751
NO. PAGES 13 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: SB
Electronically Recorded by Simplifile

QUITCLAIM DEED

THIS INDENTURE, made this 18 day of August, 2022, between

Rock Creek Holdings, LLC, an Idaho limited liability company as **GRANTOR** and

McD RCR, LLC, an Idaho limited liability company and John A. McDonald, individually, each as to an undivided 50% interest as tenants-in-common, as **GRANTEE(S)**

whose current address is 950 W. Bannock Street Suite 420, Boise, ID 83702

WITNESS, that said Grantor(s), for and in consideration in lawful money of the United States of America, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these premises remise, release and forever QUITCLAIM, unto the said Grantee(s) and to its heirs and assigns all that certain lot, piece or parcel of land, bounded and particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with 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.

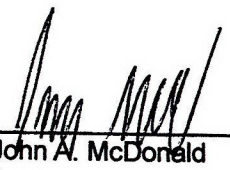
TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

ROCK CREEK HOLDINGS, LLC

Signed in Counterpart

By: David S. McDonald
Member


By: John A. McDonald
Member



QUITCLAIM DEED

THIS INDENTURE, made this 18 day of August, 2022, between

Rock Creek Holdings, LLC, an Idaho limited liability company as **GRANTOR** and

McD RCR, LLC, an Idaho limited liability company and John A. McDonald, individually, each as to an undivided 50% interest as tenants-in-common, as **GRANTEE(S)**

whose current address is 950 W. Bannock Street Suite 420, Boise, ID 83702

WITNESS, that said Grantor(s), for and in consideration in lawful money of the United States of America, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these premises remise, release and forever QUITCLAIM, unto the said Grantee(s) and to its heirs and assigns all that certain lot, piece or parcel of land, bounded and particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with 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.

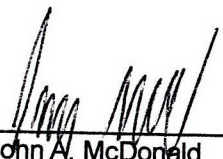
TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

ROCK CREEK HOLDINGS, LLC

Signed in Counterpart

By: David S. McDonald
Member


By: John A. McDonald
Member

State of MT

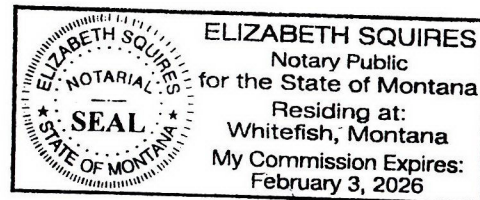
County of Flathead^{SS.}

This record was acknowledged before me on the 18th day of August, 2022 by John A. McDonald,
Member of Rock Creek Holdings, LLC.

Elizabeth Squires

(STAMP)

Notary Public: Elizabeth Squires
My Commission Expires: 2-3-26





QUITCLAIM DEED

THIS INDENTURE, made this 12th day of August, 2022, between

Rock Creek Holdings, LLC, an Idaho limited liability company as **GRANTOR** and

McD RCR, LLC, an Idaho limited liability company and John A. McDonald, individually, each as to an undivided 50% interest as tenants-in-common, as **GRANTEE(S)**

whose current address is 950 W. Bannock Street Suite 420, Boise, ID 83702

WITNESS, that said Grantor(s), for and in consideration in lawful money of the United States of America, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these premises remise, release and forever QUITCLAIM, unto the said Grantee(s) and to its heirs and assigns all that certain lot, piece or parcel of land, bounded and particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with 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.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

ROCK CREEK HOLDINGS, LLC

Signed in Counterpart

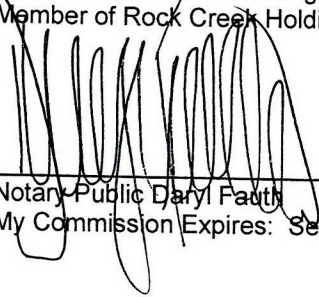
By: David S. McDonald
Member

By: John A. McDonald
Member

This instrument was filed for record by Blaine County Title, as an accommodation only, it has not been examined as to its execution or as to its effect upon title.

State of Idaho
County of Blaine

This record was acknowledged before me on 12th day of August, 2022, by David S. McDonald,
Member of Rock Creek Holdings, LLC.



Notary Public Daryl Fauth
My Commission Expires: September 24, 2024

(STAMP)

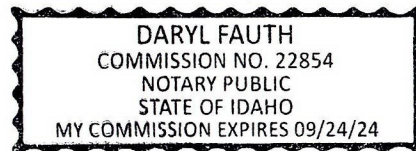


Exhibit A

ALPINE ENTERPRISES INC.

Surveying, Mapping, GPS, GIS and Natural Hazards Consulting

RP11S18E213770

LEGAL DESCRIPTION OF PARCEL 1

A Parcel of Land lying within a portion of the NW $\frac{1}{4}$ of Section 21, Township 11 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:

Commencing at the 1/2" Rebar with an Illegible Cap, marking the Northwest Corner of Section 21; Proceed S 0°38'16" E, 1310.43 Feet along the West Boundary of Section 21, to the North 1/16th Corner common to Sections 20 & 21, marked by a 5/8" Rebar by LS1000; Thence continuing S 0°38'16" E, 10.15 Feet along the Centerline of 3500 East Road, to a 1/2" Rebar with an Illegible Cap; Thence S 32°17'50" E, 47.63 Feet, to a point on the Easterly Right-of-Way of 3500 East Road, marked by a 5/8" Rebar by PLS 7048, which point is the **TRUE POINT OF BEGINNING**;

Thence S 32°17'50" E, 400.95 Feet along the Easterly Boundary of said Parcel, to a 1/2" Rebar with an Illegible Cap;

Thence S 64°05'22" W, 221.71 Feet along the Boundary Line Common to Parcels 1 & 2, to the Easterly Right-of-Way of 3500 East Road, marked by a 5/8" Rebar by PLS 7048;

Thence N 00°38'16" W, 234.35 Feet along the Easterly Right-of-Way of 3500 East Road, to a 5/8" Rebar with No Cap;

Thence N 11°53'43" W, 51.03 Feet along the Easterly Right-of-Way of 3500 East Road, to a 5/8" Rebar with No Cap;

Thence N 00°38'16" W, 151.54 Feet along the Easterly Right-of-Way of 3500 East Road, to the **TRUE POINT OF BEGINNING**, containing 43,758 Square Feet (1.00 Ac.), more or less.

Basis of Bearings for this Description is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet.



ALPINE ENTERPRISES INC.

Surveying, Mapping, GPS, GIS and Natural Hazards Consulting

RP11S18E213775

LEGAL DESCRIPTION OF PARCEL 2

A Parcel of Land lying within a portion of the NW ¼ of Section 21, Township 11 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:

Commencing at the 1/2" Rebar with an Illegible Cap, marking the Northwest Corner of Section 21; Proceed S 0°38'16" E, 1310.43 Feet along the West Boundary of Section 21, to the North 1/16th Corner common to Sections 20 & 21, marked by a 5/8" Rebar by LS1000; Thence S 4°44'47" E, 487.88 Feet to the Westerly Property Corner Common to Parcels 1 & 2, on the Easterly Right-of-Way of 3500 East Road, marked by a 5/8" Rebar by PLS 7048, which point is the **TRUE POINT OF BEGINNING**;

Thence N 64°05'22" E, 221.71 Feet along the Boundary Line Common to Parcels 1 & 2, to a ½" Rebar with an Illegible Cap;

Thence S 32°17'50" E, 137.25 Feet along the Easterly Boundary of said Parcel, to a ½" Rebar with an Illegible Cap;

Thence S 30°29'12" W, 144.10 Feet along the Boundary Line Common to Parcels 2 & 3, to a ½" Rebar with an Illegible Cap;

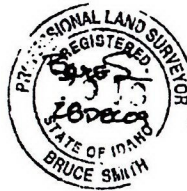
Thence S 55°57'47" W, 211.58 Feet along the Boundary Line Common to Parcels 2 & 3, to a point on the Easterly Right-of-Way of 3500 East Road, marked by a 5/8" Rebar by PLS 7048;

Thence N 03°36'52" W, 46.87 Feet along the Easterly Right-of-Way of 3500 East Road, to a 5/8" Rebar with No Cap;

Thence N 21°26'40" W, 53.39 Feet along the Easterly Right-of-Way of 3500 East Road, to a Survey Marker with Washer by PLS 7048;

Thence N 00°38'16" W, 165.28 Feet along the Easterly Right-of-Way of 3500 East Road, to the **TRUE POINT OF BEGINNING**, containing 58,527 Square Feet (1.34 Ac.), more or less.

Basis of Bearings for this Description is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet.



ALPINE ENTERPRISES INC.

Surveying, Mapping, GPS, GIS and Natural Hazards Consulting

RP11S18E21360

LEGAL DESCRIPTION OF PARCEL 4

A Parcel of Land lying within a portion of the NW ¼ of Section 21, Township 11 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:

Commencing at the 1/2" Rebar with an Illegible Cap, marking the Northwest Corner of Section 21; Proceed S 0°38'16" E, 1310.43 Feet along the West Boundary of Section 21, to the North 1/16th West Corner of Section 21, marked by a 5/8" Rebar by LS1000; Thence S 89°28'37" E, 598.36 Feet to the Northwest Property Corner of said Parcel, marked by a 5/8" Rebar by PLS 7048, which point is the **TRUE POINT OF BEGINNING**;

Thence S 89°28'37" E, 306.93 Feet along the Southerly Boundary of Pleasant Valley Subdivision, to the Boundary Line Common to Parcels 4 & 5, marked by a 5/8" Rebar by PLS 7048;

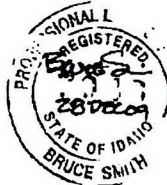
Thence S 00°38'16" E, 123.57 Feet along the Boundary Line Common to Parcels 4 & 5, to a Survey Marker with Washer by PLS 7048;

Thence S 82°14'03" W, 293.95 Feet along the Boundary Line Common to Parcels 3 & 4, to a 1/2" Rebar by PLS 7048;

Thence S 59°33'52" W, 17.50 Feet along the Boundary Line Common to Parcels 3 & 4, to a Survey Marker with Washer by PLS 7048;

Thence N 00°38'16" W, 174.96 Feet along the Westerly Boundary of said Parcel, to the **TRUE POINT OF BEGINNING**, containing 44,813 Square Feet (1.03 Ac.), more or less.

Basis of Bearings for this Description is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet.



PARCEL NO. 4:

RP11S18E204801

TOWNSHIP 11 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 20: Part of the SW¼, more particularly described as follows:

Beginning at the Southwest Corner of said Section 20 as shown on that certain Record of Survey recorded December 31, 2018 as Instrument No. 2018-020799 in the office of the County Recorder of Twin Falls County and being the REAL POINT OF BEGINNING;

Thence, along the west boundary of said SW¼ of Section 20, North 00°37'02" West for 2027.96 feet;

Thence, leaving said west boundary, South 89°21'15" East for 299.84 feet;

Thence, North 00°43'24" West for 597.66 feet to a point on the north boundary of said SW¼ of Section 20;

Thence, along said north boundary, South 89°19'13" East for 2326.87 feet to the Northeast corner thereof;

Thence, along the east boundary of said SW¼ of Section 20, South 00°44'13" East for 2623.76 feet to the Southeast corner thereof;

Thence, along the south boundary of said SW¼ of Section 20, North 89°22'01" West for 2631.05 feet to said REAL POINT OF BEGINNING.

PARCEL NO. 3:

RP11S18E208550

TOWNSHIP 11 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 20: Part of the $W\frac{1}{2}SE\frac{1}{4}$, more particularly described as follows:

Beginning at the $S\frac{1}{4}$ Corner of said Section 20 as shown on that certain Record of Survey recorded December 31, 2018 as Instrument No. 2018-020799 in the office of the County Recorder of Twin Falls County and being the REAL POINT OF BEGINNING;
Thence, along the west boundary of said $W\frac{1}{2}SE\frac{1}{4}$ of Section 20, North $00^{\circ}44'13''$ West for 2623.76 feet to the Northwest corner thereof;
Thence, along the north boundary of said $W\frac{1}{2}SE\frac{1}{4}$ of Section 20, South $89^{\circ}19'13''$ East for 1317.78 feet to the Northeast corner thereof;
Thence, along the east boundary of said $W\frac{1}{2}SE\frac{1}{4}$ of Section 20, South $00^{\circ}41'40''$ East for 245.74 feet;
Thence, leaving said east boundary, North $89^{\circ}19'13''$ West for 768.82 feet along a line parallel with said north boundary;
Thence, South $24^{\circ}18'27''$ West for 434.08 feet;
Thence, South $16^{\circ}00'36''$ East for 1265.87 feet;
Thence, South $60^{\circ}54'03''$ East for 282.49 feet;
Thence, South $00^{\circ}37'59''$ West for 631.86 feet to a point on the south boundary of said $W\frac{1}{2}SE\frac{1}{4}$ of Section 20;
Thence, along said south boundary, North $89^{\circ}22'01''$ West for 928.52 feet to said REAL POINT OF BEGINNING.

EASEMENT NO. 1:

An Access Easement for the benefit of Parcel No. 3 as created by Easement by and between Joshua M. Markell and Melanie L. Markell, husband and wife, "Grantor", unto Richard A. Foster, a married man,

"Grantee", dated January 31, 2019 and recorded January 31, 2019, as Instrument No. 2019-001381, records of Twin Falls County, Idaho.

Being a portion of that certain 85.71 acres Parcel of Land as shown on that certain Record of Survey recorded February 12, 2016 as Instrument No. 2016-002237 in the office of the County Recorder of Twin Falls County, lying in the $SE\frac{1}{4}$ of Section 20, Township 11 South, Range 18 East of the Boise Meridian, more particularly described as follows:

Beginning at the Southeast Corner of said Section 20 as shown on said Survey; Thence, along the boundary of said parcel of land, North $00^{\circ}38'11''$ West for 1184.92 feet; Thence, continuing along said boundary, South $89^{\circ}24'24''$ West for 25.00 feet to a point on the western line of a County Roadway Easement and being the REAL POINT OF BEGINNING;
Thence, along said Western line, South $00^{\circ}38'11''$ East for 25.00 feet;
Thence, South $89^{\circ}24'24''$ West for 580.01 feet;
Thence, along the arc of a tangent 20.00 foot radius curve to the right, through a central angle of $89^{\circ}57'25''$, an arc distance of 31.40 feet and a chord distance of 28.27 feet that bears North $45^{\circ}36'53''$ West;
Thence, North $00^{\circ}38'11''$ West for 1165.21 feet;
Thence, along the arc of a tangent 20.00 foot radius curve to the left, through a central angle of $88^{\circ}41'02''$, an arc distance of 30.96 feet and a chord distance of 27.96 feet that bears North $44^{\circ}58'42''$ West;
Thence, North $89^{\circ}19'13''$ West for 698.84 feet;
Thence, North $00^{\circ}40'47''$ East for 25.00 feet to a point on the boundary of said parcel of land;
Thence, along said boundary, South $89^{\circ}19'13''$ East for 742.82 feet;
Thence, continuing along said boundary, South $00^{\circ}38'11''$ East for 1204.19 feet;
Thence, continuing along said boundary, North $89^{\circ}24'24''$ East for 575.00 feet to said REAL POINT OF BEGINNING.

PARCEL NO. 1:

RP11S18E203750

TOWNSHIP 11 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 20: Part of the S $\frac{1}{2}$ NW $\frac{1}{4}$, more particularly described as follows:

Commencing at the W $\frac{1}{4}$ Corner of said Section 20 as shown on that certain Record of Survey recorded December 31, 2018 as Instrument No. 2018-020799 in the office of the County Recorder of Twin Falls County; Thence, along the West Boundary of said S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 20, North 00°57'53" West for 300.62 feet and being the REAL POINT OF BEGINNING;

Thence, continuing along said west boundary, North 00°57'53" West for 1013.78 feet to the Northwest corner thereof;

Thence, along the north boundary of said S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 20, South 89°15'10" East for 2630.91 feet to the Northeast corner thereof;

Thence, along the east boundary of said S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 20, South 00°44'13" East for 1311.16 feet to the Southeast corner thereof;

Thence, along the south boundary of said S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 20, North 89°19'13" West for 2326.87 feet;

Thence, leaving said south boundary, North 00°43'24" West for 300.59 feet;

Thence, North 89°19'13" West for 300.00 feet along a line parallel with said south boundary to said REAL POINT OF BEGINNING.

PARCEL NO. 2: **RP11S18E201215**
TOWNSHIP 11 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 20: Part of the S½NE¼, more particularly described as follows:

Beginning at the E¼ Corner of said Section 20 as shown on that certain Record of Survey recorded December 31, 2018 as Instrument No. 2018-020799 in the office of the County Recorder of Twin Falls County and being the REAL POINT OF BEGINNING;
Thence, along the south boundary of said S½NE¼ of Section 20, North 89°19'13" West for 2636.01 feet to the Southwest corner thereof;
Thence, along the west boundary of said S½NE¼ of Section 20, North 00°44'13" West for 1311.16 feet to the Northwest corner thereof;
Thence, along the north boundary of said S½NE¼ of Section 20, South 89°18'45" East for 2638.32 feet to the Northeast corner thereof;
Thence, along the east boundary of said S½NE¼ of Section 20, South 00°38'11" East for 202.44 feet;
Thence, leaving said east boundary, South 89°21'49" West for 25.00 feet;
Thence, South 10°40'25" West for 50.99 feet;
Thence, South 00°38'11" East for 400.00 feet;
Thence, South 20°10'13" West for 53.49 feet;
Thence, South 02°21'44" West for 500.39 feet;
Thence, South 36°52'12" East for 93.34 feet;
Thence, North 89°21'49" East for 25.00 feet to a point on said east boundary;
Thence, along said east boundary, South 00°38'11" East for 33.31 feet to said REAL POINT OF BEGINNING.

ALPINE ENTERPRISES INC.

RP11S18E213642

Surveying, Mapping, GPS, GIS and Natural Hazards Consulting

LEGAL DESCRIPTION OF PARCEL 3

A Parcel of Land lying within a portion of the NW $\frac{1}{4}$ of Section 21, Township 11 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:

Commencing at the $\frac{1}{2}$ " Rebar with an Illegible Cap, marking the Northwest Corner of Section 21; Proceed S $0^{\circ}38'16''$ E, 1310.43 Feet along the West Boundary of Section 21, to the North $\frac{1}{16}$ " Corner common to Sections 20 & 21, marked by a $\frac{5}{8}$ " Rebar by LS1000; Thence S $4^{\circ}56'36''$ E, 750.74 Feet to the Westerly Property Corner Common to Parcels 2 & 3, on the Easterly Right-of-Way of 3500 East Road, marked by a $\frac{5}{8}$ " Rebar by PLS 7048, which point is the **TRUE POINT OF BEGINNING**;

Thence N $55^{\circ}57'47''$ E, 211.58 Feet along the Boundary Line Common to Parcels 2 & 3, to a $\frac{1}{2}$ " Rebar with an Illegible Cap;

Thence N $30^{\circ}29'12''$ E, 144.10 Feet along the Boundary Line Common to Parcels 2 & 3, to a $\frac{1}{2}$ " Rebar with an Illegible Cap;

Thence N $32^{\circ}17'50''$ W, 30.89 Feet along the Boundary Line Common to Parcels 2 & 3, to a $\frac{5}{8}$ " Rebar with No Cap;

Thence N $29^{\circ}58'28''$ E, 210.24 Feet, to a $\frac{5}{8}$ " Rebar by PLS7048;

Thence N $59^{\circ}33'52''$ E, 230.37 Feet, to the Southwest Property Corner of Parcel 4, marked by a Survey Marker with Washer by PLS 7048;

Thence N $59^{\circ}33'52''$ E, 17.50 Feet along the Boundary Line Common to Parcels 3 & 4, to a $\frac{1}{2}$ " Rebar by PLS 7048;

Thence N $82^{\circ}14'03''$ E, 293.95 Feet along the Boundary Line Common to Parcels 3 & 4, to a Survey Marker with Washer by PLS 7048;

Thence S $01^{\circ}45'47''$ E, 523.82 Feet, to the Northwest Property Corner of Lot 8, Block 1, Ranch Gate Subdivision, marked by a $\frac{1}{2}$ " Rebar with an Illegible Cap;

Thence N $75^{\circ}57'51''$ W, 191.36 Feet, to a Survey Marker with Washer by PLS 7048;

Thence S $00^{\circ}31'07''$ E, 345.12 Feet, to a $\frac{1}{2}$ " Rebar with No Cap;

Thence S $65^{\circ}08'40''$ W, 286.15 Feet, to a $\frac{5}{8}$ " Rebar by PLS 7048;

Thence Continuing S $65^{\circ}08'40''$ W, 486.41 Feet, to the Easterly Right-of-Way of 3500 East Road, marked by a $\frac{5}{8}$ " Rebar by PLS 7048;

Thence N $00^{\circ}38'16''$ W, 2.05 Feet along the Easterly Right-of-Way of 3500 East Road, to a Survey Marker with Washer by PLS 7048;

Thence N 35°33'50" E, 93.02 Feet along the Easterly Right-of-Way of 3500 East Road, to a 5/8" Rebar by PLS 7048;

Thence N 03°36'52" W, 454.06 Feet along the Easterly Right-of-Way of 3500 East Road, to the **TRUE POINT OF BEGINNING**, containing 562,959 Square Feet (12.92 Ac.), more or less.

Basis of Bearings for this Description is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet.

ALPINE ENTERPRISES INC.

Surveying, Mapping, GPS, GIS and Natural Hazards Consulting

RP11S18E213610

LEGAL DESCRIPTION OF PARCEL 4

A Parcel of Land lying within a portion of the NW ¼ of Section 21, Township 11 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:

Commencing at the 1/2" Rebar with an Illegible Cap, marking the Northwest Corner of Section 21; Proceed S 0°38'16" E, 1310.43 Feet along the West Boundary of Section 21, to the North 1/16th West Corner of Section 21, marked by a 5/8" Rebar by LS1000; Thence S 89°28'37" E, 598.36 Feet to the Northwest Property Corner of said Parcel, marked by a 5/8" Rebar by PLS 7048, which point is the **TRUE POINT OF BEGINNING**;

Thence S 89°28'37" E, 306.93 Feet along the Southerly Boundary of Pleasant Valley Subdivision, to the Boundary Line Common to Parcels 4 & 5, marked by a 5/8" Rebar by PLS 7048;

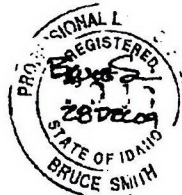
Thence S 00°38'16" E, 123.57 Feet along the Boundary Line Common to Parcels 4 & 5, to a Survey Marker with Washer by PLS 7048;

Thence S 82°14'03" W, 293.95 Feet along the Boundary Line Common to Parcels 3 & 4, to a 1/2" Rebar by PLS 7048;

Thence S 59°33'52" W, 17.50 Feet along the Boundary Line Common to Parcels 3 & 4, to a Survey Marker with Washer by PLS 7048;

Thence N 00°38'16" W, 174.96 Feet along the Westerly Boundary of said Parcel, to the **TRUE POINT OF BEGINNING**, containing 44,813 Square Feet (1.03 Ac.), more or less.

Basis of Bearings for this Description is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet.



STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 02 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?
47-2274	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-2467	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-12180	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-17261	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Rock Creek Holdings, LLC & Brown Trout Farms, LLC

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Rock Creek Holdings, LLC & MCD RCR, LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

950 W Bannock Street Suite 420

Boise

ID

83702

Mailing address

City

State

Zip

208-720-2000

david@icbre.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: August 26, 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: David S. McDonald 8/30/2022
- Signature of new owner/claimant Title, if applicable Date

Print name

SUPPORT DATA

IN FILE # 47-2274

Signature: _____ Title, if applicable _____ Date _____

Print name

Received by SG Date 9/6/2022 Receipt No. 5039419 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 CS/WM Date 12-14-2022

RETURNED

SCANNED

DEC 21 2022

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 02 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?
47-2274	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-2467	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-12180	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-17261	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Rock Creek Holdings, LLC & Brown Trout Farms, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Rock Creek Holdings, LLC & MCD RCR, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 950 W Bannock Street Suite 420 Boise ID 83702
Mailing address City State Zip
208-720-2000 david@icbre.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: August 26, 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: David S. McDonald 8/30/2022
Signature of new owner/claimant Title, if applicable Date
Print name
- Signature: _____
Signature of new owner/claimant Title, if applicable Date
Print name

SUPPORT DATA

IN FILE # 47-2274

Received by SG Date 9/6/2022 Receipt No. 5039419 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 CS/WM Date 12-14-2022

RETURNED

SCANNED
DEC 21 2022



Order Number: 22461121

Warranty Deed

For value received,

**John A. McDonald, individually and as his sole and separate property, as to an undivided 25% in TRACT A
and as to an undivided 50% in TRACT B**

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

McD RCR, LLC, an Idaho limited liability company

whose current address is 950 W Bannock Street Suite 420 Boise, ID 83702

the grantee, the following described premises, in Twin Falls County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

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: August 26, 2022

John A. McDonald

State of Montana, County of Flathead, ss.

On this 29th day of Aug, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared John A. McDonald, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Brandann Rohrer

Notary Public

Residing In: Whitefish, MT

My Commission Expires: Dec. 14, 2023
(seal)

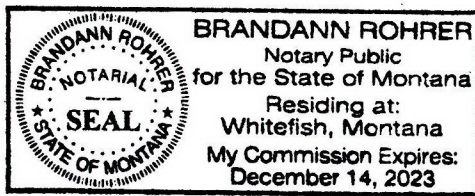


Exhibit A

ALPINE ENTERPRISES INC.

Surveying, Mapping, GPS, GIS and Natural Hazards Consulting

RP11S18E213770

LEGAL DESCRIPTION OF PARCEL 1

A Parcel of Land lying within a portion of the NW ¼ of Section 21, Township 11 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows.

Commencing at the 1/2" Rebar with an Illegible Cap, marking the Northwest Corner of Section 21; Proceed S 0°38'16" E, 1310.43 Feet along the West Boundary of Section 21, to the North 1/16th Corner common to Sections 20 & 21, marked by a 5/8" Rebar by LS1000; Thence continuing S 0°38'16" E, 10.15 Feet along the Centerline of 3500 East Road, to a 1/2" Rebar with an Illegible Cap; Thence S 32°17'50" E, 47.63 Feet, to a point on the Easterly Right-of-Way of 3500 East Road, marked by a 5/8" Rebar by PLS 7048, which point is the **TRUE POINT OF BEGINNING**;

Thence S 32°17'50" E, 400.95 Feet along the Easterly Boundary of said Parcel, to a 1/2" Rebar with an Illegible Cap;

Thence S 64°05'22" W, 221.71 Feet along the Boundary Line Common to Parcels 1 & 2, to the Easterly Right-of-Way of 3500 East Road, marked by a 5/8" Rebar by PLS 7048;

Thence N 00°38'16" W, 234.35 Feet along the Easterly Right-of-Way of 3500 East Road, to a 5/8" Rebar with No Cap;

Thence N 11°53'43" W, 51.03 Feet along the Easterly Right-of-Way of 3500 East Road, to a 5/8" Rebar with No Cap;

Thence N 00°38'16" W, 151.54 Feet along the Easterly Right-of-Way of 3500 East Road, to the **TRUE POINT OF BEGINNING**, containing 43,758 Square Feet (1.00 Ac.), more or less.

Basis of Bearings for this Description is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet.



ALPINE ENTERPRISES INC.

Surveying, Mapping, GPS, GIS and Natural Hazards Consulting

RP11S18E213775

LEGAL DESCRIPTION OF PARCEL 2

A Parcel of Land lying within a portion of the NW ¼ of Section 21, Township 11 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:

Commencing at the 1/2" Rebar with an Illegible Cap, marking the Northwest Corner of Section 21; Proceed S 0°38'16" E, 1310.43 Feet along the West Boundary of Section 21, to the North 1/16th Corner common to Sections 20 & 21, marked by a 5/8" Rebar by LS1000; Thence S 4°44'47" E, 487.88 Feet to the Westerly Property Corner Common to Parcels 1 & 2, on the Easterly Right-of-Way of 3500 East Road, marked by a 5/8" Rebar by PLS 7048, which point is the **TRUE POINT OF BEGINNING**;

Thence N 64°05'22" E, 221.71 Feet along the Boundary Line Common to Parcels 1 & 2, to a 1/2" Rebar with an Illegible Cap;

Thence S 32°17'50" E, 137.25 Feet along the Easterly Boundary of said Parcel, to a 1/2" Rebar with an Illegible Cap;

Thence S 30°29'12" W, 144.10 Feet along the Boundary Line Common to Parcels 2 & 3, to a 1/2" Rebar with an Illegible Cap;

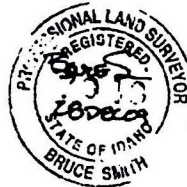
Thence S 55°57'47" W, 211.58 Feet along the Boundary Line Common to Parcels 2 & 3, to a point on the Easterly Right-of-Way of 3500 East Road, marked by a 5/8" Rebar by PLS 7048;

Thence N 03°36'52" W, 46.87 Feet along the Easterly Right-of-Way of 3500 East Road, to a 5/8" Rebar with No Cap;

Thence N 21°26'40" W, 53.39 Feet along the Easterly Right-of-Way of 3500 East Road, to a Survey Marker with Washer by PLS 7048;

Thence N 00°38'16" W, 165.28 Feet along the Easterly Right-of-Way of 3500 East Road, to the **TRUE POINT OF BEGINNING**, containing 58,527 Square Feet (1.34 Ac.), more or less.

Basis of Bearings for this Description is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet.



ALPINE ENTERPRISES INC.

Surveying, Mapping, GPS, GIS and Natural Hazards Consulting

RP11S18E21360

LEGAL DESCRIPTION OF PARCEL 4

A Parcel of Land lying within a portion of the NW ¼ of Section 21, Township 11 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:

Commencing at the 1/2" Rebar with an Illegible Cap, marking the Northwest Corner of Section 21; Proceed S 0°38'16" E, 1310.43 Feet along the West Boundary of Section 21, to the North 1/16th West Corner of Section 21, marked by a 5/8" Rebar by LS1000; Thence S 89°28'37" E, 598.36 Feet to the Northwest Property Corner of said Parcel, marked by a 5/8" Rebar by PLS 7048, which point is the **TRUE POINT OF BEGINNING**;

Thence S 89°28'37" E, 306.93 Feet along the Southerly Boundary of Pleasant Valley Subdivision, to the Boundary Line Common to Parcels 4 & 5, marked by a 5/8" Rebar by PLS 7048;

Thence S 00°38'16" E, 123.57 Feet along the Boundary Line Common to Parcels 4 & 5, to a Survey Marker with Washer by PLS 7048;

Thence S 82°14'03" W, 293.95 Feet along the Boundary Line Common to Parcels 3 & 4, to a 1/2" Rebar by PLS 7048;

Thence S 59°33'52" W, 17.50 Feet along the Boundary Line Common to Parcels 3 & 4, to a Survey Marker with Washer by PLS 7048;

Thence N 00°38'16" W, 174.96 Feet along the Westerly Boundary of said Parcel, to the **TRUE POINT OF BEGINNING**, containing 44,813 Square Feet (1.03 Ac.), more or less.

Basis of Bearings for this Description is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet.



PARCEL NO. 4:

RP11S18E204801

TOWNSHIP 11 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 20: Part of the SW¼, more particularly described as follows:

Beginning at the Southwest Corner of said Section 20 as shown on that certain Record of Survey recorded December 31, 2018 as Instrument No. 2018-020799 in the office of the County Recorder of Twin Falls County and being the REAL POINT OF BEGINNING;

Thence, along the west boundary of said SW¼ of Section 20, North 00°37'02" West for 2027.96 feet;

Thence, leaving said west boundary, South 89°21'15" East for 299.84 feet;

Thence, North 00°43'24" West for 597.66 feet to a point on the north boundary of said SW¼ of Section 20;

Thence, along said north boundary, South 89°19'13" East for 2326.87 feet to the Northeast corner thereof;

Thence, along the east boundary of said SW¼ of Section 20, South 00°44'13" East for 2623.76 feet to the Southeast corner thereof;

Thence, along the south boundary of said SW¼ of Section 20, North 89°22'01" West for 2631.05 feet to said REAL POINT OF BEGINNING.

PARCEL NO. 3:

RP11S18E208550

TOWNSHIP 11 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 20: Part of the $W\frac{1}{2}SE\frac{1}{4}$, more particularly described as follows:

Beginning at the $S\frac{1}{4}$ Corner of said Section 20 as shown on that certain Record of Survey recorded December 31, 2018 as Instrument No. 2018-020799 in the office of the County Recorder of Twin Falls County and being the REAL POINT OF BEGINNING;

Thence, along the west boundary of said $W\frac{1}{2}SE\frac{1}{4}$ of Section 20, North $00^{\circ}44'13''$ West for 2623.76 feet to the Northwest corner thereof;

Thence, along the north boundary of said $W\frac{1}{2}SE\frac{1}{4}$ of Section 20, South $89^{\circ}19'13''$ East for 1317.78 feet to the Northeast corner thereof;

Thence, along the east boundary of said $W\frac{1}{2}SE\frac{1}{4}$ of Section 20, South $00^{\circ}41'40''$ East for 245.74 feet;

Thence, leaving said east boundary, North $89^{\circ}19'13''$ West for 768.82 feet along a line parallel with said north boundary;

Thence, South $24^{\circ}18'27''$ West for 434.08 feet;

Thence, South $16^{\circ}00'36''$ East for 1265.87 feet;

Thence, South $60^{\circ}54'03''$ East for 282.49 feet;

Thence, South $00^{\circ}37'59''$ West for 631.86 feet to a point on the south boundary of said $W\frac{1}{2}SE\frac{1}{4}$ of Section 20;

Thence, along said south boundary, North $89^{\circ}22'01''$ West for 928.52 feet to said REAL POINT OF BEGINNING.

EASEMENT NO. 1:

An Access Easement for the benefit of Parcel No. 3 as created by Easement by and between Joshua M. Markell and Melanie L. Markell, husband and wife, "Grantor", unto Richard A. Foster, a married man,

"Grantee", dated January 31, 2019 and recorded January 31, 2019, as Instrument No. 2019-001381, records of Twin Falls County, Idaho.

Being a portion of that certain 85.71 acres Parcel of Land as shown on that certain Record of Survey recorded February 12, 2016 as Instrument No. 2016-002237 in the office of the County Recorder of Twin Falls County, lying in the $SE\frac{1}{4}$ of Section 20, Township 11 South, Range 18 East of the Boise Meridian, more particularly described as follows:

Beginning at the Southeast Corner of said Section 20 as shown on said Survey; Thence, along the boundary of said parcel of land, North $00^{\circ}38'11''$ West for 1184.92 feet; Thence, continuing along said boundary, South $89^{\circ}24'24''$ West for 25.00 feet to a point on the western line of a County Roadway Easement and being the REAL POINT OF BEGINNING;

Thence, along said Western line, South $00^{\circ}38'11''$ East for 25.00 feet;

Thence, South $89^{\circ}24'24''$ West for 580.01 feet;

Thence, along the arc of a tangent 20.00 foot radius curve to the right, through a central angle of $89^{\circ}57'25''$, an arc distance of 31.40 feet and a chord distance of 28.27 feet that bears North $45^{\circ}36'53''$ West;

Thence, North $00^{\circ}38'11''$ West for 1165.21 feet;

Thence, along the arc of a tangent 20.00 foot radius curve to the left, through a central angle of $88^{\circ}41'02''$, an arc distance of 30.96 feet and a chord distance of 27.96 feet that bears North $44^{\circ}58'42''$ West;

Thence, North $89^{\circ}19'13''$ West for 698.84 feet;

Thence, North $00^{\circ}40'47''$ East for 25.00 feet to a point on the boundary of said parcel of land;

Thence, along said boundary, South $89^{\circ}19'13''$ East for 742.82 feet;

Thence, continuing along said boundary, South $00^{\circ}38'11''$ East for 1204.19 feet;

Thence, continuing along said boundary, North $89^{\circ}24'24''$ East for 575.00 feet to said REAL POINT OF BEGINNING.

PARCEL NO. 1:

RP11S18E203750

TOWNSHIP 11 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 20: Part of the S½NW¼, more particularly described as follows:

Commencing at the W¼ Corner of said Section 20 as shown on that certain Record of Survey recorded December 31, 2018 as Instrument No. 2018-020799 in the office of the County Recorder of Twin Falls County; Thence, along the West Boundary of said S½NW¼ of Section 20, North 00° 57' 53" West for 300.62 feet and being the REAL POINT OF BEGINNING;
Thence, continuing along said west boundary, North 00° 57' 53" West for 1013.78 feet to the Northwest corner thereof;
Thence, along the north boundary of said S½NW¼ of Section 20, South 89° 15' 10" East for 2630.91 feet to the Northeast corner thereof;
Thence, along the east boundary of said S½NW¼ of Section 20, South 00° 44' 13" East for 1311.16 feet to the Southeast corner thereof;
Thence, along the south boundary of said S½NW¼ of Section 20, North 89° 19' 13" West for 2326.87 feet;
Thence, leaving said south boundary, North 00° 43' 24" West for 300.59 feet;
Thence, North 89° 19' 13" West for 300.00 feet along a line parallel with said south boundary to said REAL POINT OF BEGINNING.

PARCEL NO. 2:

RP11S18E201215

TOWNSHIP 11 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 20: Part of the S $\frac{1}{2}$ NE $\frac{1}{4}$, more particularly described as follows:

Beginning at the E $\frac{1}{4}$ Corner of said Section 20 as shown on that certain Record of Survey recorded December 31, 2018 as Instrument No. 2018-020799 in the office of the County Recorder of Twin Falls County and being the REAL POINT OF BEGINNING;
Thence, along the south boundary of said S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 20, North 89°19'13" West for 2636.01 feet to the Southwest corner thereof;
Thence, along the west boundary of said S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 20, North 00°44'13" West for 1311.16 feet to the Northwest corner thereof;
Thence, along the north boundary of said S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 20, South 89°18'45" East for 2638.32 feet to the Northeast corner thereof;
Thence, along the east boundary of said S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 20, South 00°38'11" East for 202.44 feet;
Thence, leaving said east boundary, South 89°21'49" West for 25.00 feet;
Thence, South 10°40'25" West for 50.99 feet;
Thence, South 00°38'11" East for 400.00 feet;
Thence, South 20°10'13" West for 53.49 feet;
Thence, South 02°21'44" West for 500.39 feet;
Thence, South 36°52'12" East for 93.34 feet;
Thence, North 89°21'49" East for 25.00 feet to a point on said east boundary;
Thence, along said east boundary, South 00°38'11" East for 33.31 feet to said REAL POINT OF BEGINNING.

ALPINE ENTERPRISES INC.

Surveying, Mapping, GPS, GIS and Natural Hazards Consulting

RP11S18E213642

LEGAL DESCRIPTION OF PARCEL 3

A Parcel of Land lying within a portion of the NW $\frac{1}{4}$ of Section 21, Township 11 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:

Commencing at the $\frac{1}{2}$ " Rebar with an Illegible Cap, marking the Northwest Corner of Section 21; Proceed S $0^{\circ}38'16''$ E, 1310.43 Feet along the West Boundary of Section 21, to the North $\frac{1}{16}$ th Corner common to Sections 20 & 21, marked by a $\frac{5}{8}$ " Rebar by LS1000; Thence S $4^{\circ}56'36''$ E, 750.74 Feet to the Westerly Property Corner Common to Parcels 2 & 3, on the Easterly Right-of-Way of 3500 East Road, marked by a $\frac{5}{8}$ " Rebar by PLS 7048, which point is the **TRUE POINT OF BEGINNING**;

Thence N $55^{\circ}57'47''$ E, 211.58 Feet along the Boundary Line Common to Parcels 2 & 3, to a $\frac{1}{2}$ " Rebar with an Illegible Cap;

Thence N $30^{\circ}29'12''$ E, 144.10 Feet along the Boundary Line Common to Parcels 2 & 3, to a $\frac{1}{2}$ " Rebar with an Illegible Cap;

Thence N $32^{\circ}17'50''$ W, 30.89 Feet along the Boundary Line Common to Parcels 2 & 3, to a $\frac{5}{8}$ " Rebar with No Cap;

Thence N $29^{\circ}58'28''$ E, 210.24 Feet, to a $\frac{5}{8}$ " Rebar by PLS7048;

Thence N $59^{\circ}33'52''$ E, 230.37 Feet, to the Southwest Property Corner of Parcel 4, marked by a Survey Marker with Washer by PLS 7048;

Thence N $59^{\circ}33'52''$ E, 17.50 Feet along the Boundary Line Common to Parcels 3 & 4, to a $\frac{1}{2}$ " Rebar by PLS 7048;

Thence N $82^{\circ}14'03''$ E, 293.95 Feet along the Boundary Line Common to Parcels 3 & 4, to a Survey Marker with Washer by PLS 7048;

Thence S $01^{\circ}45'47''$ E, 523.82 Feet, to the Northwest Property Corner of Lot 8, Block 1, Ranch Gate Subdivision, marked by a $\frac{1}{4}$ " Rebar with an Illegible Cap;

Thence N $75^{\circ}57'51''$ W, 191.36 Feet, to a Survey Marker with Washer by PLS 7048;

Thence S $00^{\circ}31'07''$ E, 345.12 Feet, to a $\frac{1}{2}$ " Rebar with No Cap;

Thence S $65^{\circ}08'40''$ W, 286.15 Feet, to a $\frac{5}{8}$ " Rebar by PLS 7048;

Thence Continuing S $65^{\circ}08'40''$ W, 486.41 Feet, to the Easterly Right-of-Way of 3500 East Road, marked by a $\frac{5}{8}$ " Rebar by PLS 7048;

Thence N $00^{\circ}38'16''$ W, 2.05 Feet along the Easterly Right-of-Way of 3500 East Road, to a Survey Marker with Washer by PLS 7048;

Thence N 35°33'50" E, 93.02 Feet along the Easterly Right-of-Way of 3500 East Road, to a 5/8" Rebar by PLS 7048;

Thence N 03°36'52" W, 454.06 Feet along the Easterly Right-of-Way of 3500 East Road, to the **TRUE POINT OF BEGINNING**, containing 562,959 Square Feet (12.92 Ac.), more or less.

Basis of Bearings for this Description is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet.

ALPINE ENTERPRISES INC.

Surveying, Mapping, GPS, GIS and Natural Hazards Consulting

RP11S18E213610

LEGAL DESCRIPTION OF PARCEL 4

A Parcel of Land lying within a portion of the NW ¼ of Section 21, Township 11 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:

Commencing at the 1/2" Rebar with an Illegible Cap, marking the Northwest Corner of Section 21; Proceed S 0°38'16" E, 1310.43 Feet along the West Boundary of Section 21, to the North 1/16th West Corner of Section 21, marked by a 5/8" Rebar by LS1000; Thence S 89°28'37" E, 598.36 Feet to the Northwest Property Corner of said Parcel, marked by a 5/8" Rebar by PLS 7048, which point is the **TRUE POINT OF BEGINNING**;

Thence S 89°28'37" E, 306.93 Feet along the Southerly Boundary of Pleasant Valley Subdivision, to the Boundary Line Common to Parcels 4 & 5, marked by a 5/8" Rebar by PLS 7048;

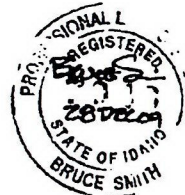
Thence S 00°38'16" E, 123.57 Feet along the Boundary Line Common to Parcels 4 & 5, to a Survey Marker with Washer by PLS 7048;

Thence S 82°14'03" W, 293.95 Feet along the Boundary Line Common to Parcels 3 & 4, to a 1/2" Rebar by PLS 7048;

Thence S 59°33'52" W, 17.50 Feet along the Boundary Line Common to Parcels 3 & 4, to a Survey Marker with Washer by PLS 7048;

Thence N 00°38'16" W, 174.96 Feet along the Westerly Boundary of said Parcel, to the **TRUE POINT OF BEGINNING**, containing 44,813 Square Feet (1.03 Ac.), more or less.

Basis of Bearings for this Description is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet.



RECEIVED RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

DEC 02 2022

SEP 02 2022

COPY

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?
47-2274	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-2467	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-12180	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-17261	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Rock Creek Holdings, LLC & Brown Trout Farms, LLC

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Rock Creek Holdings, LLC & MCD RCR, LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

950 W Bannock Street Suite 420

Boise

ID

83702

Mailing address

City

State

Zip

208-720-2000

david@icbre.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: August 26, 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.

W-9

8. Signature:

David S. McDonald

8/30/2022

EEEE15DDC48C493

Signature of new owner/claimant

Title, if applicable

Date

Print name

Signature:

Signature of new owner/claimant

Title, if applicable

Date

Print name

Received by SG 156

Date 9/6/2022

Receipt No. 5039419

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 1

Approved by

Processed by CS/WM

Date 12-14-2022

12-5-2022 RETURNED

SCANNED

DEC 21 2022



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 14, 2022

HANNAH BOYD
TITLEONE CORPORATION
1411 FALLS AVE E STE 1131
TWIN FALLS ID 83303-3459

Dear Hannah:

Please find enclosed a notice of change of water right ownership involving water rights 47-2274, 47-2467, 47-12180, and 47-17261 received by our office on September 2, 2022. Also find enclosed an additional notice of change of water right ownership involving water rights 47-2274, 47-2467, 47-12180, and 47-17261 received by our office on December 5, 2022. The notices cannot be processed by our office due to insufficient filing fees. The notices are being returned pursuant to your request via today's e-mail.

In addition, I have directed IDWR's fiscal section to issue a refund of the \$25.00 filing fee that accompanied the notice submitted on September 2, 2022 (TitleOne check # 116424 & IDWR receipt #S039419).

If you have any questions, feel free to contact me at your convenience.

Sincerely,

Corey Skinner, PE
IDWR Southern Region Manager

Enclosures

Rock Creek Holdings, LLC – w/o enclosures
MCD RCR LLC – – w/o enclosures

SCANNED

DEC 21 2022

Skinner, Corey

From: Skinner, Corey
Sent: Wednesday, December 14, 2022 11:50 AM
To: IdwrPayable
Subject: Refund Request

We need a \$25.00 refund issued to TitleOne for a notice of change of ownership that they are withdrawing. The receipt number is S039419. Their address is...

TITLEONE CORPORATION
1411 FALLS AVE E STE 1131
TWIN FALLS ID 83303-3459

Thanks,

Corey

Skinner, Corey

From: Hannah Boyd <Hannah.Boyd@TitleOneCorp.com>
Sent: Wednesday, December 14, 2022 11:36 AM
To: Skinner, Corey
Cc: _Team Desiree Iverson
Subject: Water Transfer Paperwork

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hello Corey,

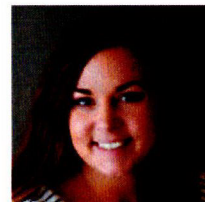
Can you please return this document and the check SO39419 back to our office, please?

Thanks!

Hannah Boyd

Escrow Assistant
TitleOne
1411 Falls Ave. E., Suite 1131
Twin Falls, Idaho 83301
[TitleOneCorp.com](https://www.TitleOneCorp.com)

Direct: 208-738-4502
Office: 208-933-2650
Fax: 866-422-4314



BEWARE OF CYBER-FRAUD! Before wiring any funds, call the intended recipient at a number you know is valid to confirm the instructions and be wary of any request to change wire instructions you already received.

This email may be confidential. If you are not the intended recipient, please notify us immediately and delete this copy from your system.

In our ongoing focus on your security, we have changed our encryption provider to Proofpoint encryption. This may require you to create a new account.



IDAHO DEPARTMENT OF
WATER RESOURCES

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

Governor Brad Little

RECEIVED

Director Gary Spackman

November 14, 2022

05
DEC 02 2022

Rock Creek Holdings LLC
950 W Bannock St Ste 420
Boise ID 83702-8117

DEPT OF WATER RESOURCES
SOUTHERN REGION

Brown Trout Farms LLC
P O Box 3
Ketchum ID 83340-0001

Please bill
the buyer for
the remainder
of the transfer

RE: Water Right Nos: 47-2274, 47-2467, 47-12180 & 47-17261
Notice of Change in Water Right Ownership

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

It has come to the attention of the Department that this Notice of Change in Water Right Ownership was processed in error and the Department has reversed the changes to the water rights.

A review of the provided warranty deed seems to indicate issues with the provided documentation. The warranty deed refers to Tract A and Tract B, but nowhere in the provided exhibit is there a legal description referring to Tract A and/or Tract B. The warranty deed also indicates that there are a total of seven pages, while the exhibit contains nine pages describing parcels, bringing the total page count to eleven pages and not seven pages as listed on the warranty deed.

A previous warranty deed submitted to the Department on 2/10/2020 conveyed ownership of the same four water rights from Jeannie Sligar-Shakstad to Rock Creek Holdings, LLC and Brown Trout Farms, LLC. Is there an additional conveyance document from Rock Creek Holdings, LLC to John A. McDonald? If there is, the Department requests it be included with a corrected warranty deed as part of the chain of title. If there is not, then a corrected conveyance document should likely list Rock Creek Holdings, LLC as the grantor, not John A. McDonald.

Additionally, the processing fee is \$25.00 per water right, and only \$25.00 was submitted to change ownership for four water rights. An additional \$75.00 is required to process the notice of ownership change as submitted.

Because the Department cannot process the Notice as submitted without a corrected warranty deed or additional documentation, and an additional processing fee of \$75.00, we will hold any action on your notice pending receipt of the necessary information and fees. If we do not receive the necessary information and fees within 30 days we will return your notice with all attachments and your notice will not be processed.

SCANNED
DEC 21 2022

If you have any questions regarding this matter, please contact me at (208) 736-3033.

Sincerely,



Bill Mills
Water Resource Agent, Senior

Enclosures

C: TitleOne, Twin Falls



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 14, 2022

Rock Creek Holdings LLC
950 W Bannock St Ste 420
Boise ID 83702-8117

Brown Trout Farms LLC
P O Box 3
Ketchum ID 83340-0001

RE: Water Right Nos: 47-2274, 47-2467, 47-12180 & 47-17261
Notice of Change in Water Right Ownership

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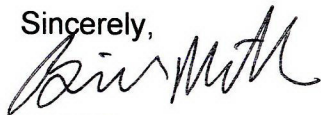
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SCANNED

DEC 21 2022

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Sincerely,

A handwritten signature in black ink, appearing to read "Bill Mills", written in a cursive style.

Bill Mills
Water Resource Agent, Senior

Enclosures

C: TitleOne, Twin Falls



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Governor Brad Little

Director Gary Spackman

December 14, 2022

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TITLEONE CORPORATION
1411 FALLS AVE E STE 1131
TWIN FALLS ID 83303-3459

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Sincerely,

Corey Skinner, PE
IDWR Southern Region Manager

Enclosures

Rock Creek Holdings, LLC – w/o enclosures
MCD RCR LLC – – w/o enclosures



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WATER RESOURCES

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Governor Brad Little

Director Gary Spackman

November 14, 2022

Rock Creek Holdings LLC
950 W Bannock St Ste 420
Boise ID 83702-8117

Brown Trout Farms LLC
P O Box 3
Ketchum ID 83340-0001

RE: Water Right Nos: 47-2274, 47-2467, 47-12180 & 47-17261
Notice of Change in Water Right Ownership

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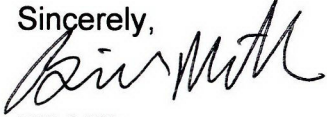
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SCANNED
DEC 21 2022

If you have any questions regarding this matter, please contact me at (208) 736-3033.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Mills", written in a cursive style.

Bill Mills
Water Resource Agent, Senior

Enclosures

C: TitleOne, Twin Falls



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Governor Brad Little

Director Gary Spackman

October 11, 2022

ROCK CREEK HOLDINGS LLC
950 W BANNOCK ST STE 420
BOISE ID 83702-6117

MCD RCR LLC
950 W BANNOCK ST STE 420
BOISE ID 83702-6117

Re: Change in Ownership for Water Right Nos: 47-2274, 47-2467, 47-12180 & 47-17261

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.

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

Sincerely,

Bill Mills
Water Resource Agent, Senior

Enclosures

C: TITLEONE, Twin Falls; Water District 470