

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
Name on W-9 Approved by Processed by *dh* Date *11/23/22*

Electronically Recorded - DO NOT
Remove the County Stamped First
Page as it is now Incorporated as
Part of the original Document.

Instrument # 292417
MURPHY, OWYHEE, IDAHO
2017-04-06 01:42:51 No. of Pages: 3
Recorded for: PIONEER TITLE COMPANY/OWYHEE
ANGELA BARKELL Fee: \$16.00
Ex-Officio Recorder Deputy: map
Index To: DEED TRUSTEE
Electronically Recorded by Simplifile

TRUSTEES' DEED

STEVEN W. WEBB and TRUDY L. WEBB, trustees of the STEVEN AND TRUDY WEBB FAMILY TRUST UNDER TRUST AGREEMENT DATED AUGUST 23, 2013, grantors and parties of the first part, and BRACKETT RANCHES, LP, grantee and party of the second part, whose address is 5331 Old Sullivan Ln, Homedale, ID 83628.

WITNESSETH, that the said party of the first part, for good and other valuable consideration, to them in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey without warranty unto the said party of the second part the following property situated in Owyhee County, State of Idaho, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

TOGETHER WITH WATER RIGHT NO. 57-11698

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or other wise appertaining, and all estate, right, title and interest in and to the said property.

TO HAVE AND TO HOLD, all and singular the above mentioned and described premises, together with appurtenances, unto the party of the second part and their heirs and assigns forever.

292417

SCANNED
NOV 7 8 2022

DATED this 5TH day of April, 2017.

STEVEN AND TRUDY WEBB FAMILY TRUST

By Steven W. Webb TEE

Steven W. Webb, trustee

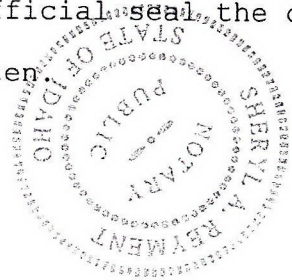
By Trudy L. Webb TEE

Trudy L. Webb, trustee

STATE OF IDAHO)
) ss.
COUNTY OF ELMORE)

On this 5th day of April, 2017 before me a Notary Public in and for said State, personally appeared Steven W. Webb and Trudy L Webb, known to me to be the persons whose names are subscribed to the within instrument as trustees of the Steven AND TRUDY WEBB FAMILY TRUST and acknowledged to me they executed the same.

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



Sheri L. Reymond

Notary Public for Idaho
Residing at: Mountain Home
Comm Exp: 1-4-18

292417

SCANNED
NOV 7 8 2022

"As part of an IRC 1031 tax-deferred exchange" "Replacement Property"

EXHIBIT A

PARCEL I:

This parcel is a portion of the Southwest Quarter of the Northeast Quarter of Section 31, Township 3 North, Range 5 West of the Boise Meridian and is more particularly described as follows:

BEGINNING at the Northeast corner of said Southwest Quarter of the Northeast Quarter, a chiseled "x" in a concrete irrigation ditch; thence

South 0° 26' 46" East along the East boundary of said Southwest Quarter of the Northeast Quarter a distance of 512.60 feet (of Record South 0° 50' 46" East 512.55 feet) to a found 1/2 inch diameter rebar; thence

North 89° 26' 33" West a distance of 424.19 feet (of Record North 89° 50' 45" West 425.00 feet) to a found 1/2 inch diameter rebar; thence

North 0° 26' 27" West a distance of 512.60 feet (of Record North 0° 50' 46" West 512.55 feet) to a point on the North boundary of said Southwest Quarter of the Northeast Quarter, a found 1/2 inch diameter rebar; thence

South 89° 26' 34" East along said North boundary a distance of 424.15 feet to the POINT OF BEGINNING.

PARCEL II:

This parcel is a portion of the Southwest Quarter of the Northeast Quarter and of the Southeast Quarter of the Northwest Quarter of Section 31, Township 3 North, Range 5 West of the Boise Meridian and is more particularly described as follows:

COMMENCING at the Northeast corner of said Southwest Quarter of the Northeast Quarter, a chiseled "x" in a concrete irrigation ditch; thence

North 89° 26' 34" West along the North boundary of said Southwest Quarter of the Northeast Quarter a distance of 425.15 feet (of Record North 89° 50' 45" West 425.00 feet) to the TRUE POINT OF BEGINNING, a found 1/2 inch diameter rebar; thence

South 0° 26' 27" East a distance of 512.60 feet to a found 1/2 inch diameter rebar; thence

South 89° 26' 33" East a distance of 8.18 feet to a found 1/2 inch diameter rebar; thence

South 32° 52' 16" West a distance of 345.11 feet (of Record North 32° 28' 31" East 345.22 feet) to a found 1/2 inch diameter rebar; thence

South 42° 29' 00" West a distance of 271.65 feet (of Record North 45° 34' 55" East 270.18 feet) to a found 1/2 inch diameter rebar; thence Southwesterly 276.36 feet along the arc of a curve to the right having a central angle of 8° 21' 17", a radius of 1895.28 feet and a long chord which bears

South 54° 23' 28" West a distance of 276.12 feet (of Record North 50° 32' 34" East 275.19 feet) to a found 1/2 inch diameter rebar; thence

South 64° 51' 21" West a distance of 220.96 feet (of Record North 64° 26' 18" East 220.98 feet) to a found 1/2 inch diameter rebar; thence

North 71° 35' 19" West a distance of 139.51 feet (of Record South 71° 59' 04" East 139.57) to a found 1/2 inch diameter rebar; thence

North 10° 00' 37" West a distance of 37.72 feet (of Record North 10° 24' 39" West 37.72 feet) to a found 1/2 inch diameter rebar; thence

North 81° 49' 17" East a distance of 308.99 feet (of Record North 81° 24' 36" East 308.95 feet) to a found 1/2 inch diameter rebar; thence

North 56° 26' 14" East a distance of 176.63 feet (of Record North 56° 01' 24" East 176.50 feet) to a found 1/2 inch diameter rebar; thence

North 6° 53' 48" West a distance of 1048.06 feet (of Record North 7° 18' 11" West 1048.16 feet) to a point on the North boundary of said Southwest Quarter of the Northeast Quarter, a 1/2 x 24 inch rebar set with a plastic cap stamped L.S. 3627; thence

South 89° 26' 34" East along said North boundary a distance of 594.93 feet to the TRUE POINT OF BEGINNING.

Instrument # 313791
MURPHY, OWYHEE, IDAHO
2022-10-28 03:17:04 No. of Pages: 4
Recorded for: TITLEONE BOISE
ANGELA BARKELL Fee: \$15.00
Ex-Officio Recorder Deputy: PS
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

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



Order Number: 22464899

Warranty Deed

For Value Received,

Brackett Ranches Limited Partnership, an Idaho limited partnership, the Grantor, does hereby grant, bargain sell and convey unto, **Patrick C. Wallace and Diana J. Wallace, husband and wife**, whose current address is **5331 Old Sullivan Rd, Homedale, ID 83628**, the Grantee, the following described premises, in **Owyhee 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, their 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.

SCANNED
NOV 28 2022

Order Number: 22464899

Warranty Deed (4-09) - Page 1 of 4

313791



Order Number: 22464899

Warranty Deed

For Value Received,

Brackett Ranches Limited Partnership, an Idaho limited partnership, the Grantor, does hereby grant, bargain sell and convey unto, **Patrick C. Wallace and Diana J. Wallace**, whose current address is **5331 Old Sullivan Rd, Homedale, ID 83628**, the Grantee, the following described premises, in **Owyhee 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, their 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.

SCANNED

NOV 7 8 2022

Dated: October 27, 2022

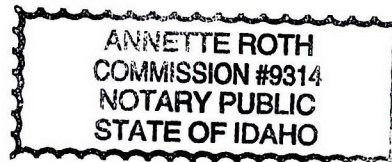
Brackett Ranches Limited Partnership, an Idaho limited partnership

BY: Ira Brackett
Ira Brackett, General Partner

State of Idaho, County of Twin Falls, ss.

On this 27 day of October in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Ira Brackett known or identified to me to be one of a general partners in the limited partnership of Bracket Ranches Limited Partnership and the general partner who subscribed said limited partnership's name to the foregoing instrument, and acknowledged to me that he executed the same in said limited partnership name.

Annette Roth
Notary Public
Residing at: Rupert Id
My Commission Expires: 8-4-2023
(seal)



SCANNED
NOV 28 2022

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Parcel 1

This parcel is a portion of the Northwest quarter of the Northeast quarter of Section 31, Township 3 North, Range 5 West of the Boise Meridian, Owyhee County, Idaho, and is more particularly described as follows:

Commencing at the Northwest corner of said Northwest quarter of the Northeast quarter; thence South 89°33'17" East along the North boundary of said Northwest quarter of the Northeast quarter a distance of 448.61 feet to the True Point of Beginning; thence continuing South 89°33'17" East along said North boundary a distance of 863.19 feet to the Northeast corner of said Northwest quarter of the Northeast quarter; thence South 0°30'44" East along the East boundary of said Northwest quarter of the Northeast quarter a distance of 1300.36 feet to the Southeast corner of said Northwest quarter of the Northeast quarter; thence North 89°30'08" West along the South boundary of said Northwest quarter of the Northeast quarter a distance of 1277.64 feet; thence North 0°30'25" West parallel with the West boundary of said Northwest quarter of the Northeast quarter a distance of 683.00 feet; thence North 55°42'49" East a distance of 58.25 feet; thence North 89°57'35" East a distance of 129.32 feet; thence North 0°26'43" East a distance of 211.34 feet; thence North 39°35'40" East a distance of 359.37 feet; thence North 0°26'42" East a distance of 91.79 feet to the True Point of Beginning.

Parcel 2

This parcel is a portion of the Southwest quarter of the Northeast quarter of Section 31, Township 3 North, Range 5 West of the Boise Meridian, Owyhee County, Idaho, and is more particularly described as follows:

Beginning at the Northeast corner of said Southwest quarter of the Northeast quarter, a chiseled "x" in a concrete irrigation ditch; thence South 0°26'46" East along the East boundary of said Southwest quarter of the Northeast quarter a distance of 512.60 feet (of record South 0°50'46" East 512.55 feet) to a found 1/2 inch diameter rebar; thence North 89°26'33" West a distance of 424.19 feet (of record North 89°50'45" West 425.00 feet) to a found 1/2 inch diameter rebar; thence North 0°26'27" West a distance of 512.60 feet (of record North 0°50'46" West 512.55 feet) to a point on the North boundary of said Southwest quarter of the Northeast quarter, a found 1/2 inch diameter rebar; thence South 89°26'34" East along said North boundary a distance of 424.15 feet to the Point of Beginning.

Parcel 3

This parcel is a portion of the Southwest quarter of the Northeast quarter and of the Southeast quarter of the Northwest quarter of Section 31, Township 3 North, Range 5 West of the Boise Meridian, Owyhee County, Idaho, and is more particularly described as follows:

Commencing at the Northeast corner of said Southwest quarter of the Northeast quarter, a chiseled "x" in a concrete irrigation ditch; thence

SCANNED
NOV 7 8 2022

North 89°26'34" West along the North boundary of said Southwest quarter of the Northeast quarter a distance of 425.15 feet (of record North 89°50'45" West 425.00 feet) to the True Point of Beginning, a found 1/2 inch diameter rebar; thence
South 0°26'27" East a distance of 512.60 feet to a found 1/2 inch diameter rebar; thence
South 89°26'33" East a distance of 8.18 feet to a found 1/2 inch diameter rebar; thence
South 32°52'16" West a distance of 345.11 feet (of record North 32°28'31" East 345.22 feet) to a found 1/2 inch diameter rebar; thence
South 42°29'00" West a distance of 271.65 feet (of record North 45°34'55" East 270.18 feet) to a found 1/2 inch diameter rebar; thence Southwesterly 276.36 feet along the arc of a curve to the right having a central angle of 8°21'17", a radius of 1895.28 feet and a long chord which bears
South 54°23'28" West a distance of 276.12 feet (of record North 50°32'34" East 275.19 feet) to a found 1/2 inch diameter rebar; thence
South 64°51'21" West a distance of 220.96 feet (of record North 64°26'18" East 220.98 feet) to a found 1/2 inch diameter rebar; thence
North 71°35'19" West a distance of 139.51 feet (of record South 71°59'04" East 139.57 feet) to a found 1/2 inch diameter rebar; thence
North 10°00'37" West a distance of 37.72 feet (of record North 10°24'39" West 37.72 feet) to a found 1/2 inch diameter rebar; thence
North 81°49'17" East a distance of 308.99 feet (of record North 81°24'36" East 308.95 feet) to a found 1/2 inch diameter rebar; thence
North 56°26'14" East a distance of 176.63 feet (of record North 56°01'24" East 176.50 feet) to a found 1/2 inch diameter rebar; thence
North 6°53'48" West a distance of 1048.06 feet (of record North 7°18'11" West 1048.16 feet) to a point on the North boundary of said Southwest quarter of the Northeast quarter, a 1/2 x 24 inch rebar set with a plastic cap stamped L.S. 3627; thence
South 89°26'34" East along said North boundary a distance of 594.93 feet to the True Point of Beginning.

SCANNED
NOV 7 8 2022



IDAHO DEPARTMENT OF
WATER RESOURCES

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

Governor Brad Little
November 25, 2022

Director Gary Spackman

PATRICK C WALLACE
DIANA J WALLACE
5331 OLD SULLIVAN LN
HOMEDALE ID 83628-3609

Re: Change in Ownership for Water Right No: 57-10243

Dear Water Right Holders:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 287-4920 or debbi.judd@idwr.idaho.gov.

Sincerely,

Debbi Judd
Technical Records Specialist

Enclosures

SCANNED

NOV 28 2022



211 West 13th Street
P. O. Box 177
Burley, ID 83318
Ph. (208) 881-0087
Fx. (866) 582-7546
www.titleonecorp.com

RECEIVED
NOV 16 2022
DEPARTMENT OF
WATER RESOURCES

ID Dept. of Water Resources
322 E. Front Street, Ste. 648
Boise, ID 83702-7371

Date: 11/14/2022

Escrow No. 22464899 Patrick C. and Diana J. Wallace/Brackett Ranches Limited Partnership

Dear Clerk:

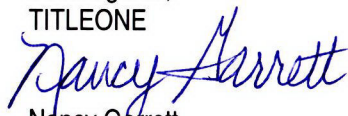
Enclosed with this letter please find the following documents in connection with the above referred to transaction:

- The Notice of Change in Water Right Ownership
- A copy of the original recorded Trustees' Deed recorded April 6, 2017 as Instrument No. 292417, records of Owyhee Co., ID
- A copy of the original recorded Warranty Deed recorded October 28, 2022 as Instrument No. 313791, records of Owyhee Co., ID
- TitleOne check no. 44534 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 owner. 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.

Best regards,
TITLEONE


Nancy Garrett
Ag Escrow Assistant

AR/nrg
Enc.

FedEx

SCANNED
NOV 28 2022