

RECEIVED

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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APR 19 2023

APR 17 2023

DEPARTMENT OF
WATER RESOURCESWATER RESOURCES
WESTERN 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?
67-2188	Yes ☐	Yes ☐		Yes ☐	Yes ☐
67-7056	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Hilltop Farm LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Brown Weiser III LLC, an Idaho limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 1 Embarcadero CTR Suite 3860 San Francisco CA 94111
Mailing address City State Zip
- brown.weiser.iii@homesteadcapital.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: _____
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.

SUPPORT DATA

IN FILE #

67-2188

8. Signature: Patrick Trainor Authorized officer 4/7/2023
Signature of new owner/claimant Title, if applicable Date
Patrick Trainor
Print name
- Signature: _____
Signature of new owner/claimant Title, if applicable Date

SCANNED

APR 24 2023

Received by Dm Date 4-17-23

For IDWR Office Use Only:

Receipt No. W05160Receipt Amt. \$50.00Active 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 BSDate 4-21-23

When recorded return to:

Attn: Judson B. Montgomery
Givens Pursley LLP
6014 W. Bannock Street
Boise, Idaho 83702

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

Instrument # 250686

STATE OF IDAHO, COUNTY OF WASHINGTON
2023-04-10 10:54:38 AM No. of Pages: 8
Recorded for: TITLEONE - BURLEY
DONNA ATWOOD Fee: \$15.00
Ex-Officio Recorder Deputy MMcConnell
Index To: DEED
Electronically Recorded by Simplifile

23469749

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, Hilltop Farm, LLC, an Idaho limited liability company ("Grantor"), hereby grants, bargains, sells, and conveys unto Brown Weiser III LLC, an Idaho limited liability company, whose current address is One Embarcadero Center, Suite 3860, San Francisco, California 94111 (hereinafter referred to as the "Grantee"), that certain real property, located in Washington County, Idaho, as more particularly described on Exhibit A and the water rights appurtenant thereto, as more particularly described on Exhibit B, which exhibits are attached hereto and made a part hereof (hereinafter referred to as the "Premises"):

TOGETHER WITH all of Grantor's right, title and interest in and to all streets, alleys and rights of way adjacent thereto, all mineral and water rights appurtenant thereto, and 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; and all estate, right, title and interest in and to the Premises, as well in law as in equity.

TO HAVE AND TO HOLD the Premises and the tenements, hereditaments, and appurtenances thereunto unto Grantee and to Grantee's successors and assigns forever.

AND Grantor for itself, its successors, heirs, and assigns does hereby covenant to and with Grantee that Grantor is the owner of the Premises in fee simple and that the Premises is free from all liens, claims, or encumbrances done, made, or suffered by Grantor, or any person claiming under Grantor, except (a) matters of record, (b) real property taxes and assessments for the current year that are not yet due and payable, and (c) any matters arising from the acts or omissions of Grantee or Grantee's agents. Grantor hereby covenants to and with Grantee and its successors, heirs, and assigns that Grantor shall warrant and defend the same against any other liens, claims, or encumbrances done, made, or suffered by Grantor, or any person claiming under Grantor, but none other.

[end of text]

SCANNED

APR 24 2023

When recorded return to:

Attn: Judson B. Montgomery
Givens Pursley LLP
6014 W. Bannock Street
Boise, Idaho 83702

23469749

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, Hilltop Farm, LLC, an Idaho limited liability company ("Grantor"), hereby grants, bargains, sells, and conveys unto Brown Weiser III LLC, an Idaho limited liability company, whose current address is One Embarcadero Center, Suite 3860, San Francisco, California 94111 (hereinafter referred to as the "Grantee"), that certain real property, located in Washington County, Idaho, as more particularly described on Exhibit A and the water rights appurtenant thereto, as more particularly described on Exhibit B, which exhibits are attached hereto and made a part hereof (hereinafter referred to as the "Premises"):

TOGETHER WITH all of Grantor's right, title and interest in and to all streets, alleys and rights of way adjacent thereto, all mineral and water rights appurtenant thereto, and 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; and all estate, right, title and interest in and to the Premises, as well in law as in equity.

TO HAVE AND TO HOLD the Premises and the tenements, hereditaments, and appurtenances thereunto unto Grantee and to Grantee's successors and assigns forever.

AND Grantor for itself, its successors, heirs, and assigns does hereby covenant to and with Grantee that Grantor is the owner of the Premises in fee simple and that the Premises is free from all liens, claims, or encumbrances done, made, or suffered by Grantor, or any person claiming under Grantor, except (a) matters of record, (b) real property taxes and assessments for the current year that are not yet due and payable, and (c) any matters arising from the acts or omissions of Grantee or Grantee's agents. Grantor hereby covenants to and with Grantee and its successors, heirs, and assigns that Grantor shall warrant and defend the same against any other liens, claims, or encumbrances done, made, or suffered by Grantor, or any person claiming under Grantor, but none other.

[end of text]

DATED effective as of the 10th day of April, 2023.

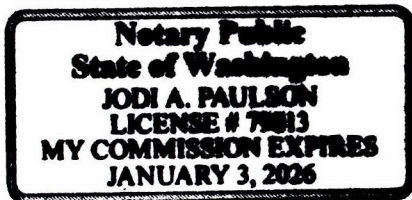
GRANTOR:

Hilltop Farm, LLC, an Idaho limited liability company

[Signature]
By: Greg Richards
Its: Manager

WA
STATE OF IDAHO)
County of King) ss.

On this 7 day of April, 2023, before me, a Notary Public in and for said State, personally appeared Greg Richards known or identified to me to be the Manager of Hilltop Farm, LLC, an Idaho limited liability company, the Manager who subscribed said limited liability company name to the within instrument, and acknowledged to me that s/he executed the same in said limited liability company name.



[Signature]
Notary Public for the State of WA
Residing at Belleme
My Commission expires: 1/3/2026

EXHIBIT A

Legal Description

PARCEL NO. 1:

TOWNSHIP 10 NORTH, RANGE 5 WEST OF THE BOISE MERIDIAN,

WASHINGTON COUNTY, IDAHO

In Section 10 within the SE $\frac{1}{4}$ SE $\frac{1}{4}$:

Beginning at the Southeast corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 10, T.10N., R.5W., B.M.;

Thence S 89°41'36" W, a distance of 281.49 feet (formerly West 280 feet) along the South line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ to a point in the center of Hill Road;

Thence N 22°19'39" W, a distance of 56.73 feet along the centerline of said Hill Road;

Thence N 28°31'08" W, a distance of 63.11 feet along the centerline of said Hill Road;

Thence N 30°05'03" W, a distance of 451.40 feet along the centerline of said Hill Road to a point on a line which is 500.00 feet North of the South line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$;

Thence N 89°41'36" E, along a line parallel to and 500.00 feet North of the South line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$, a distance of 555.75 feet (formerly East 500 feet) to a point on the East line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$;

Thence S 0°25'27" E (formerly South), a distance of 500.00 feet along the East line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ to the Point of Beginning.

In Section 11:

The E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, the S $\frac{1}{2}$ SW $\frac{1}{4}$, the NE $\frac{1}{4}$ SW $\frac{1}{4}$ SAVE AND EXCEPT the North 190.00 feet thereof.

ALSO all that part of the SE $\frac{1}{4}$ described as follows:

Beginning at the Northwest corner of the SE $\frac{1}{4}$ of Section 11 T.10N., R.5W., B.M.;

Thence S 0°28'44" E, a distance of 190.00 feet along the West line of said SE $\frac{1}{4}$ to the TRUE POINT OF BEGINNING;

Thence N 89°34'31" E (formerly East) along a line parallel to and 190.00 feet South of the North line of said SE $\frac{1}{4}$, a distance of 901.21 feet to a point in the center of the former Middle Lateral Ditch;

Thence along the centerline of said former Middle Lateral Ditch as follows:

S 59°12'00" E, a distance of 135.15 feet;

Thence S 43°53'23" E, a distance of 109.71 feet;

Thence S 36°08'22" E, a distance of 171.12 feet;

Thence S 83°24'52" E, a distance of 243.03 feet;
Thence S 57°20'18" E, a distance of 439.66 feet;
Thence S 6°49'09" E, a distance of 91.96 feet;
Thence S 15°49'30" W, a distance of 153.16 feet;
Thence S 16°29'54" E, a distance of 115.82 feet;
Thence S 2°06'13" W, a distance of 296.86 feet;
Thence S 44°05'34" W, a distance of 108.49 feet;
Thence S 18°46'46" E, a distance of 81.24 feet;
Thence S 10°24'56" W, a distance of 51.81 feet;
Thence S 56°09'00" W, a distance of 101.87 feet;
Thence S 12°20'21" W, a distance of 54.98 feet;
Thence S 30°11'16" E, a distance of 106.11 feet;
Thence S 10°17'56" E, a distance of 82.70 feet;
Thence S 9°29'55" W, a distance of 425.62 feet;
Thence S 22°12'01" W, a distance of 145.40 feet;
Thence S 24°03'54" W, a distance of 226.78 feet to a point on the South line of said SE¼;
Thence leaving the centerline of said Middle Lateral Ditch and bearing S 89°29'46" W, a distance of 1471.94 feet along the South line of said SE¼ to the Southwest corner of said SE¼;
Thence N 0°28'44" W, a distance of 2455.14 feet along the West line of said SE¼ to the TRUE POINT OF BEGINNING.

In Section 14:

The NE¼NW¼, the N½SE¼

ALSO all that part of the NE¼ described as follows:

Beginning at the Northeast corner of the NE¼ of Section 14, T.10N., R.5W., B.M.;

Thence S 0°18'57" W (formerly South), a distance of 660.00 feet along the East line of said NE¼ to the TRUE POINT OF BEGINNING;

Thence S 0°18'57" W, a distance of 1968.11 feet along the East line of said NE¼ to the Southeast corner of said NE¼;

Thence S 89°23'34" W, a distance of 2642.16 feet along the South line of said NE1/4 to the Southwest corner of said NE1/4;

Thence N 0°06'29" E, a distance of 2632.75 feet along the West line of said NE1/4 to the Northwest corner of said NE1/4;

Thence N 89°29'46" E, a distance of 1737.98 feet along the North line of said NE1/4 to a point in the bottom of a certain draw;

Thence S 26°17'35" E, a distance of 177.45 feet along the bottom of said draw;

Thence S 29°55'20" E, a distance of 321.13 feet along the bottom of said draw;

Thence S 36°43'55" E, a distance of 273.26 feet along the bottom of said draw;

Thence N 89°29'46" E, along a line parallel to and 660.00 feet South of the North line of said NE1/4, a distance of 507.78 (formerly East approximately 500 feet) feet to the TRUE POINT OF BEGINNING.

ALSO IN SOUTHERN IDAHO LAND COMPANY'S ORCHARD AND GARDEN TRACTS as the same is shown on the official plat thereof on file in the Office of the County Recorder of Washington County, Idaho:

Lot 3, and all that part of Lots 13, 14, and 16 of Orchard and Garden Tracts lying Northeasterly of the centerline of Hill Road.

ALSO in Section 14 and the NE1/4NE1/4 of Section 15 of Township 10 North, Range 5 West, Boise Meridian within Lots 1, 2, and 4 of said Orchard and Garden Tracts:

Beginning at the Northwest corner of Lot 2 of Orchard and Garden Tracts (Northwest corner of said Section 14 and Northeast corner of Lot 1 of Orchard and Garden Tracts);

Thence N 89°29'46" E, a distance of 1325.82 feet along the North line of said Lot 2 to the Northeast corner of said Lot 2;

Thence S 0°01'08" W, a distance of 1317.55 feet along the East line of said Lot 2 to the Southeast corner of said Lot 2 (Northeast corner of Lot 4 of Orchard and Garden Tracts);

Thence continuing S 0°01'08" W, a distance of 1317.54 feet along the East line of said Lot 4 to the Southeast corner of said Lot 4;

Thence S 89°23'34" W along the South line of said Lot 4 to a point in the center of Hill Road;

Thence Northwesterly along the centerline of said Hill Road to a point of intersection with the West line of the E1/2 of said Lot 4 (East line of the W1/2 of said Lot 4);

Thence N 0°01'32" W, a distance of 103.75 feet along the West line of said E1/2 of said Lot 4 (East line of said W1/2 of said Lot 4) to a point in the center of the Second Extension Ditch;

Thence N 40°20'08" W, a distance of 97.97 feet along the centerline of the Second Extension Ditch to a point within said W1/2 of said Lot 4;

Thence N 36°24'20" E, a distance of 165.37 feet to a point within said E1/2 of said Lot 4;

Thence N 0°00'34" E, a distance of 215.15 feet;

Thence N 7°21'03" W, a distance of 421.87 feet to a point within said Lot 2;

Thence N 18°48'03" W, a distance of 183.96 feet;

Thence N 17°54'16" W, a distance of 274.18 feet;

Thence S 89°55'47" W, a distance of 500.00 feet to a point on the West line of said Lot 2;

Thence N 0°04'13" W, a distance of 209.24 feet along the West line of said Lot 2 (East line of Lot 1 of Orchard and Garden Tracts, which line is also the East line of the NE¼NE¼ of said Section 15) to the Southeast corner of the NE¼ of said Lot 1;

Thence S 89°45'31" W, a distance of 87.77 feet along the South line of said NE¼ of said Lot 1 to a point in the center of Hill Road;

Thence Northwesterly along the centerline of said Hill Road;

Thence N 78°24'59" E, a distance of 556.73 feet to a point within said Lot 2;

Thence N 22°57'47" W, a distance of 281.09 feet;

Thence S 89°41'36" W, a distance of 264.73 feet to the Point of Beginning.

PARCEL NO. 2:

All that portion of Lot 15 of SOUTHERN IDAHO LAND COMPANY'S ORCHARD AND GARDEN TRACTS lying Northeasterly of the East right-of-way line of the County Road known as Hill Road.

PARCEL NO. 3:

An easement for the erection and continued operation, maintenance, repair, alteration, inspection, and replacement of an irrigation pump, sump or well and a canal right of way to Buttermilk Slough as originally granted in Deed recorded April 5, 1979 in Book 70 of Deeds at Page 159 and as Amended by instrument recorded March 27, 2013 as Instrument No. 222557, more particularly described as follows:

Beginning at the Southeast corner of Lot 14 of Orchard and Garden Tracts;

Thence N 48°47'04" W, a distance of 872.88 feet to the TRUE POINT OF BEGINNING in the center of Hill Road;

Thence S 48°53'31" W, a distance of 198.62 feet, more or less, to the Northeasterly bank of Crystal Lake (also known as Buttermilk Slough);

Thence Northwesterly along the Northeasterly bank of said Crystal Lake (chord bearing N 45°27'53" W, a distance of 255.45 feet);

Thence N 38°06'17" E, a distance of 201.88 feet, more or less, to a point of curvature in the center of Hill Road;

Thence along the centerline of said Hill Road a distance of 146.34 feet along the arc of a 1750.00 foot radius curve to the right, having a central angle of $4^{\circ}47'29''$, and a long chord bearing S $46^{\circ}55'29''$ E a distance of 146.30 feet;

Thence S $43^{\circ}00'41''$ E, a distance of 147.04 feet along the centerline of said Hill Road to the TRUE POINT OF BEGINNING.

EXHIBIT B

Water Rights

Water Right No.	Source	Use	Priority Date	Diversion Rate (cfs)	Volume (AFA)	From	To	Total Acres
67-2188	Buttermilk Slough	Irrigation	4/5/1949	2.3	NA	1-Mar	15-Nov	215
67-2188	Buttermilk Slough	Domestic	4/5/1949	0.04	NA	1-Jan	31-Dec	NA
67-7056	Buttermilk Slough	Irrigation	6/3/1971	2	781	1-Apr	15-Oct	505

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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. DE

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
67-2188 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
67-7056 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Farm Credit Bank of Spokane
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Hilltop Farm, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 16904 Juanita DR NE STE 269 Kenmore WA 98028
Mailing address City State Zip
- (206) 790-7296 richards.greg@outlook.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: _____
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: Greg Richards Manager January 20, 2023
 Signature of new owner/claimant Title, if applicable Date
Greg Richards
 Print name

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

For IDWR Office Use Only:

Received by DM Date 1-26-23 Receipt No. W050997 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 Jan Date 1-30-23

2-6-23

W050997

25

SCANNED

FEB 06 2023

RECEIVED

JAN 26 2023

WATER RESOURCES
WESTERN REGION

RECEIVED

JAN 27 2023

DEPARTMENT OF
WATER RESOURCES

Inst # 222593

(Space Above For Recorder's Use)

WARRANTY DEED

For good and valuable consideration, the receipt of which is hereby acknowledged, Kevin L. Rowley, a married man as his sole and separate property ("*Grantor*"), conveys, grants and warrants to HILLTOP FARM, LLC, ("*Grantee*"), whose address is 16904 Juanita Dr. NE, Suite 269, Kenmore, WA 98028 and its successors and assigns forever, the real property described on the attached Exhibit A:

SUBJECT TO taxes and assessments for the year 2013 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show (collectively the "*Permitted Encumbrances*").

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way, Grantor's right title and interest in State of Idaho water rights listed on the attached Exhibit B, all other water rights and entitlements to receive water under ditch or canal company shares or otherwise, in anywise appertaining to the property herein described as well in law as in equity.

The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said premises; that the premises are free from all liens, claims and encumbrances, excepting Permitted Encumbrances, and that Grantor will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this ____ day of March, 2013.


Kevin L. Rowley

SCANNED

FEB 06 2023

STATE OF IDAHO)

COUNTY OF Nashington ^{ss.}

On this 29 day of March, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kevin L. Rowley, known or identified to me to be the person who executed this instrument and acknowledged to me that he 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.



Nancy L. Lazaro
NOTARY PUBLIC
Residing at: Wilder, ID
Commission expires: 10/31/13

SCANNED

FEB 06 2023

EXHIBIT A – Legal Description

PARCEL I:

In Township 10 North, Range 5 West of the Boise Meridian, Washington County, Idaho:

In Section 10 within the SE1/4SE1/4:

Beginning at the southeast corner of the SE1/4SE1/4 of Section 10, T.10N., R.5W., B.M.;

Thence S 89°41'36"W, a distance of 281.49 feet (formerly West 280 feet) along the south line of said SE1/4SE1/4 to a point in the center of Hill Road;

Thence N 22°19'39"W, a distance of 56.73 feet along the centerline of said Hill Road;

Thence N 28°31'08"W, a distance of 63.11 feet along the centerline of said Hill Road;

Thence N 30°05'03"W, a distance of 451.40 feet along the centerline of said Hill Road to a point on a line which is 500.00 feet north of the south line of said SE1/4SE1/4;

Thence N 89°41'36"E, along a line parallel to and 500.00 feet north of the south line of said SE1/4SE1/4, a distance of 555.75 feet (formerly East 500 feet) to a point on the east line of said SE1/4SE1/4;

Thence S 0°25'27"E (formerly South), a distance of 500.00 feet along the east line of said SE1/4SE1/4 to the point of beginning.

SUBJECT TO the right-of-way of Hill Road along the westerly side of the above described parcel of land.

In Section 11:

The E1/2NW1/4SW1/4, the S1/2SW1/4, the NE1/4SW1/4 SAVE AND EXCEPT the North 190.00 feet thereof.

ALSO all that part of the SE1/4 described as follows:

Beginning at the northwest corner of the SE1/4 of Section 11, T.10 N., R.5W., B.M.;

Thence S 0°28'44"E, a distance of 190.00 feet along the west line of said SE1/4 to the TRUE POINT OF BEGINNING;

Thence N 89°34'31"E (formerly East) along a line parallel to and 190.00 feet south of the north line of said SE1/4, a distance of 901.21 feet to a point in the center of the former Middle Lateral Ditch;

Thence along the centerline of said former Middle Lateral Ditch as follows:

S 59°12'00"E, a distance of 135.15 feet;

Thence S 43°53'23"E, a distance of 109.71 feet;

Thence S 36°08'22"E, a distance of 171.12 feet;

Thence S 83°24'52"E, a distance of 243.03 feet;

Thence S 57°20'18"E, a distance of 439.66 feet;
 Thence S 6°49'09"E, a distance of 91.96 feet;
 Thence S 15°49'30"W, a distance of 153.16 feet;
 Thence S 16°29'54"E, a distance of 115.82 feet;
 Thence S 2°06'13"W, a distance of 296.86 feet;
 Thence S 44°05'34"W, a distance of 108.49 feet;
 Thence S 18°46'46"E, a distance of 81.24 feet;
 Thence S 10°24'56"W, a distance of 51.81 feet;
 Thence S 56° 09'00"W, a distance of 101.87 feet;
 Thence S 12°20'21"W, a distance of 54.98 feet;
 Thence S 30°11'16"E, a distance of 106.11 feet;
 Thence S 10°17'56"E, a distance of 82.70 feet;
 Thence S 9°29'55"W, a distance of 425.62 feet;
 Thence S 22°12'01"W, a distance of 145.40 feet;
 Thence S 24°03'54"W, a distance of 226.78 feet to a point on the south line of said SE1/4;
 Thence leaving the centerline of said Middle Lateral Ditch and bearing S 89°29'46"W, a distance of 1471.94 feet along the south line of said SE1/4 to the southwest corner of said SE1/4;
 Thence N 0°28'44"W, a distance of 2455.14 feet along the west line of said SE1/4 to the TRUE POINT OF BEGINNING.

In Section 14:

The NE1/4NW1/4, the N1/2SE1/4.

ALSO all that part of the NE1/4 described as follows:

Beginning at the northeast corner of the NE1/4 of Section 14, T.10N., R.5W., B.M.;
 Thence S 0°18'57"W (formerly South), a distance of 660.00 feet along the east line of said NE1/4 to the TRUE POINT OF BEGINNING;
 Thence S 0°18'57"W, a distance of 1968.11 feet along the east line of said NE1/4 to the southeast corner of said NE1/4;
 Thence S 89°23'34"W, a distance of 2642.16 feet along the south line of said NE1/4 to the southwest corner of said NE1/4;
 Thence N 0°06'29"E, a distance of 2632.75 feet along the west line of said NE1/4 to the northwest corner of said NE1/4;
 Thence N 89°29'46"E, a distance of 1737.98 feet along the north line of said NE1/4 to a point in the bottom of a certain draw;
 Thence S 26°17'35"E, a distance of 177.45 feet along the bottom of said draw;
 Thence S 29°55'20"E, a distance of 321.13 feet along the bottom of said draw;
 Thence S 36°43'55"E, a distance of 273.26 feet along the bottom of said draw;
 Thence N 89°29'46"E, along a line parallel to and 660.00 feet south of the north line of said NE1/4, a distance of 507.78 (formerly East approximately 500 feet) feet to the TRUE POINT OF BEGINNING.

ALSO in SOUTHERN IDAHO LAND COMPANY'S ORCHARD AND GARDEN TRACTS as the same is shown on the official plat thereof on file in the Office of the County Recorder of Washington County, Idaho:

Lot 3, and all that part of Lots 13, 14, and 16 of Orchard and Garden Tracts lying northeasterly of the centerline of Hill Road.

SUBJECT TO the right-of-way of Hill Road.

ALSO in Section 14 and the NE1/4NE1/4 of Section 15 of Township 10 North, Range 5 West, Boise Meridian within Lots 1, 2, and 4 of said Orchard and Garden Tracts:

Beginning at the northwest corner of Lot 2 of Orchard and Garden Tracts (northwest corner of said Section 14 and northeast corner of Lot 1 of Orchard and Garden Tracts);
Thence N 89°29'46"E, a distance of 1325.82 feet along the north line of said Lot 2 to the northeast corner of said Lot 2;
Thence S 0°01'08"W, a distance of 1317.55 feet along the east line of said Lot 2 to the southeast corner of said Lot 2 (northeast corner of Lot 4 of Orchard and Garden Tracts);
Thence continuing S 0°01'08"W, a distance of 1317.54 feet along the east line of said Lot 4 to the southeast corner of said Lot 4;
Thence S 89°23'34"W along the south line of said Lot 4 to a point in the center of Hill Road;
Thence northwesterly along the centerline of said Hill Road to a point of intersection with the west line of the E1/2 of said Lot 4 (east line of the W1/2 of said Lot 4);
Thence N 0°01'32"W, a distance of 103.75 feet along the west line of said E1/2 of said Lot 4 (east line of said W1/2 of said Lot 4) to a point in the center of the Second Extension Ditch;
Thence N 40°20'08"W, a distance of 97.97 feet along the centerline of the Second Extension Ditch to a point within said W1/2 of said Lot 4;
Thence N 36°24'20"E, a distance of 165.37 feet to a point within said E1/2 of said Lot 4;
Thence N 0°00'34"E, a distance of 215.15 feet;
Thence N 7°21'03"W, a distance of 421.87 feet to a point within said Lot 2;
Thence N 18°48'03"W, a distance of 183.96 feet;
Thence N 17°54'16" W, a distance of 274.18 feet;
Thence S 89°55'47"W, a distance of 500.00 feet to a point on the west line of said Lot 2;
Thence N 0°04'13"W, a distance of 209.24 feet along the west line of said Lot 2 (east line of Lot 1 of Orchard and Garden Tracts, which line is also the east line of the NE1/4NE1/4 of said Section 15) to the southeast corner of the NE1/4 of said Lot 1;
Thence S 89°45'31"W, a distance of 87.77 feet along the south line of said NE1/4 of said Lot 1 to a point in the center of Hill Road;
Thence northwesterly along the centerline of said Hill Road;
Thence N 78°24'59"E, a distance of 556.73 feet to a point within said Lot 2;
Thence N 22°57'47"W, a distance of 281.09 feet;
Thence S 89°41'36"W, a distance of 264.73 feet to the point of beginning.

SUBJECT TO the right-of-way of Hill Road.

ALSO SUBJECT TO the right-of-way of the Second Extension Ditch.

Parcel II:

All that portion of Lot 15 of SOUTHERN IDAHO LAND COMPANY'S ORCHARD AND GARDEN TRACTS lying northeasterly of the east right-of-way line of the County Road known as Hill Road.

Parcel III:

EASEMENT interest created in Deed recorded April 5, 1949 in Book 70 of Deeds at page 159 and Clarification and Amendment recorded March 27, 2013 as Instrument No. 222557

EXHIBIT B – Water Rights

Irrigation Water Rights

67-2188

67-7056

Entitlements to Irrigation Water

306 shares of Lower Payette Ditch Company

Warranty Deed – Page 7

SCANNED

FEB 06 2023



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

Director Gary Spackman

April 21, 2023

BROWN WEISER III LLC
1 EMBARCADERO CTR STE 3860
SAN FRANCISCO CA 94111-3727

Re: Change in Ownership for Water Right No(s): 67-7056, 67-2188

Dear Water Right Holder(s):

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

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

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

If you have any questions concerning the enclosed information, please contact me at (208) 287-4870.

Sincerely,

Blake Burkard
Engineer Intern

Enclosure(s)

SCANNED

APR 24 2023



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

ID Dept. of Water Resources
2735 W. Airport Way
Boise, ID 83705

RECEIVED

APR 19 2023

DEPARTMENT OF
WATER RESOURCES

Date: 04/14/2023

Escrow No. 23469749 Brown Weiser III LLC/Hilltop Farm, LLC

Dear Clerk:

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

- The original executed Notice of Change In Water Right Ownership
- A copy of the original executed Special Warranty Deed
- TitleOne check no. 26536 made payable to Idaho Department of Water Resources in the amount of \$50.00

Please make the necessary changes in the records to indicate the new Owner. Please send a receipted copy to TitleOne, Attn: Ashley Martinkus, P. O. Box 177, Burley, ID 83318.

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

Best regards,
TITLEONE

Nancy Garrett
Ag Escrow Assistant

AR/nrg
Enc.
UPS

SCANNED

APR 24 2023



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

Director Gary Spackman

February 06, 2023

HILLTOP FARM LLC
16904 JUANITA DR NE PMB 269
KENMORE WA 98028-4248

Re: Change in Ownership for Water Right No(s): 67-2188 & 67-7056

Dear Water Right Holder(s):

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

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

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

If you have any questions concerning the enclosed information, please contact me at (208) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

SCANNED
FEB 06 2023