

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

FEB 10 2022

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JAN 03 2022

WATER RESOURCES
WESTERN REGIONWATER 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?
63-11801	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Takasugi Seed Farm,s LLC, a Limited Liability Company & Northwest Farm Credit Services, FLCA
Name of current water right holder/claimant
3. **New Owner(s)/Claimant(s):** Takasugi Seed Farm,s LLC, a Limited Liability Company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 17777 Allendale Road Wilder ID 83676
Mailing address City State Zip
- 208-484-4040
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: [Signature] Authorized Agent Managing Member 12/24/2021
Signature of new owner/claimant Title, if applicable Date
Nicole Bell - Northwest Farm Credit Services, FLCA
- Signature: [Signature] Managing Member 2/7/2022
Signature of new owner/claimant Title, if applicable Date
Suzanne Takasugi Takasugi Seed Farms LLC
Print name

For IDWR Office Use Only:

Received by 46 Date 01/03/2021 Receipt No. W050036 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 DM Processed by DM Date 6-23-2023

After Recording Return To:
Northwest FCS - Nampa
16034 Equine Dr
Nampa, ID 83687

COPY

2021-087608	
RECORDED	
12/27/2021 03:16 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=5 MBROWN	\$15.00
TYPE: SAT MTG	
PIONEER TITLE CANYON - CALDWELL	
ELECTRONICALLY RECORDED	

RELEASE OF MORTGAGE

For good and valuable consideration, Lender certifies as follows:

The following loan document(s) is/are released:

Mortgage dated July 10, 2012 and executed by The Estate of Patrick A Takasugi, a Deceased Person; Takasugi Seed Farms, LLC, a Limited Liability Company, and Suzanna M. Takasugi, a single person, recorded on July 20, 2012, as Instrument No. 2012030934, in the records of Canyon County, State of Idaho

&

Mortgage dated July 10, 2012 and executed by The Estate of Patrick A Takasugi, a Deceased Person; Takasugi Seed Farms, LLC, a Limited Liability Company, and Suzanna M. Takasugi, a single person, recorded on July 20, 2012, as Instrument No. 278158, in the records of Owyhee County, State of Idaho, covering the land described as follows:

EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Dated: December 24, 2021

LENDER:

NORTHWEST FARM CREDIT SERVICES, FLCA

By: _____

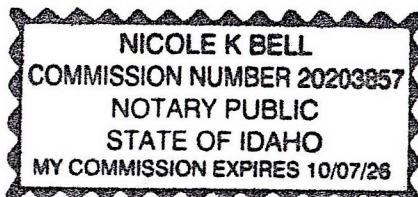
Ben Lundy
Authorized Agent

State of Idaho)

) ss.

County of Canyon)

On December 24, 2021, before me personally appeared Becky Lundy, known to me to be an authorized agent of the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same as its free act and deed; and on oath stated that he/she was authorized to execute said instrument.



Nicole K Bell
Printed Name Nicole K. Bell
Notary Public for the State of Idaho
Residing at Nampa
My commission expires 10/07/26

Release
(Takasugi Seed Farms, LLC/Note No. 6077476)

SCANNED

JUN 23 2023

After Recording Return To:
Northwest FCS - Nampa
16034 Equine Dr
Nampa, ID 83687

Instrument # 310708
MURPHY, OWYHEE, IDAHO
2021-12-27 03:00:47 No. of Pages: 5
Recorded for: PIONEER TITLE CANYON - CALDWELL
ANGELA BARKELL Fee: \$15.00
Ex-Officio Recorder Deputy: map
Index To: MORTGAGE RELEASE OF
Electronically Recorded by Simplifile

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Dated: December 24, 2021

LENDER:
NORTHWEST FARM CREDIT SERVICES, FLCA

By: _____

Becky Lundy
Authorized Agent

State of Idaho)

) ss.

County of Canyon)

On December 24, 2021, before me personally appeared Becky Lundy, known to me to be an authorized agent of the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same as its free act and deed; and on oath stated that he/she was authorized to execute said instrument.

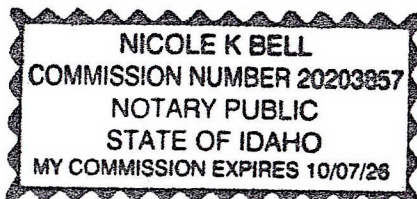
[Signature]

Printed Name Nicole K. Bell

Notary Public for the State of Idaho

Residing at Nampa

My commission expires 10/07/21



Release
(Takasugi Seed Farms, LLC/Note No. 6077476)

After Recording Return To:

Northwest FCS - Nampa
16034 Equine Dr
Nampa, ID 83687

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Dated: December 24, 2021

LENDER:

NORTHWEST FARM CREDIT SERVICES, FLCA

By: _____

Ben Lundy
Authorized Agent

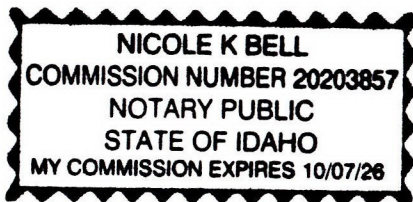
State of Idaho)

) ss.

County of Canyon)

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Nicole K. Bell
Printed Name Nicole K. Bell
Notary Public for the State of Idaho
Residing at Nampa
My commission expires 10/07/26



Release

(Takasugi Seed Farms, LLC/Note No. 6077476)

SCANNED

JUN 23 2023

Exhibit A

Owhyee County:

Parcel 1:

The Northwest Quarter of the Southwest Quarter and the South One-Half of the Southwest Quarter of the Northwest Quarter, of Section 16, Township 3 North of Range 5 West of the Boise Meridian, Owyhee County, Idaho, LESS the following described real property:

This parcel is situated in the Northwest Quarter of the Southwest Quarter and the South One-Half of the Southwest Quarter of the Northwest Quarter of section 16, Township 3 North, Range 5 West of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

BEGINNING at the Southwest corner of the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 16, which point is also the intersection of centerlines of Johnstone Road and Succor Creek Road; thence
North 0° 07' 00" East along said centerline of Johnstone Road, a distance of 23.40 feet; thence
North 89° 43' 15" East, a distance of 331.07 feet; thence
South 0° 04' 40" West a distance of 222.55 feet; thence
North 89° 54' 35" West, a distance of 331.21 feet to said centerline of Johnstone Road; thence
North 0° 07' 00" East along said centerline of Johnstone Road, a distance of 197.02 feet to the POINT OF BEGINNING.

Also less the following parcel:

This parcel consists of a portion of the Northwest Quarter of the Southwest Quarter of Section 16 Township 3 North, Range 5 West of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the southwest corner of said Section 16, a found ½ inch diameter rebar; thence

North 00° 22' 30" West along the west boundary of said Section 16 a distance of 1318.45 feet to the southwest corner of said Northwest Quarter of the Southwest Quarter, a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627, the TRUE POINT OF BEGINNING; thence continuing

North 00° 22' 30" West along the west boundary of said Northwest Quarter of the Southwest Quarter a distance of 535.57 feet to a gin spike set in the pavement surface; thence

North 89° 46' 03" East parallel with the south boundary of said Northwest Quarter of the Southwest Quarter a distance of 362.52 feet to a point in the center of a ditch witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627 bearing South 00° 22' 31" East a distance of 30.00 feet; thence

South 00° 22' 30" East parallel with said west boundary a distance of 535.57 feet to a point on the south boundary of said Northwest Quarter of the Southwest Quarter, a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627; thence

South 89° 46' 03" West along the south boundary of said Northwest Quarter of the Southwest Quarter a distance of 362.52 feet to the TRUE POINT OF BEGINNING.

Parcel 2:

Real property located in Owyhee County, Idaho:

Commencing at the Southwest corner of Section 9, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho, and thence running on a course East 412 feet and thence running on a course

North 1° 56' East to the center line of the McDowell lateral being the REAL POINT OF BEGINNING; thence on a course

North 1° 56' East to a point which point is on said course and 740 feet North of the South boundary line of said Section 9; thence on a course

West 437 feet to a point in the West boundary line of said Section 9 which point is 757 feet North of the Southwest corner of said Section 9; thence on a course

South along the West boundary of said Section 9 to a point in the center line of the said McDowell lateral; and thence in an

Easterly direction along the center line of the McDowell Lateral to the REAL POINT OF BEGINNING.

Parcel 3:

East One-Half of the Southeast Quarter in Section 8, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho.

EXCEPTING THEREFROM the following described parcel:

This parcel is a portion of the Northeast Quarter of the Southeast Quarter of Section 8, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

BEGINNING at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence

South 1° 11' 43" East along the East boundary of said Northeast Quarter of the Southeast Quarter a distance of 351.43 feet; thence

North 89° 21' 42" West a distance of 270.03 feet; thence

North 1° 35' 48" West a distance of 334.80 feet to a point on the North boundary of said Northeast Quarter of the Southeast Quarter; thence

North 89° 13' 33" East along the North boundary of said Northeast Quarter of the Southeast Quarter a distance of 272.31 feet to the POINT OF BEGINNING.

Parcel 4:

West One-Half of the Southwest Quarter in Section 9, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho, less the following described tracts:

Tract No. 1: Beginning at the Southwest corner of Section 9, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho, thence East 412 feet; thence North 1° 56' East to the center line of the McDowell lateral; thence in a Westerly direction along the center line of the McDowell lateral to the West boundary of said Section 9; thence South along the West boundary line of said Section 9 to the POINT OF BEGINNING.

Tract No. 2: Beginning at a point 412 feet East of the Southwest corner of Section 9, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho; thence East 883 feet to the Southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 9; thence North 260 feet; thence in a Westerly direction along the McDowell ditch 878 feet; thence South 1° 56' West 200 feet to the PLACE OF BEGINNING.

Tract No. 3: Commencing at the Southwest corner of Section 9, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho, and thence running on a course East 412 feet and thence running on a course North 1° 56' East to the center line of the McDowell lateral being the REAL POINT OF BEGINNING; thence on a course North 1° 56' East to a point which point is on said course and 740 feet North of the South boundary line of said Section 9; thence on a course West 437 feet to a point in the West boundary line of said Section 9 which point is 757 feet North of the Southwest corner of said Section 9; thence on a course South along the West boundary of said Section 9 to a point in the center line of the said McDowell lateral; and thence in an Easterly direction along the center line of the McDowell Lateral to the REAL POINT OF BEGINNING.

Parcel 5:
The South One-Half of the Northwest Quarter in Section 9, Township 3 North Range 5 West, Boise Meridian, Owyhee County, Idaho.

Parcel 6:
The Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter in Section 20, Township 3 North, Range 5 West of the Boise Meridian, Owyhee County, Idaho.

EXCEPT: That part of the Southwest Quarter of the Northeast Quarter lying Westerly of the East bank of the "A" Canal of the Gem Irrigation District, as now constructed.

Parcel 7:
In Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho: Section 8, Southwest Quarter of the Southeast Quarter EXCEPT that portion lying West of the East bank of the Sage Creek Drain.

Canyon County:

Parcel 1:

Government Lot 3 and the Northeast Quarter of the Southwest Quarter, Section 18, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

Parcel 2:

Government Lots 1 and 2 and the East Half of the Northwest Quarter, Section 18, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho

EXCEPT THEREFROM the following described tract:

A portion of the West Half of the West Half, Section 18, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the West Quarter corner of Section 18, Township 4 North, Range 4 West, Boise Meridian, said point monumented with a 5/8-inch iron pin and being the TRUE POINT OF BEGINNING; thence

South 89° 30' 47" East 25.00 feet to a 5/8-inch iron pin; thence continuing

South 89° 30' 47" East 255.24 feet to a 5/8-inch iron pin; thence

North 0° 53' 23" East 213.74 feet to a 5/8-inch iron pin; thence

South 88° 24' 16" West 256.07 feet to a 5/8-inch iron pin; thence continuing

South 88° 24' 16" West 25.02 feet to a PK nail and brass washer on the Westerly boundary of said Section 18; thence

South 0° 43' 28" West 203.52 feet along said Westerly boundary of Section 18 to the POINT OF BEGINNING.

Parcel 3:

Government Lot 4 and the Southeast Quarter of the Southwest Quarter, Section 18, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM:

A portion of the Government Lot 4, Section 18, Township 4 North, Range 4 West, Boise Meridian, more particularly described as follows:

BEGINNING at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence

North 00° 07' 28" East along the West boundary of said Southwest Quarter of the Southwest Quarter a distance of 933.67 feet; thence leaving said West boundary,

North 89° 24' 34" East, a distance of 651.42 feet; thence

South 00° 07' 28" West parallel with said West boundary, a distance of 928.73 feet to a point on the South boundary of said Southwest Quarter of the Southwest Quarter; thence

South 88° 58' 31" West along said South boundary, a distance of 651.50 feet to the POINT OF BEGINNING.

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

6/23/2023

Water Right 63-11801

Owner Type **Name and Address**
Current Owner TAKASUGI SEED FARMS LLC
 17777 ALENDALE ROAD
 WILDER, ID 83676
 (208) 484-4040

Previous Owner NORTHWEST FARM CREDIT
 SERVICES FLCA
 16034 EQUINE DR
 NAMPA, ID 83687-8490
 (208) 468-1600

Priority Date: 4/29/1992

Basis: License

Status: Active

Source
GROUND WATER

Tributary

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/01	11/15	4.240 CFS	
	Total Diversion		4.240 CFS	

Source and Point(s) of Diversion:

GROUND WATER L4(SWSW) Sec. 18, Twp 04N, Rge 04W, CANYON County

Place Of Use:

IRRIGATION within CANYON County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
04N	04W	18					39.0	32.0 L1	31.0 L2	39.0	39.0	32.0 L3							212.0

POU Total Acres: 212.0

Conditions of Approval:

1. WB7 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor exceed a combined annual maximum diversion volume of 954.0 af at the field headgate for the place of use.
2. 260 The right holder shall make full beneficial use of all surface water rights available to the right holder for irrigation of the lands authorized to be irrigated under this right. The right holder shall limit the diversion of ground water under this right for land with an appurtenant surface water right(s) to those times when the surface water supply is not available or the surface water supply is not reasonably sufficient to irrigate the place of use authorized under this right.

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

6/23/2023

- | | | |
|----|-----|--|
| 3. | 261 | If the surface water right(s) appurtenant to the place of use is abandoned, forfeited, sold, transferred, leased or used on any other place of use, this right to divert ground water shall not be used on the land with an appurtenant surface water right(s) without an approved transfer pursuant to Section 42-222, Idaho Code, or approval of the Department if a transfer is not required. |
| 4. | R61 | This right when combined with all other rights shall provide no more than 4.5 afa per acre at the field headgate for irrigation of the place of use. |
| 5. | 01M | After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department. |

Dates and Other Information:

Licensed Date: 10/28/2014
Owner Name Connector: And
Water District Number: TBD
Generic Max Rate Per Acre: 0.020
Generic Max Volume Per Acre: 4.5
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A



Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

February 03, 2022

TAKASUGI SEED FARMS LLC
17777 ALLENDALE RD
WILDER ID 83676-5893

RE: Change in Ownership for Water Right No(s): 63-11801

Dear Interested Parties:

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

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- Signature

Your signature is required on the Notice as the “new” owners of the water right in order to process your request to remove Northwest Farm Credit Services FLCA as an owner. Please sign and return the Notice to our office to be processed.

Because the Department cannot process the Notice without proper documentation, we will hold any action on your Notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days we will return your Notice and all attachments and your Notice will not be processed.

Also, please note that permit holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to assign ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at (208) 334-2190.

Sincerely,

Lynne Evans
Office Specialist II

Enclosure(s)

SCANNED

JUN 23 2023



RECEIVED

JAN 03 2022

WATER RESOURCES
WESTERN REGION

December 24, 2021

Idaho Department of Water Resources
2735 Airport Way
Boise ID 83705

Dear IDWR :

Please use the attached *Notice of Change in Water Right Ownership and Mortgage Release (Reconveyance)* that Northwest Farm Credit Services, FLCA is no longer an assigned owner of permit 63-11801 and all rights, title and interest should be remain with Takasugi Seed Farms, LLC.

Attached is a \$25.00 processing fee as well.

If you should have any questions, please contact me directly.

Thank you

A handwritten signature in blue ink, appearing to read "Nicole Bell", with a wavy line extending to the right.

Nicole Bell
Financial Specialist
Northwest Farm Credit Services – Nampa Branch
Ph: 208-468-1609
Email: Nicole.bell@northwestfcs.com

SCANNED

JUN 23 2023



Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

June 23, 2023

TAKASUGI SEED FARMS LLC
17777 ALENDALE ROAD
WILDER ID 83676

Re: Change in Ownership for Water Right No(s): **63-11801**

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)605-4620.

Sincerely,

Debra Mansfield
Office Specialist II

Enclosure(s)

SCANNED

JUN 23 2023