Form 42-248/42-1409(6) Rev. 6/22

RECEIVED
JUN 29 2023
WATER RESOURCES
WESTERN REGION

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 # of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
65-4511	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-4576	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-4588	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: 65-4511-Leona & Ralph Ankenman; 65-4576-Rayne & Robert Codr; 65-4588-Betty & Francis Crabb
   Name of current water right holder claimant

3. New Owner(s)/Claimant(s): Teunissen Land & Cattle LLC
   New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

   3749 SW 3rd Ave — Mailing address
   New Plymouth — City; ID — State; 83655 — Zip
   208-573-3027 — Telephone
   Leslie Teunissen <flteunissen@msn.com> — 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: Quitclaimed to LLC in 2022 (see attached deeds)

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.

   SCANNED
   SUPPORT DATA
   IN FILE # 65-4511
   AUG 04 2023

   ☐ 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: Franklin D Teunissen — Signature of new owner/claimant
   member — Title, if applicable
   6-22-23 — Date
   Franklin D. Teunissen — Print name

   Signature: Leslie J. Teunissen — Signature of new owner/claimant
   member — Title, if applicable
   6-22-23 — Date
   Leslie J. Teunissen — Print name

For IDWR Office Use Only:

Receipted by_____ Date_____ Receipt No._____ Receipt Amt._____

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 AB Date 7/27/23

Form 42-248/42-1409(6) Rev. 6/22

RECEIVED
JUN 08 2023
DEPARTMENT OF WATER RESOURCES

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?
65-4511	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-4576	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-4588	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: 65-4511-Leona & Ralph Ankenman; 65-4576-Rayne & Robert Codr; 65-4588-Betty & Francis Crabb
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Teunissen Land & Cattle LLC
   New owner(s) as listed on the conveyance document Name connector ☐ **and** ☐ **or**

   3749 SW 3rd Ave — Mailing address
   New Plymouth — City
   ID — State
   83655 — Zip
   208-573-3027 — Telephone
   Leslie Teunissen <flteunissen@msn.com> — 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: Quitclaimed to LLC in 2022 (see attached deeds).

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.

SCANNED
AUG 04 2023

8. Signature: _____ (Signature of new owner/claimant) _____ (Title, if applicable) _____ (Date)
   _____ (Print name)

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

For IDWR Office Use Only:

Receipted by IM Date 6.8.23 Receipt No. C116440 Receipt Amt. $75.00

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_____ Date _____

Attachment 1

65-4511 Conveyance Documents

SCANNED

AUG 0 4 2023

163323

WARRANTY DEED

For Value Received, J. GILBERT PAUL and MARGUERITE PAUL, husband and wife of New Plymouth, Idaho,

the grantors, do hereby grant, bargain, sell and convey unto

RALPH ANKENMAN and LEONA ANKENMAN, husband and wife of Boise, Ada County, Idaho,

the following described premises, to-wit:

In Twp. 7 N., R. 4 W., B.M., Payette County, Idaho:
In Sec. 17: SE¼NW¼ and NE¼SW¼.

Subject to real property taxes for the year of 1971.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that said premises are free from all incumbrances

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: June 22nd 1971

J. Gilbert Paul

Marguerite Paul

STATE OF IDAHO, COUNTY OF Payette) ss.

On this 22nd day of June, 1971, before me, a notary public in and for said State, personally appeared J. GILBERT PAUL and MARGUERITE PAUL, husband and wife,

known to me to be the person s whose name s are subscribed to the within instrument, and acknowledged to me that 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.

[illegible] Notary Public

Residing at Boise, Idaho

Commission Expires 10/17/72

STATE OF IDAHO, COUNTY OF Payette ss.

I hereby certify that this instrument was filed for record at the request of IDAHO TITLE INSURANCE COMPANY

at 52 minutes past 1:00 o'clock P. M. this 10th day of August, 1976, in my office, and duly recorded in Book 128 of Deeds at page 16732.

Eula Cheese
Ex-Officio Recorder

By Estelle Popple Deputy.

Fees $1.50
Mail to:

INSTRUMENT No. 163323

Printed and For Sale by Boise-Kuna Stationery, Boise

SCANNED
AUG 04 2023

89-1743 227858

WARRANTY DEED

For Value Received

RALPH E. ANKENMAN, aka RALPH ANKENMAN and LEONA ANKENMAN, aka LEONA J. ANKENMAN, husband and wife

the grantors, do hereby grant, bargain, sell and convey unto

MICHAEL R. NIETSCHKE and DONNA M. NIETSCHKE, husband and wife

the grantees, whose current address is 594 Sandpiper Circle; Lodi, California 95240

the following described premises, in PAYETTE County, Idaho, to-wit:

In Township 7 North, Range 4 West of the Boise Meridian, Payette County, Idaho:

In Section 17: SE¼NW¼ and NE¼SW¼.

Together with a 30' wide road easement as granted in Easement recorded December 21, 1978, as Instrument No. 176488, Official Records, Payette County, Idaho.

SUBJECT TO:A Mortgage to secure an indebtedness in the original principal sum of $105,000.00, and any other amounts and/or obligations secured thereby; recorded May 24, 1984, as Instrument No. 204115, records of said County.
Dated: May 23, 1984
Mortgagor: RALPH ANKENMAN and LEONA ANKENMAN, husband and wife
Mortgagee: GRANGE MUTUAL LIFE COMPANY

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, and their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that they the owners in fee simple of said premises; that they are free from all incumbrances Except: Any easements, regulations, exceptions & reservations, right-of-ways now existing and of record.

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: September 1, 1989

Ralph E. Ankenman
Ralph E. Ankenman

Leona J. Ankenman
Leona J. Ankenman

STATE OF IDAHO
COUNTY OF PAYETTE } ss
On this 1st day of September, in the year 1989, before me, a Notary Public, personally appeared Ralph E. Ankenman and Leona J. Ankenman known or identified to me to be the person whose name S are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public
Residing at Payette Idaho
My Commission Expires: 9/3/93

STATE OF IDAHO, COUNTY OF Payette
I hereby certify that this instrument was filed for record at the request of FIRST AMERICAN TITLE CO.
at 34 minutes past 3 o'clock PM., this 1st day of Sept 19 89, in my office, and duly recorded in Book 48 of Deeds at page 227858.

LAURA L. STIGILE
Ex Officio Recorder
By Cecilia Popple Deputy
Fee $ 3.00
Mail to

INSTRUMENT No. 227858

First American Title

Page 1 of 1
SCANNED 05/31/2023 12:52 PM
AUG 04 2023

FA 5797

240419

WARRANTY DEED

For Value Received MICHAEL R. NIETSCHKE and DONNA M. NIETSCHKE, husband and wife

the grantor s , do hereby grant, bargain, sell and convey unto DAVID O. McLEOD and LINDA McLEOD, husband and wife

the grantee s , whose current address is 3749 S.W. 3rd Ave.; New Plymouth, Idaho 83655

the following described premises, in PAYETTE County, Idaho, to-wit:

In Township 7 North, Range 4 West of the Boise Meridian, Payette County, Idaho:
In Section 17: SE¼NW¼ and NE¼SW¼.

Together with a 30' wide road easement as granted in Easement recorded December 21, 1978, as Instrument No. 176488, Official Records.

SUBJECT TO: A mortgage to secure an indebtedness in the original principal sum of $105,000.00, and any other amounts and/or obligations secured thereby, recorded May 24, 1984, as Instrument No. 204115, records of said County.
Dated: May 23, 1983
Mortgegor: RALPH ANKENMAN and LEONA ANKENMAN, husband and wife
Mortgagee: GRANGE MUTUAL LIFE COMPANY

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee s , and their heirs and assigns forever. And the said Grantor s do hereby covenant to and with the said Grantees , that t hey the owner s in fee simple of said premises; that they are free from all incumbrances excepting reservations, easements, incumbrances, restrictions and rights of way appearing of record and/or existing.

and that t hey will warrant and defend the same from all lawful claims whatsoever.

Dated: September 4, 1992

Michael R. Nietschke

Donna M. Nietschke

STATE OF IDAHO
COUNTY OF Payette } ss
On this 4th day of September , in the year 19 92 , before me, a Notary Public, personally appeared Michael R. Nietschke and Donna M. Nietschke known or identified to me to be the person whose name s are subscribed to the within instrument, and acknowledged to me that t hey executed the same.

Notary Public
Residing at Payette, Idaho.
My Commission Expires: 09/03/93

STATE OF IDAHO, COUNTY OF Payette
I hereby certify that this instrument was filed for record at the request of FIRST AMERICAN TITLE CO.
at 8 minutes past 2:00 o'clock P.M. this 4th day of September, 19 92 in my office, and duly recorded in Book 48 of Deeds at page 240419.

LAURA L. STIGILE
Ex-Officio Recorder
By Ellella Tipple Deputy

Fees $ 3.00
Mail to:

INSTRUMENT No. 240419

First American Title

AUG 04 2023

FA 7326 697

257114

WARRANTY DEED

For Value Received DAVID O. MCLEOD and LINDA MCLEOD, husband and wife

the grantor s , do hereby grant, bargain, sell and convey unto FRANKLIN D. TEUNISSEN and LESLIE J. TEUNISSEN, husband and wife

the grantee s , whose current address is 3749 S. W. Third Ave.; New Plymouth, Idaho 83655

the following described premises, in PAYETTE County, Idaho, to-wit:

In Township 7 North, Range 4 West of the Boise Meridian, Payette County, Idaho:

In Section 17: SE¼SW¼ and NE¼SW¼.

Together with 30' wide road easement as granted in Easement recorded December 21, 1978, as Instrument No. 176488, Official Records.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee s , and their heirs and assigns forever. And the said Grantor s do hereby covenant to and with the said Grantee s , that they the owner s in fee simple of said premises; that they are free from all incumbrance excepting reservations, easements, incumbrances, restrictions and rights of way appearing of record and/or existing.

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: August 25, 1995

David O. McLeod

Linda McLeod

STATE OF IDAHO
COUNTY OF Payette

On this 25th day of August, in the year 19 95, before me, a Notary Public, personally appeared David O. McLeod and Linda McLeod known or identified to me to be the person whose name s are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public
Residing at Payette, Idaho.
My Commission Expires: 09/03/99

STATE OF IDAHO, COUNTY OF Payette
I hereby certify that this instrument was filed for record at the request of FIRST AMERICAN TITLE CO.
at 12 minutes past 9:00 o'clock A.M., this 28 day of August 1995, in my office, and duly recorded in Book 48 of Deeds at page 257114

LAURA L. STIGILE
Ex-Officio Recorder
By Deputy

Fees $ 3.00
Mail to:

INSTRUMENT No. 257114

First American Title

32×10

SCANNED Page 1 of 1
05/31/2023 12:53 PM

AUG 04 2023

443816

Instrument # 443816
STATE OF IDAHO, PAYETTE COUNTY
2-23-2022 04:47:22 PM No. of Pages: 3
Recorded for : WHITE PETERSON
LINDSEY BRATCHER Fee: 15.00
Ex-Officio Recorder Deputy
Index to: QUITCLAIM DEED - DEEDS

Quitclaim Deed

For value received, **Franklin D. Teunissen and Leslie J. Teunissen, husband and wife,**

Does hereby convey, release, remise, and forever quit claim unto

Teunissen Land and Cattle, LLC., an Idaho limited liability company

whose current address is: 3749 SW 3rd Avenue, New Plymouth, ID 83655 ,

the following described premises:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.

SCANNED
Page 1 of 3
05/31/2023 12:50 PM
AUG 04 2023

443816

Date: February 22, 2022

Franklin D Teunissen
Franklin D. Teunissen

Leslie J. Teunissen
Leslie J. Teunissen

State of Idaho, County of Canyon, ss.

On this 22nd day of February in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Franklin D Teunissen and Leslie J. Teunissen known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

DAVID HEIDA NOTARY PUBLIC Comm No. 51951 STATE OF IDAHO

Notary Public
Residing at: Kuna, ID
My Commission Expires: 3-11-2026
(seal)

SCANNED

05/31/2023 12:50 PM

AUG 0 4 2023

443816

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

In Township 7 North, Range 4 West of the Boise Meridian, Payette County, Idaho:

In Section 17: SE1/4 NW1/4

SCANNED
AUG 0 4 2023

Attachment 2

65-4576 Conveyance Documents

SCANNED

AUG 0 4 2023

0388970

WARRANTY DEED

Order No.:10510AM

FOR VALUE RECEIVED

Rayne D. Codr, an unmarried woman

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Franklin D. Teunissen and Leslie J. Teunissen , husband and wife
whose current address is:
3749 SW 3rd Ave.
New Plymouth, ID 83655

the grantee(s), the following described premises, in Payette County, Idaho, TO WIT:

See Exhibit "A" attached hereto and made a part hereof

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.
And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: February 27, 2014

Rayne D. Codr

Rayne D. Codr

Instrument # 388970
STATE OF IDAHO, PAYETTE COUNTY
3-3-2014 01:14:48 No. of Pages: 2
Recorded for : AMERITITLE
BETTY J DRESSEN Fee: 13.00
Ex-Officio Recorder Deputy
Index to: WARRANTY DEED - DEED

State of Idaho } ss
County of Payette}

On this 28th day of February, 2014, before me, Linda-Gayle Fox, a Notary Public in and for said state, personally appeared Rayne D. Codr, 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 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.

Linda-Gayle Fox

Linda-Gayle Fox
Notary Public for the State of Idaho
Residing at: Parma, Idaho
Commission Expires: February 21, 2020

LINDA-GAYLE FOX NOTARY PUBLIC STATE OF IDAHO

SCANNED
AUG 04 2023

0388970

EXHIBIT "A"

10510AM

The NW¼NE¼ of Sec. 17, Twp. 7 N., R. 4 W., B.M., Payette County, Idaho;
EXCEPTING THEREFROM the following described parcel:
Beginning at the North quarter corner of said Sec. 17;
Thence N. 89°56'25" E. along the North line a distance of 324.94 feet to the True Point of Beginning;
Thence N. 89°56'25" E. along the North line a distance of 461.19 feet to a point;
Thence S. 0° E., a distance of 47.98 feet;
Thence S. 29°07'50" W., a distance of 69.31 feet;
Thence S. 52°34'13" W., a distance of 57.30 feet;
Thence S. 88°53'06" W., a distance of 382.02 feet;
Thence N. 0° E., a distance of 150.30 feet to the True Point of Beginning.

SCANNED
AUG 0 4 2023

443811

Instrument # 443811
STATE OF IDAHO, PAYETTE COUNTY
2-23-2022 04:32:10 PM No. of Pages: 3
Recorded for : WHITE PETERSON
LINDSEY BRATCHER Fee: 15.00
Ex-Officio Recorder Deputy Melody Capen
Index to: QUITCLAIM DEED - DEEDS

Quitclaim Deed

For value received, **Franklin D. Teunissen and Leslie J. Teunissen, husband and wife,**

Does hereby convey, release, remise, and forever quit claim unto

Teunissen Land and Cattle, LLC., an Idaho limited liability company

whose current address is: 3749 SW 3rd Avenue, New Plymouth, ID 83655 ,

the following described premises:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.

SCANNED
AUG 04 2023

443811

Date: February 22, 2022

Franklin D. Teunissen

Leslie J. Teunissen

State of Idaho, County of Canyon, ss.

On this 22nd day of February in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Franklin D Teunissen and Leslie J. Teunissen known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the ~~same~~.

Notary Public
Residing at: Nampa, ID
My Commission Expires: 3-11-2026
(seal)

DAVID HEIDA
NOTARY PUBLIC
Comm No. 51951
STATE OF IDAHO

SCANNED
AUG 04 2023

443811

EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

The NW¼NE¼ of Sec. 17, Twp. 7 N., R. 4 W., B.M., Payette County, Idaho;
EXCEPTING THEREFROM the following described parcel:
Beginning at the North quarter corner of said Sec. 17;
Thence N. 89°56'25" E. along the North line a distance of 324.94 feet to the True Point of Beginning;
Thence N. 89°56'25" E. along the North line a distance of 461.19 feet to a point;
Thence S. 0° E., a distance of 47.98 feet;
Thence S. 29°07'50" W., a distance of 69.31 feet;
Thence S. 52°34'13" W., a distance of 57.30 feet;
Thence S. 88°53'06" W., a distance of 382.02 feet;
Thence N. 0° E., a distance of 150.30 feet to the True Point of Beginning.

SCANNED

AUG 0 4 2023

Attachment 3

65-4588 Conveyance Documents

SCANNED

AUG 04 2023

Parcel 07N04W173760

SCANNED
AUG 0 4 2023

0000 0048 2668

$6.00
93-3052

247140

WARRANTY DEED

For Value Received THE OBED AND VIOLA JANTZ FAMILY TRUST U/T/A Dated July 21, 1993

the grantors, do hereby grant, bargain, sell and convey unto RONALD R. JANTZ and RITA L. JANTZ, husband and wife

the grantees, whose current address is 5390 Butte Road New Plymouth, Idaho 83655

the following described premises, in Payette County, Idaho, to-wit:

In Township 7 North, Range 4 West of the Boise Meridian, Payette County, Idaho:

In Sec. 17: A portion of the SW¼NW¼ more particularly described as follows:
Beginning at the Northwest corner of the said SW¼NW¼;
thence East along the North line of said SW¼NW¼ a distance of 490 feet;
thence South parallel with the West line of said SW¼NW¼ a distance of 483 feet;
thence West parallel with the North line of said SW¼NW¼ a distance of 490 feet to the West line of said SW¼NW¼;
thence North along the West line of said SW¼NW¼ a distance of 483 feet to the Point of Beginning.
Subject to County road right of way along the West boundary.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that they the owners in fee simple of said premises; that they are free from all incumbrances

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated December 27, 1993

Obed Jantz, Trustee

Viola Jantz, Trustee

STATE OF IDAHO, COUNTY OF Payette
I hereby certify that this instrument was filed for record at the request of FIRST AMERICAN TITLE CO.
at 4 minutes past 4:00 o'clock P.M. this 28th day of December, 1993, in my office, and duly recorded in Book 48 of Deeds at page 247140.

LAURA L. STIGILE
Ex-Officio Recorder

By Celeste Popple Deputy

Fees $3.00
Mail to

INSTRUMENT No. 247140

First American Title

SCANNED
AUG 04 2023

299378

WARRANTY DEED

Order No 40601200569

FOR VALUE RECEIVED

Ronald R. Jantz and Rita L. Jantz, Husband and Wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Transmutation Properties, Inc., A California Corporation

whose current address is

3535 Inland Empire Boulevard, Ontario, CA 691764

the grantee(s), the following described premises, in Payette County, Idaho, TO WIT:

In Twp. 7 N., R. 4 W., B.M., Payette County, Idaho:
In Sec. 17: A portion of the SW1/4NW1/4, more particularly described as follows:
Beginning at the Northwest corner of the said SW1/4NW1/4;
thence East along the North line of said SW1/4NW1/4 a distance of 490 feet;
thence South parallel with the West line of said SW1/4NW1/4 a distance of 483 feet;
thence West parallel with the North line of said SW1/4NW1/4 a distance of 490 feet to the West line of said SW1/4NW1/4;
thence North along the West line of said SW1/4NW1/4 a distance of 483 feet to the Point of Beginning.
SUBJECT TO County Road right of way along the West boundary.
Part of an I.R.C. 1031 Exchange.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: February 12, 2002

Ronald R. Jantz — Ronald R. Jantz

Rita L. Jantz — Rita L. Jantz

State of Idaho }
}ss
County of Payette }

On this 19 day of February, 02, before me, a Notary Public in and for said state, personally appeared Ronald R Jantz and Rita L. Jantz known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that 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.

NOTARY PUBLIC

Notary Public for the State of Idaho
Residing at: Payette
Commission Expires: 10 27 05

299378
STATE OF IDAHO } ss
County of Payette }

I hereby certify that this instrument was filed for record at the request of ALLIANCE TITLE & ESCROW CORP

Time 4:22 pm
Date Feb 19 2002
Instrument # 299378 Deeds
LAURA L. STIGILE Ex-Officio Recorder
By Deputy
Fee $3.00

SCANNED
AUG 04 2023

299800

40602005G9

Transmutation Properties, Inc.
c/o William A. Van Dyk, Esq.
3535 Inland Empire Boulevard
Ontario, CA 91764

State of Idaho, County of Payette ALLIANCE TITLE & ESCROW CORP.
I certify that this instrument was filed for record at the request of Deeds
Time 3:32 P M Date Mar 8, 2002 Instrument # 299800
Laura L. Stigile, Ex-Officio Recorder by _____ Deputy Fee
#3.00

***** *SPACE ABOVE FOR RECORDER* *****

DEED

The undersigned Grantor, **TRANSMUTATION PROPERTIES, INC.**, a California Corporation, in its capacity as qualified intermediary of and/or accommodator for the below named Grantee, hereby grants, bargains, transfers and conveys unto **BERNARD TEUNISSEN and JANE TEUNISSEN, as Trustees of the Teunissen Family Trust, dated January 8, 1990**, hereinafter called the Grantee, whose address is: 12350 Whitechapel Way, Nampa, Idaho 83686-8030, the following described premises, in Payette County, Idaho, to wit:

In Twp. 7 N., R. 4 W., B.M., Payette County, Idaho:
In Sec. 17: A portion of the SW1/4NW1/4, more particularly described as follows:
Beginning at the Northwest corner of the said SW1/4NW1/4;
thence East along the North line of said SW1/4NW1/4 a distance of 490 feet;
thence South parallel with the West line of said SW1/4NW1/4 a distance of 483 feet;
thence West parallel with the North line of said SW1/4NW1/4 a distance of 490 feet to the West line of said SW1/4NW1/4;
thence North along the West line of said SW1/4NW1/4 a distance of 483 feet to the Point of Beginning.
SUBJECT TO County Road right of way along the West boundary.

SUBJECT TO any valid trust deeds, mortgages, liens, claims, easements, covenants. conditions and restrictions of record affecting title to said premises as well as all taxes and assessment which are a lien against the premises.

TRANSMUTATION PROPERTIES, INC.,
a California Corporation

Dated: March 7, 2002.

by: _____
Frank J. Lizarraga, Jr., President

* * * * * * * *

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)

On March 7, 2002, before me, a Notary Public in and for said State, personally appeared FRANK J. LIZARRAGA, JR., personally known to me (or proved to me on the basis of satisfactory evidence) 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

_____
William A. Van Dyk, Notary Public
Residing at: 3535 Inland Empire Boulevard
Ontario, CA 91764
My Commission Expires: November 5, 2002

BCT4 WILLIAM A. VAN DYK COMM. #1200723 NOTARY PUBLIC - CALIFORNIA SAN BERNARDINO COUNTY My Comm. Expires Nov. 5, 2002 BCT4

SCANNED
AUG 04 2023

SCANNED
AUG 04 2023

FT
AD.

334677

WARRANTY DEED

Order No.: AT-4060603898CV

FOR VALUE RECEIVED

Bernard Teunissen and Jane Teunissen, as Trustees of the Teunissen Family Trust, dated January 8, 1990,,

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Frank Teunissen and Leslie Teunissen, Husband and Wife,

whose current address is

3749 SW 3rd Avenue, New Plymouth, ID, 83655,

the grantee(s), the following described premises, in Payette County, Idaho, TO WIT:

In Twp. 7 N., R. 4 W., B.M., Payette County, Idaho:
In Sec. 17: A portion of the SW1/4NW1/4, more particularly described as follows:
Beginning at the Northwest corner of the said SW1/4NW1/4;
thence East along the North line of said SW1/4NW1/4 a distance of 490 feet;
thence South parallel with the West line of said SW1/4NW1/4 a distance of 483 feet;
thence West parallel with the North line of said SW1/4NW1/4 a distance of 490 feet to the West line of said SW1/4NW1/4;
thence North along the West line of said SW1/4NW1/4 a distance of 483 feet to the Point of Beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: April 23, 2006

Instrument # 334677
PAYETTE COUNTY
2006-04-25 04:25:00 No. of Pages: 1
Recorded for : ALLIANCE TITLE & ESCROW
BETTY J DRESSEN Fee: 3.00
Ex-Officio Recorder Deputy Kathryn A Russo
Index to: WARRANTY DEED
Deeds

Bernard Teunissen and Jane Teunissen, as Trustees
of the Teunissen Family Trust, dated January 8, 1990

Bernard Teunissen Trustee
By: Bernard Teunissen, Trustee

Jane Teunissen Trustee
By: Jane Teunissen, Trustee

State of Idaho)
) ss.
County of Payette)

On this 24 day of April in the year 2006, before me, a Notary Public in and for said state, personally appeared Bernard Teunissen and Jane Teunissen known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Bernard Teunissen Family Trust, and acknowledged to me that they executed the same as Trustee.

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

LESLIE R. ROBERTS
NOTARY PUBLIC
STATE OF IDAHO

Leslie Robe
Notary Public for the State of Idaho
Residing at: Nampa
Commission Expires: 6-12-07

-3

SCANNED
Page 1 of 1
05/31/2023 11:44 AM
AUG 04 2023

336979

QUITCLAIM DEED

ORDER NO.: AT-4060503624MA

FOR VALUE RECEIVED, Frank Teunissen and Leslie Teunissen, husband and wife

do(es) hereby convey, release, remise and forever quitclaim unto Franklin D. Teunissen and Leslie J. Teunissen, husband and wife

whose current address is: 3749 SW 3RD Av, New Plymouth ID 83655

the following described premises:

See Exhibit "A" attached hereto and made a part hereof for legal description

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Dated: July 12, 2006

Frank Teunissen
Frank Teunissen

Leslie Teunissen
Leslie Teunissen

State of Idaho }
}ss
County of Payette }

On this 19 day of July 2006, before me, a Notary Public in and for said state, personally appeared Frank Teunissen and Leslie Teunissen 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 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.

LESLIE K. ROBERTS NOTARY STATE OF IDAHO

Notary Public for the State of Idaho
Residing at: Nampa
Commission Expires: 1-12-07

Instrument # 336979
PAYETTE COUNTY
2006-07-19 04:52:00 No. of Pages: 4
Recorded for : ALLIANCE TITLE & ESCROW
BETTY J DRESSEN Fee: 12.00
Ex-Officio Recorder Deputy
Index to: QUITCLAIM DEED
Deeds

SCANNED
AUG 04 2023

05/31/2023 11:33 AM

336979

EXHIBIT A

PARCEL 2:
This parcel is a portion of the Northwest Quarter of Section 20, Township. 7 North, Range 4 West of the Boise, Payette County, Idaho and is more particularly described as follows:
Commencing at the Northwest corner of said Northwest Quarter;
thence South 89°56'00" East along the North boundary of said Northwest Quarter a distance of 103.83 feet to a point in the centerline of the A-Line irrigation canal, which point is the True Point of Beginning;
thence continuing South 89°56'00" East along said North boundary a distance of 1232.01 feet to the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 20;
thence continuing South 89°56'00" East along the North boundary of said Northeast Quarter of the Northwest Quarter a distance of 246.22 feet to a point which lies on a line 41.00 feet westerly from and parallel with the centerline of the A-13 Lateral (said line also being the westerly boundary of the parcel described in and recorded as Instrument No. 231653, Records of Payette County, Idaho);
thence traversing said parcel boundary line as follows:
South 6°56'55" West a distance of 130.00 feet;
South 51°49'46" West a distance of 215.60 feet;
South 20°15'43" West a distance of 169.68 feet;
South 89°56'00" East parallel with said North boundary a distance of 233.89 feet to a point in the centerline of said Lateral A-13;

thence traversing said centerline as follows:
South 6°56'55" West a distance of 61.41 feet;
Southeasterly 58.12 feet along the arc of a curve to the left having a central angle of 35°02'21", a radius of 95.03 feet and a long chord which bears South 10°34'16" East a distance of 57.22 feet;
South 28°05'27" East a distance of 112.08 feet;
Southeasterly 49.72 feet along the arc of a curve to the right having a central angle of 14°44'13", a radius of 193.32 feet and a long chord which bears South 20°43'20" East a distance of 49.59 feet;
South 13'21'14" East a distance of 129.42 feet;
South 6°17'05" East a distance of 114.13 feet;
South 1°47'57" East a distance of 79.52 feet;
Southeasterly 39.59 feet along the arc of a curve to the left having a central angle of 19°59'05", a radius of 113.51 feet, and a long chord which bears South 11°47'29" East a distance of 39.39 feet;
South 21°47'02" East a distance of 190.25 feet;
South 15°26'19" East a distance of 25.10 feet to a point in the centerline of the A-Line irrigation canal;
thence traversing said A-Line centerline as follows:
South 79°41'20" West a distance of 355.83 feet;
South 72°09'30" West a distance of 94.07 feet;
South 47°13'06" West a distance of 169.72 feet;
Southwesterly 120.14 feet along a arc of a curve to the left having a central angle of 57°16'03", a radius of 120.20 feet and a long chord which bears South 18°35'05" West a distance of 115.21 feet;
South 10°02'57" East a distance of 105.22 feet;
South 5°05'20" West a distance of 64.77 feet;
South 18°32'18" West a distance of 78.20 feet;
South 42°31'04" West a distance of 54.22 feet;
South 76°32'48" West a distance of 62.84 feet;
North 57°35'02" West a distance of 67.75 feet;
North 15°45'20" West a distance of 59.22 feet;
North 6°06'07" West a distance of 71.86 feet;
North 14°52'11" West a distance of 53.08 feet;
North 28°28'26" West a distance of 92.34 feet;
North 50°00'37" West a distance of 82.49 feet;

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SCANNED
AUG 04 2023

Northwesterly 87.76 feet along the arc of a curve to the right having a central angle of 50°20'04", a radius of 99.90 feet and a long chord which bears North 24°50'33" West a distance of 84.97 feet;
North 0°19'30" East a distance of 359.11 feet;
Northwesterly 116.97 feet along the arc of a curve to the left having a central angle of 75°31'23", a radius of 88.74 and a long chord which bears North 37°26'12" West a distance of 108.68 feet;
North 75°11'54" West a distance of 159.89 feet;
North 55°35'11" West a distance of 224.44 feet;
Northwesterly 133.04 feet along the arc of a curve to the right having a central angle of 75°05'06", a radius of 101.52 feet and a long chord which bears North 18°02'36" West a distance of 123.72 feet;
North 19°29'59" East a distance of 151.83 feet;
North 40°05'49" East a distance of 124.94 feet;

North 55°42'58" East a distance of 69.19 feet;
Northwesterly 190.78 feet along the arc of a curve to the left having a central angle of 112°58'50", a radius of 96.75 feet and along chord which bears North 0°46'28" West a distance of 161.34 feet;
North 57°15'53" West a distance of 376.73 feet;
North 69°11'34" West a distance of 161.00 feet to the True Point of Beginning.

PARCEL 3:
All that portion of the Northwest 1/4 of the Northeast 1/4 of Sec. 17, Twp. 7 N., R. 4 W, B.M., Payette County, Idaho, described as follows:
Beginning at the North Quarter Corner of said Sec. 17;
thence North 89°56'25" East, along the North line a distance of 324.94 feet to the True Point of Beginning;
thence North 89°56'25" East, along the North section line a distance of 461.19 feet to a point;
thence South 0° East, a distance of 47.98 feet;
thence South 29°07'50" West, a distance of 69.31 feet;
thence South 52°34'13" West, a distance of 57.30 feet;
thence South 88°53'06" West, a distance of 382.02 feet;
thence North 0° East, a distance of 150.30 feet to the True Point of Beginning.

PARCEL 8:
In Twp. 7 N., R. 4 W., B.M., Payette County, Idaho:
In Sec. 17: A portion of the SW1/4NW1/4, more particularly described as follows:
Beginning at the Northwest corner of the said SW1/4NW1/4;
thence East along the North line of said SW1/4NW1/4 a distance of 490 feet;
thence South parallel with the West line of said SW1/4NW1/4 a distance of 483 feet;
thence West parallel with the North line of said SW1/4NW1/4 a distance of 490 feet to the West line of said SW1/4NW1/4;
thence North along the West line of said SW1/4NW1/4 a distance of 483 feet to the Point of Beginning.

PARCEL 9:
Land in Twp. 7 N., R. 4 W., B.M., Payette County, Idaho:
In Sec. 17: The SE1/4 lying West of the right of way of the Black Canyon Irrigation District Canal A12. 7-0.2-0.0.
EXCEPTING the following described:
Beginning at the Southwest corner of the SE1/4 of said Sec. 17;
thence 89°02'33" E. 421 feet to the True Point of Beginning;

thence continuing S. 89°02'33" E. 273 feet to a point;
thence N. 01°00'06" E. 325 feet to a point;
thence N. 89°02'33" W. 273 feet to a point;
thence S. 01°00'06" W. 325 feet to the True Point of Beginning.
ALSO EXCEPTING the following described:
Beginning at a point that is S. 89°37'01"E. 695.71 feet from the South ¼ corner of said Sec. 17;
thence N. 2°07'15" E. 511.42 feet;
thence N. 10°09'50" E. 1508.99 feet;

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SCANNED
AUG 04 2023

thence N. 12°27'53" E. 450.16 feet;
thence N. 39°34'06" E. 305.99 feet to the North line of the SE1/4 of said Sec.;
thence S. 89°39'53" E. 304.02 feet along said North line to the Westerly right of way of the Black Canyon Irrigation District Canal;
thence along said right of way S. 7°35'13" E. 405.57 feet;
thence S. 1°17'55" E. 568.32 feet;
thence S. 18°05'34" W. 386.54 feet;
thence S. 89°38'28" E. 5.21 feet;
thence S. 2°19'37" E. 319.74 feet;
thence S. 30°36'08" W. 29.85 feet;
thence S. 63°41'43" W. 111.87 feet;
thence S. 36°08'00" W. 130.98 feet;
thence S. 11°12'05" W. 123.03 feet;
thence S. 3°42'34" E. 288.64 feet;
thence S. 16°13'39" W. 29.29 feet;
thence S. 46°37'25" W. 58.00 feet;
thence S. 1°13'43" W. 359.20 feet to the South line of said section;
thence N. 89°37'01" W. 589.91 feet along said South line to the point of beginning.
FURTHER EXCEPTING the following described:
A portion of the SW1/4SE1/4 of Sec. 17, Twp. 7 N., R. 4 W., B.M., Payette County, Idaho, more particularly described as follows:
Beginning at the Southwest corner of the SW1/4SE1/4 of Sec. 17;
thence S. 89°37'01" E. along the South line of said SW1/4SE1/4 a distance of 276 feet;
thence N. 01°00'07" E. parallel with the West line of said SW1/4SE1/4 a distance of 328 feet; thence N. 89°37'01" W. parallel with the South line of said SW1/4SE1/4 a distance of 276 feet to a point on the West line of said SW1/4SE1/4;
thence S. 01°00'07" E. along the West line of said SW1/4SE1/4 a distance of 328 feet to the True Point of Beginning;

AND FURTHER EXCEPTING the following described:
A portion of the SW1/4SE1/4 of Sec. 17, Twp. 7 N., R. 4 W., B.M., Payette County, Idaho, more particularly described as follows:
Commencing at the Southwest corner of the SW1/4SE1/4 of Sec. 17; thence S. 89°37'01" E. along the South line of said SW1/4SE1/4 a distance of 276 feet to the point of beginning; thence N. 01°00'07" E. parallel with the West line of said SW1/4SE1/4 a distance of 328 feet; thence S. 89°37'01" E. and parallel to the South line of said SW1/4SE1/4 a distance of 146.71 feet; thence S. 01°00'06" W. a distance of 328 feet; thence West along the South line of said SW1/4SE1/4 to the point of beginning.

TOGETHER WITH an ingress – egress easement over and across the East 16 feet of the following described parcel:
A portion of the SW1/4SE1/4 of Sec. 17, Twp. 7 N., R. 4 W., B.M., Payette County, Idaho, more particularly described as follows:
Commencing at the Southwest corner of the SW1/4SE1/4 of Sec. 17; thence S. 89°37'01" E. along the South line of said SW1/4SE1/4 a distance of 276 feet to the point of beginning; thence N. 01°00'07" E. parallel with the West line of said SW1/4SE1/4 a distance of 328 feet; thence S. 89°37'01" E. and parallel to the South line of said SW1/4SE1/4 a distance of 146.71 feet; thence S. 01°00'06" W. a distance of 328 feet; thence West along the South line of said SW1/4SE1/4 to the point of beginning.

FDT

SCANNED
AUG 04 2023

444825

Instrument # 444825
STATE OF IDAHO, PAYETTE COUNTY
4-11-2022 10:34:01 AM No. of Pages: 7
Recorded for : LESLIE J TEUNISSEN
LINDSEY BRATCHER Fee: 15.00
Ex-Officio Recorder Deputy Melody Capeau
Index to: QUITCLAIM DEED - DEEDS

Recording requested by and when recorded return to:

David A. Heida
WHITE PETERSON
5700 E. Franklin Rd., Ste. 200
Nampa, Idaho 83687-7901

(Space Above for Recorder's Use)

QUITCLAIM DEED

FRANKLIN D. TEUNISSEN and LESLIE J. TEUNISSEN, husband and wife, hereinafter "Grantor," do release and forever quitclaim unto TEUNISSEN LAND & CATTLE, LLC, an Idaho limited liability company, whose address is 3749 SW 3rd Avenue, New Plymouth, Idaho 83655, hereinafter "Grantee," all right, title and interest which Grantor now has or may hereafter acquire in the following described real property **(Parcel ID 07N04W203010 – Payette Assessor Account No. 0000704398)**, consisting of approximately 35.0 acres, situated in Payette County, State of Idaho, to-wit:

> **See "Exhibit A" attached hereto and made a part hereof for legal description.[1]**
>
> TOGETHER WITH ALL WATER RIGHTS IN ANYWISE APPERTAINING TO THE PROPERTY HEREINABOVE DESCRIBED, and any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, and rights-of-way anywise appertaining to the property hereinabove described.

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

WITNESS the hand of said Grantor this 9th day of April, 2022.

Franklin D Teunissen
Franklin D. Teunissen

Leslie J. Teunissen
Leslie J Teunissen

1 *Source of Legal Description:* Quitclaim Deed dated July 12, 2006 recorded July 19, 2006 as Instrument No. 336979, Payette County Recorder (Parcel 2) – legals for remaining parcels provided by Title One.

SCANNED Page 1 of 7
05/31/2023 11:46 AM

AUG 04 2023

444825

STATE OF IDAHO)
:ss
County of Canyon)

On this 9th day of April, 2022, before me, David A. Heida, a Notary Public in and for said state, personally appeared **Franklin D. Teunissen and Leslie J. Teunissen**, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that 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.

(SEAL)

DAVID HEIDA NOTARY PUBLIC Comm No. 51961 STATE OF IDAHO

Notary Public for Idaho
My commission expires: 3-11-2026

W:\Work\T\Teunissen, Frank & Leslie 23129\Teunissen Land & Cattle, LLC .001\Quitclaim Deeds\Payette County TO BE RECORDED Quitclaim Deeds 4-08-2022\07N04W177843 Quitclaim Deed 4-08-2022 - 47.32 acres - Acct 704399.doc

SCANNED
AUG 04 2023

444825

EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

PARCEL 2:

This parcel is a portion of the Northwest Quarter of Section 20, Township. 7 North, Range 4 West of the Boise, Payette County, Idaho and is more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter;

thence South 89°56'00" East along the North boundary of said Northwest Quarter a distance of 103.83 feet to a point in the centerline of the A-Line irrigation canal, which point is the True Point of Beginning;

thence continuing South 89°56'00" East along said North boundary a distance of 1232.01 feet to the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 20;

thence continuing South 89°56'00" East along the North boundary of said Northeast Quarter of the Northwest Quarter a distance of 246.22 feet to a point which lies on a line 41.00 feet westerly from and parallel with the centerline of the A-13 Lateral (said line also being the westerly boundary of the parcel described in and recorded as Instrument No. 231653, Records of Payette County, Idaho);

thence traversing said parcel boundary line as follows:

South 6°56'55" West a distance of 130.00 feet;

South 51°49'46" West a distance of 215.60 feet;

South 20°15'43" West a distance of 169.68 feet;

South 89°56'00" East parallel with said North boundary a distance of 233.89 feet to a point in the centerline of said Lateral A-13;

thence traversing said centerline as follows:

South 6°56'55" West a distance of 61.41 feet;

Southeasterly 58.12 feet along the arc of a curve to the left having a central angle of 35°02'21", a radius of 95.03 feet and a long chord which bears South 10°34'16" East a distance of 57.22 feet;

South 28°05'27" East a distance of 112.08 feet;

Southeasterly 49.72 feet along the arc of a curve to the right having a central angle of 14°44'13", a radius of 193.32 feet and a long chord which bears South 20°43'20" East a distance of 49.59 feet;

South 13'21'14" East a distance of 129.42 feet;

South 6°17'05" East a distance of 114.13 feet;

South 1°47'57" East a distance of 79.52 feet;

Southeasterly 39.59 feet along the arc of a curve to the left having a central angle of 19°59'05", a radius of 113.51 feet, and a long chord which bears South 11°47'29" East a distance of 39.39 feet;

South 21°47'02" East a distance of 190.25 feet;

South 15°26'19" East a distance of 25.10 feet to a point in the centerline of the A-Line irrigation canal;

SCANNED
AUG 04 2023

thence traversing said A-Line centerline as follows:
South 79°41'20" West a distance of 355.83 feet;
South 72°09'30" West a distance of 94.07 feet;
South 47°13'06" West a distance of 169.72 feet;
Southwesterly 120.14 feet along a arc of a curve to the left having a central angle of 57°16'03", a radius of 120.20 feet and a long chord which bears South 18°35'05" West a distance of 115.21 feet;
South 10°02'57" East a distance of 105.22 feet;
South 5°05'20" West a distance of 64.77 feet;
South 18°32'18" West a distance of 78.20 feet;
South 42°31'04" West a distance of 54.22 feet;
South 76°32'48" West a distance of 62.84 feet;
North 57°35'02" West a distance of 67.75 feet;
North 15°45'20" West a distance of 59.22 feet;
North 6°06'07" West a distance of 71.86 feet;
North 14°52'11" West a distance of 53.08 feet;
North 28°28'26" West a distance of 92.34 feet;
North 50°00'37" West a distance of 82.49 feet;

Northwesterly 87.76 feet along the arc of a curve to the right having a central angle of 50°20'04", a radius of 99.90 feet and a long chord which bears North 24°50'33" West a distance of 84.97 feet;
North 0°19'30" East a distance of 359.11 feet;
Northwesterly 116.97 feet along the arc of a curve to the left having a central angle of 75°31'23", a radius of 88.74 and a long chord which bears North 37°26'12" West a distance of 108.68 feet;
North 75°11'54" West a distance of 159.89 feet;
North 55°35'11" West a distance of 224.44 feet;
Northwesterly 133.04 feet along the arc of a curve to the right having a central angle of 75°05'06", a radius of 101.52 feet and a long chord which bears North 18°02'36" West a distance of 123.72 feet;
North 19°29'59" East a distance of 151.83 feet;
North 40°05'49" East a distance of 124.94 feet;

North 55°42'58" East a distance of 69.19 feet;
Northwesterly 190.78 feet along the arc of a curve to the left having a central angle of 112°58'50", a radius of 96.75 feet and along chord which bears North 0°46'28" West a distance of 161.34 feet;
North 57°15'53" West a distance of 376.73 feet;
North 69°11'34" West a distance of 161.00 feet to the True Point of Beginning.

SCANNED
AUG 04 2023

PARCEL 3:
All that portion of the Northwest 1/4 of the Northeast 1/4 of Sec. 17, Twp. 7 N., R. 4 W, B.M., Payette County, Idaho, described as follows:
Beginning at the North Quarter Corner of said Sec. 17;
thence North 89°56'25" East, along the North line a distance of 324.94 feet to the True Point of Beginning;
thence North 89°56'25" East, along the North section line a distance of 461.19 feet to a point;
thence South 0° East, a distance of 47.98 feet;
thence South 29°07'50" West, a distance of 69.31 feet;
thence South 52°34'13" West, a distance of 57.30 feet;
thence South 88°53'06" West, a distance of 382.02 feet;
thence North 0° East, a distance of 150.30 feet to the True Point of Beginning.

PARCEL 8:
In Twp. 7 N., R. 4 W., B.M., Payette County, Idaho:
In Sec. 17: A portion of the SW1/4NW1/4, more particularly described as follows:
Beginning at the Northwest corner of the said SW1/4NW1/4;
thence East along the North line of said SW1/4NW1/4 a distance of 490 feet;
thence South parallel with the West line of said SW1/4NW1/4 a distance of 483 feet;
thence West parallel with the North line of said SW1/4NW1/4 a distance of 490 feet to the West line of said SW1/4NW1/4;
thence North along the West line of said SW1/4NW1/4 a distance of 483 feet to the Point of Beginning.

PARCEL 9:
Land in Twp. 7 N., R. 4 W., B.M., Payette County, Idaho:
In Sec. 17: The SE1/4 lying West of the right of way of the Black Canyon Irrigation District Canal A12. 7-0.2-0.0.
EXCEPTING the following described:
Beginning at the Southwest corner of the SE1/4 of said Sec. 17;
thence 89°02'33" E. 421 feet to the True Point of Beginning;

thence continuing S. 89°02'33" E. 273 feet to a point;
thence N. 01°00'06" E. 325 feet to a point;
thence N. 89°02'33" W. 273 feet to a point;
thence S. 01°00'06" W. 325 feet to the True Point of Beginning.
ALSO EXCEPTING the following described:
Beginning at a point that is S. 89°37'01"E. 695.71 feet from the South ¼ corner of said

SCANNED
AUG 04 2023

444825

Sec. 17;
thence N. 2°07'15" E. 511.42 feet;
thence N. 10°09'50" E. 1508.99 feet;

thence N. 12°27'53" E. 450.16 feet;
thence N. 39°34'06" E. 305.99 feet to the North line of the SE1/4 of said Sec.;
thence S. 89°39'53" E. 304.02 feet along said North line to the Westerly right of way of the Black Canyon Irrigation District Canal;
thence along said right of way S. 7°35'13" E. 405.57 feet;
thence S. 1°17'55" E. 568.32 feet;
thence S. 18°05'34" W. 386.54 feet;
thence S. 89°38'28" E. 5.21 feet;
thence S. 2°19'37" E. 319.74 feet;
thence S. 30°36'08" W. 29.85 feet;
thence S. 63°41'43" W. 111.87 feet;
thence S. 36°08'00" W. 130.98 feet;
thence S. 11°12'05" W. 123.03 feet;
thence S. 3°42'34" E. 288.64 feet;
thence S. 16°13'39" W. 29.29 feet;
thence S. 46°37'25" W. 58.00 feet;
thence S. 1°13'43" W. 359.20 feet to the South line of said section;
thence N. 89°37'01" W. 589.91 feet along said South line to the point of beginning.
FURTHER EXCEPTING the following described:
A portion of the SW1/4SE1/4 of Sec. 17, Twp. 7 N., R. 4 W., B.M., Payette County, Idaho, more particularly described as follows:
Beginning at the Southwest corner of the SW1/4SE1/4 of Sec. 17;
thence S. 89°37'01" E. along the South line of said SW1/4SE1/4 a distance of 276 feet;
thence N. 01°00'07" E. parallel with the West line of said SW1/4SE1/4 a distance of 328 feet; thence N. 89°37'01" W. parallel with the South line of said SW1/4SE1/4 a distance of 276 feet to a point on the West line of said SW1/4SE1/4;
thence S. 01°00'07" W along the West line of said SW1/4SE1/4 a distance of 328 feet to the True Point of Beginning;

SCANNED

AUG 04 2023

AND FURTHER EXCEPTING the following described:
A portion of the SW1/4SE1/4 of Sec. 17, Twp. 7 N., R. 4 W., B.M., Payette County, Idaho, more particularly described as follows:
Commencing at the Southwest corner of the SW1/4SE1/4 of Sec. 17; thence S. 89°37'01" E. along the South line of said SW1/4SE1/4 a distance of 276 feet to the point of beginning; thence N. 01°00'07" E. parallel with the West line of said SW1/4SE1/4 a distance of 328 feet; thence S. 89°37'01" E. and parallel to the South line of said SW1/4SE1/4 a distance of 146.71 feet; thence S. 01°00'06" W. a distance of 328 feet; thence West along the South line of said SW1/4SE1/4 to the point of beginning.

TOGETHER WITH an ingress – egress easement over and across the East 16 feet of the following described parcel:
A portion of the SW1/4SE1/4 of Sec. 17, Twp. 7 N., R. 4 W., B.M., Payette County, Idaho, more particularly described as follows:
Commencing at the Southwest corner of the SW1/4SE1/4 of Sec. 17; thence S. 89°37'01" E. along the South line of said SW1/4SE1/4 a distance of 276 feet to the point of beginning; thence N. 01°00'07" E. parallel with the West line of said SW1/4SE1/4 a distance of 328 feet; thence S. 89°37'01" E. and parallel to the South line of said SW1/4SE1/4 a distance of 146.71 feet; thence S. 01°00'06" W. a distance of 328 feet; thence West along the South line of said SW1/4SE1/4 to the point of beginning.

SCANNED
AUG 04 2023

Parcel 07N04W175411

SCANNED
AUG 0 4 2023

[redacted]

458 Instrument No. 103181

FORM No. 866—WARRANTY DEED.

THIS INDENTURE, made this 23rd *day of* February, *19* 56, *between* [redacted] and Ellis A. White, her husband, of 125 S. W. 9th Street, of Ontario, *County of* Malheur, *State of* Oregon, *the parties of the first part and* FRANCIS L. CRABB and ESTY CRABB, husband and wife, of New Plymouth, *County of* Payette, *State of* Idaho, *the parties of the second part,*

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of Ten and no/100 Dollars, and other good and valuable consideration, in Dollars *lawful money of the United States of America, to them in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, sold, and by these presents, do grant, bargain, sell and convey and confirm unto the said parties of the second part, and to their heirs and assigns, forever, all the following described real estate, situated in , County of* Payette, *State of Idaho, to-wit:*

The Southwest Quarter of the Northwest Quarter (SW¼NW¼) and the Northwest Quarter of the Southwest Quarter (NW¼SW¼) of Section Seventeen (17) in Township Seven (7) North, of Range Four (4) West of Boise Meridian, save and excepting therefrom all mineral and mineral rights thereof, and subject to existing rights-of-way over and across the same for roads, power lines, ditches and canals, and specifically that easement for a right-of-way for a road over and across said premises and described as follows: A strip of land twenty (20) feet wide, being twenty (20) feet on the south side of a line described as follows: Beginning at the Northeast Corner of the Southwest Quarter of the Northwest Quarter (SW¼NW¼) of the aforesaid section, township and range, and running thence West along the North line of said Tract to the Northwest Corner thereof; 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; and all estate, right, title and interest in and to the said property, as well in law as in equity, of the said parties of the first part.



TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, and rents, issues and profits thereof; and all estate, right, title and interest in and to the said property, as well in law as in equity, of the said parties of the first part.

TO HAVE AND TO HOLD, all and singular the above mentioned and described premises together with the appurtenances unto the parties of the second part, and to their heirs and assigns forever. And the said parties of the first part, and their heirs, the said premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against the said parties of the first part, and their heirs, and against all and every person and persons whomsoever, lawfully claiming or to claim the same shall and will warrant and by these presents forever defend.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seal the day and year first above written.

Executed and Delivered in the Presence of

Vauna J. White [SEAL]

Ellis A. White [SEAL]

[SEAL]

[SEAL]

SCANNED
AUG 04 2023

STATE OF IDAHO, OREGON
County of [illegible] } ss.

On this 22nd day of February in the year 1956, before me Jeff L. Durrah, Jr., a Notary Public in and for said State, personally appeared Vauna I. White and Willis A. White, wife and husband,

known to me to be the person s whose name s are subscribed to the within instrument, and acknowledged to me that 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.

Jeff D. Durrah Jr.
Notary Public for the State of Idaho, Oregon
Residing at Ontario, Idaho, Oregon

My commission expires April 17, 1957.

No. [illegible]

WARRANTY DEED

(FORM No. 100)

Vauna I. White
Willis A. White

TO

Francis A. Crabb
Betty Crabb

Dated [illegible], 19

STATE OF IDAHO, } ss.
County of Payette

I hereby certify that this instrument was filed for record at request of [illegible] OREGON at 57 minutes past 2 o'clock P. M., this 27 day of February, 1956, in my office, and duly entered in Book 35 of Deeds at page 423

Clerk & Recorder.

By [illegible] Deputy.

Fees, $ 1.25

Mail to Mr. & Mrs. Francis A. Crabb

AND STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

Page Deed

SCANNED
AUG 04 2023

The Southwest Quarter of the Northwest Quarter ($SW\frac{1}{4}NW\frac{1}{4}$) and the Northwest Quarter of the Southwest Quarter ($NW\frac{1}{4}SW\frac{1}{4}$) of Section Seventeen (17) in Township Seven (7) North, of Range Four (4) West of Boise Meridian, save and excepting therefrom all mineral and mineral rights thereof, and subject to existing rights-of-way over and across the same for roads, power lines, ditches and canals, and specifically that easement for a right-of-way for a road over and across said premises and described as follows: A strip of land twenty (20) feet wide, being twenty (20) feet on the south side of a line described as follows: Beginning at the Northeast Corner of the Southwest Quarter of the Northwest Quarter ($SW\frac{1}{4}NW\frac{1}{4}$) of the aforesaid section, township and range, and running thence West along the North line of said Tract to the Northwest Corner thereof; 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; and all estate, right, title and interest in and to the said property, as well in Law as in equity, of the said parties of the first part.

[redacted]

May 31, 2023 1:06:08AM

SCANNED

AUG 04 2023

FA-4439

241898

698

State of Idaho, County of Payette

I certify that this instrument was filed for record at the request of FIRST AMERICAN TITLE CO.

Dec 23 1992 4:00 pM, in Book 48 Deeds pg 241898

Laura L. Shigile, Ex-Officio Recorder by _____ Deputy

fee $3.00

WARRANTY DEED

FOR VALUE RECEIVED, the Grantors, FRANCIS L. CRABB and BETTY J. CRABB, husband and wife, do hereby grant, bargain, sell and convey to OBED JANTZ and VIOLA JANTZ, husband and wife, of 5390 Butte Road, New Plymouth, Idaho 83655, the Grantee, the following described lands and premises, located in the County of Payette, State of Idaho, to wit:

In Twp. 7 N., R. 4 W. B. M.: In Section 17 the SW¼ NW¼ and NW¼ SW¼.

Subject to all valid outstanding reservations, easements, rights-of-ways, restrictions, dedications, mineral leases, mineral reservations and mineral conveyances of record.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that they are free from all encumbrances, except as set for hereinabove, and that they will warrant and defend the same from all lawful claims whatsoever.

DATED this 11th day of April, 1992.

Francis L. Crabb
FRANCIS L. CRABB

Betty J. Crabb
BETTY J. CRABB

STATE OF IDAHO)
: ss.
County of Payette)

On this 11th day of April, 1991 before me, the undersigned, a Notary Public, in and for said State, personally appeared FRANCIS L. CRABB and BETTY J. CRABB, husband and wife, known to me to be the persons whose names are subscribed on the foregoing Warranty Deed, and acknowledged to me that they executed the same as the Grantors.

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

Notary Public of Idaho
Residing at: Payette
My comm. exp. 02/05/23.

WARRANTY DEED
lh jantzdee

SCANNED
AUG 04 2023

05/01/2023 11:04 AM

244729

BARGAIN AND SALE DEED

OBED JANTZ and VIOLA JANTZ, husband and wife, Grantors, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to "The Obed and Viola Jantz Family Trust", Grantee, a trust established under the laws of the State of Idaho by an agreement dated July 21, 1993, of which the present Trustees are OBED JANTZ and VIOLA JANTZ, whose current address is 5075 West Canal Road, Fruitland, Idaho 83619, the following described real property in Payette County, Idaho, to wit:

See Schedule "A", attached hereto and incorporated herein by this reference.

Together with all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

And the Grantors hereby fully warrant the title to said land and will defend the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto subscribed their names to this instrument this 21st day of July, 1993.

Obed Jantz
Obed Jantz

Viola Jantz
Viola Jantz

SCANNED
AUG 04 2023

244729

STATE OF IDAHO)
: ss.
County of Canyon)

On this 21st day of July, 1993, before me Stephen L. Prusi, a Notary Public, personally appeared OBED JANTZ and VIOLA JANTZ, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Stephen L Prusi
Notary Public for Idaho
Commission expires: 7-30-98

(SEAL)
NOTARY
05/16118.01
PUBLIC

BARGAIN AND SALE DEED-2

SCANNED
2023

244729

Parcel 1:

In HILL TOP SUBDIVISION as per Plat in Book 4, Page 12, Plats, Payette County, Idaho:

Lot 7

Parcel 2:

In Township 7 North, Range 4 West of the Boise Meridian, Payette County, Idaho:

In Sec. 17: SW¼NW¼ and NW¼SW¼.

244729

State of Idaho, County of Payette
I certify that this instrument was filed for record at the request of Stephen L. Pruss, atty
July 28, 1993 2:20 P.M. In Book 98 Deeds Pg. 244729
Laura L. Stigile, Ex-Officio Recorder by Deputy
Fee $9.00

SCHEDULE "A"

SCANNED
AUG 04 2023

11:07 AM

FA-12432 287778

WARRANTY DEED

For Value Received

OBED JANTZ AND VIOLA JANTZ, HUSBAND AND WIFE

do(es) hereby GRANT, BARGAIN, SELL AND CONVEY unto

FRANKLIN D. TEUNISSEN AND LESLIE J. TEUNISSEN, HUSBAND AND WIFE

whose current address is 3749 S.W. 3RD AVENUE
NEW PLYMOUTH, ID 83655

the following described premises, to-wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said grantee(s), his/her/their heirs and assigns forever. And the said grantor(s) do(es) hereby covenant to and with the said grantee(s) that he/she/they are/is the owner(s) in fee simple of said premises; that they are free from all encumbrances, excepting reservations, easements, encumbrances, restrictions and rights of way appearing of record and/or existing and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: MAY 22, 2000

Obed Jantz
OBED JANTZ

Viola Jantz
VIOLA JANTZ

STATE OF IDAHO, COUNTY OF PAYETTE
On this 22ND day of MAY, 2000, before me, a notary public in and for said State, personally appeared

OBED JANTZ AND VIOLA JANTZ
known to me to be the person(s) who(se) name(s) are/is subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

MELISSA C. ROHM NOTARY PUBLIC
Residing at PAYETTE, Idaho
Comm. Expires: 09/03/05

MELISSA C. ROHM NOTARY PUBLIC STATE OF IDAHO

287778
STATE OF IDAHO } ss
County of Payette
I hereby certify that this instrument was filed for record at the request of FIRST AMERICAN TITLE CO
Time 11:48 am
Date May 23, 2000
Instrument # 287778 Deeds
LAURA L. STIGILE
Ex-Officio Recorder
By Deputy
Fee 6.00

SCANNED
AUG 04 2023

287778

FA-12432

EXHIBIT "A"

PARCEL I:

Northwest Quarter of the Southwest Quarter of Section 17, Township 7 North, Range 4 West of the Boise Meridian, County of Payette, State of Idaho;

EXCEPTING THEREFROM the South 200 feet of the West 218 feet of said Northwest Quarter of the Southwest Quarter of Section 17.

PARCEL II:

Southwest Quarter of the Northwest Quarter of Section 17, Township 7 North, Range 4 West, Boise Meridian, County of Payette, State of Idaho.

EXCEPTING THEREFROM the North 483 feet of the West 490 feet of said Southwest Quarter of the Northwest Quarter of Section 17.

SCANNED

05/31/2023 11:12 AM

AUG 0 4 2023

288193

QUITCLAIM DEED

For Value Received

OBED JANTZ AND VIOLA JANTZ as Trustees of THE OBED AND VIOLA JANTZ FAMILY RUST dated July 21, 1993

do hereby convey, release, remise and forever quitclaim unto

FRANKLIN D. TEUNISSEN AND LESLIE J. TEUNISSEN, HUSBAND AND WIFE

whose current address is 3749 S.W. 3rd Ave.
NEW PLYMOUTH, ID. 83655

the following described premises, to-wit:

SEE EXHIBIT 'A'

together with their appurtenances.

Dated: June 16, 2000

Obed Jantz Trustee — Viola Jantz Trustee

OBED JANTZ, as Trustee — VIOLA JANTZ, as Trustee

STATE OF IDAHO, COUNTY OF PAYETTE

On this 16th day of June, 2000, before me, a notary public in and for the said State, personally appeared

OBED JANTZ AND VIOLA JANTZ AS TRUSTEES OF THE JANTZ FAMILY TRUST dated July 21, 1993
known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public
Residing at Payette, Idaho
Comm. Expires 09/03/05

NOTARY PUBLIC STATE OF IDAHO

288193

STATE OF IDAHO } ss
County of Payette }

I hereby certify that this instrument was filed for record at the request of
FIRST AMERICAN TITLE CO

Time 4:00 PM
Date June 16 2000
Instrument # 288193
LAURA L. STIGLER
By Debbie Jensen Deputy
Fee $6.00

SCANNED
AUG 04 2023

FA-12432-

288193

EXHIBIT "A"

PARCEL I:

Northwest Quarter of the Southwest Quarter of Section 17, Township 7 North, Range 4 West of the Boise Meridian, County of Payette, State of Idaho;

EXCEPTING THEREFROM the South 200 feet of the West 218 feet of said Northwest Quarter of the Southwest Quarter of Section 17.

PARCEL II:

Southwest Quarter of the Northwest Quarter of Section 17, Township 7 North, Range 4 West, Boise Meridian, County of Payette, State of Idaho.

EXCEPTING THEREFROM the North 483 feet of the West 430 feet of said Southwest Quarter of the Northwest Quarter of Section 17.

SCANNED
AUG 0 4 2023

443820

Instrument # 443820
STATE OF IDAHO, PAYETTE COUNTY
2-23-2022 04:59:12 PM No. of Pages: 3
Recorded for : WHITE PETERSON
LINDSEY BRATCHER Fee: 15.00
Ex-Officio Recorder Deputy
Index to: QUITCLAIM DEED - DEEDS

Quitclaim Deed

For value received, **Franklin D. Teunissen and Leslie J. Teunissen, husband and wife,**

Does hereby convey, release, remise, and forever quit claim unto

Teunissen Land and Cattle, LLC., an Idaho limited liability company

whose current address is: 3749 SW 3rd Avenue, New Plymouth, ID 83655 ,

the following described premises:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.

SCANNED
AUG 0 4 2023

443820

Date: February 22nd, 2022

Franklin D Teunissen
Franklin D. Teunissen

Leslie J. Teunissen
Leslie J. Teunissen

State of Idaho, County of Canyon, ss.

On this 22nd day of February in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Franklin D Teunissen and Leslie J. Teunissen known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public
Residing at: Kuna, Idaho
My Commission Expires: 5-11-2026
(seal)

DAVID HEIDA
NOTARY PUBLIC
Comm No. 51951
STATE OF IDAHO

SCANNED 05/31/2023 11:18 AM
Page 2 of 3
AUG 0 4 2023

443820

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Northwest Quarter of the Southwest Quarter of Section 17, Township 7 North, Range 4 West of the Boise Meridian, County of Payette, State of Idaho;

EXCEPTING THEREFROM the South 200 feet of the West 218 Feet of said Northwest Quarter of the Southwest Quarter of Section 17.

ALSO INCLUDING THE
Southwest Quarter of the Northwest Quarter of Section 17, Township 7 North, Range 4 West, Boise Meridian, County of Payette, State of Idaho.

EXCEPTING THEREFROM the North 483 feet of the West 490 feet of said Southwest Quarter of the Northwest Quarter of Section 17.

SCANNED Page 3 of 3
05/31/2023 11:18 AM

AUG 04 2023

MEMORANDUM

Date: 7/27/2023

To: Water Right File 65-4576

From: Allen Bradbury

Re: Ownership Change Processed Prior to Transfer No. 88205

Ownership change (including applicable fee) requested with transfer filing. A separate Notice of Ownership Change form was not received nor required. Ownership change processed prior to transfer resulting in change in diversion points:

WR 65-4576 from:

65-4576 Rayne D & Robert E Codr (Old Owner Name)

To:

65-4576 Teunissen Land & Cattle LLC (New Owner Name)

Transfer no. 88205 will affect WR 65-4576. The transfer applicant was not required to amend the transfer application form.

SCANNED

AUG 0 4 2023

IDAHO DEPARTMENT OF
WATER RESOURCES

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

July 27, 2023

TEUNISSEN LAND & CATTLE LLC
3749 SW 3RD AVE
NEW PLYMOUTH ID 83655-5166

Re: Change in Ownership for Water Right No(s): 65-4511

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) 605-4623.

Sincerely,

Allen Bradbury
Water Resource Agent, Senior

Enclosure(s)

SCANNED

AUG 04 2023

IDAHO DEPARTMENT OF WATER RESOURCES **7/27/2023**
Proof Report

Water Right 65-4511

Owner Type	**Name and Address**
Current Owner	TEUNISSEN LAND & CATTLE LLC 3749 SW 3RD AVE NEW PLYMOUTH, ID 83655-5166 flteunissen@msn.com

Priority Date: 4/1/1941
Basis: Decreed
Status: Active

Source	**Tributary**
GROUND WATER	

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
STOCKWATER	1/01	12/31	0.020 CFS	0.7 AF
DOMESTIC	1/01	12/31	0.040 CFS	1.2 AF
	Total Diversion		0.040 CFS	1.9 AF

Source and Point(s) of Diversion:
GROUND WATER SENW Sec. 17, Twp 07N, Rge 04W, PAYETTE County

Place Of Use:
DOMESTIC within PAYETTE County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
07N	04W	17								X									

STOCKWATER Same as DOMESTIC

Conditions of Approval:

Comments:

Dates and Other Information:
Decreed Date: 1/21/1986
Civil Case Number: 3667
Judicial District: Third District
Water District Number: EXC
Decree Defendant: A & C Corp, et al
Decree Plaintiff: State of Idaho
Mitigation Plan: False

SCANNED
AUG 04 2023

Combined Use Limits:
N/A

SubCase:
N/A

Water Supply Bank:

N/A

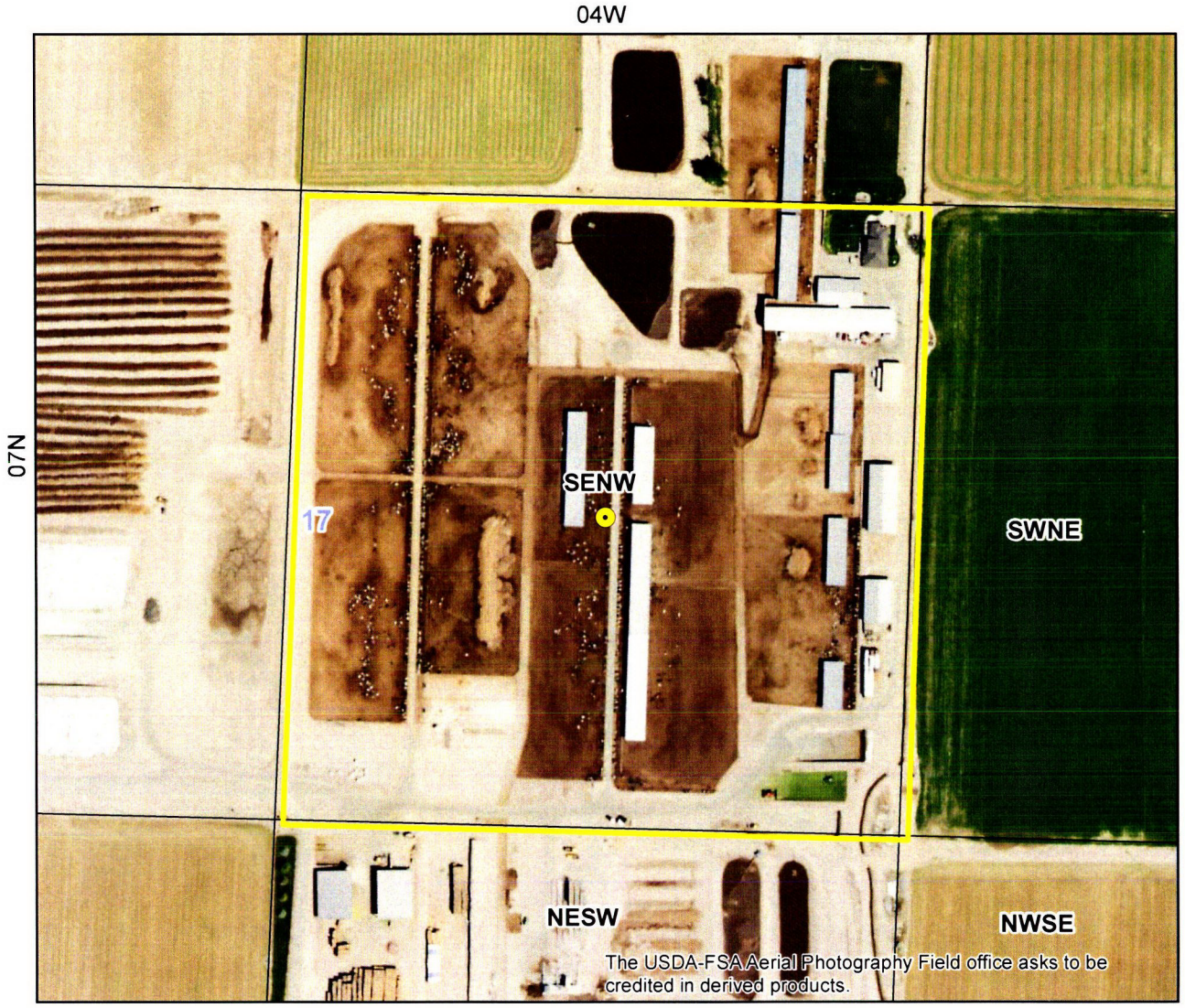
SCANNED
65-4511
AUG 0 4 2023

State of Idaho
Department of Water Resources

Attachment to Water Right

65-4511

This map depicts the DOMESTIC place of use boundary for this water right at the time of this approval and is attached to the approval document solely for illustrative purposes.



0 0.045 0.09 0.18 Miles

Place Of Use Boundary
Townships
PLS Sections
Quarter Quarters
Point of Diversion

N

SCANNED
AUG 0 4 2023