

JUL 01 2024

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

DEPT. OF WATER RESOURCES
EASTERN 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?
29-13840 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
29-13842 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
29-13844 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Kevin Peck and Alecia Peck
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Bastian Family Enterprises, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
16580 South Marsh Valley Road Arimo ID 83214
Mailing address City State Zip

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: September 18, 2020.
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
○ If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
○ \$25 per *undivided* water right.
○ \$100 per *split* water right.
○ No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.
- SUPPORT DATA
IN FILE # 29-13840

8. Signature: _____ Attorney _____ June 28, 2024
 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:

Received by JB Date 7/1/2024 Receipt No. E050198 Receipt Amt. \$75.-

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 JB Processed by JB Date 7/5/2024

3-1
OFFICIAL RECORD BK# 908
BANNOCK COUNTY IDAHO

RECORDED AT REQUEST OF
FEE 9 DEPUTY new

When Recorded Mail To:
KEVIN PECK
700 West Glover Rd.
Arimo, ID 83214

Skabelund Law

20813079

2008 JUN 12 A 8:24

20813079

WARRANTY DEED

KEVIN D. PECK and ALECIA PECK, grantors of Arimo, Bannock County, State of Idaho, hereby WARRANT AND CONVEY all of their interest to KAP PROPERTIES, LLC, grantee of 700 West Glover Rd., Arimo, Idaho 83214, for the sum of \$10.00, and other valuable consideration, in the following described tract of land in Bannock County, State of Idaho:

See Exhibit "A", attached hereto and incorporated herein.

The Grantee has full power to sell, mortgage, or otherwise hypothecate the property described.

WITNESS the hand of said grantors, this 28 day of April, 2008.

Kevin D. Peck

KEVIN D. PECK

Alecia Peck

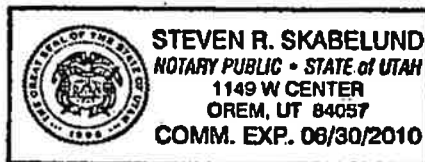
ALECIA PECK

STATE OF)
COUNTY OF) ss.

On the 28 day of April, 2008, personally appeared before me, KEVIN D. PECK and ALECIA PECK, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

Steven R. Skabelund

Notary Public



3-2

20813079

EXHIBIT A

PARCEL 1:

N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ AND NW $\frac{1}{4}$ SE $\frac{1}{4}$, ALL IN SECTION 35, TOWNSHIP 10 SOUTH, RANGE 36 EAST BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

EXCEPTING THEREFROM:

BEGINNING AT THE WEST 1/16 CORNER ON THE LATITUDINAL CENTERLINE OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 36 E.B.M.; THENCE SOUTH 89°44' EAST 2640 FEET; THENCE SOUTH 0°01' EAST, 50.40 FEET TO THE REAL POINT OF BEGINNING; THENCE SOUTH 0°01' EAST, 417.4 FEET; THENCE NORTH 89°44' WEST, 208.7 FEET; THENCE NORTH 0°01' WEST, 417.4 FEET; THENCE SOUTH 89°44' EAST, 208.7 FEET TO THE REAL POINT OF BEGINNING.

PARCEL 2:

TOWNSHIP 10 SOUTH, RANGE 36 EAST BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.
SECTION 35: S $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$; S $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$; E $\frac{1}{2}$ SE $\frac{1}{4}$

TOWNSHIP 11 SOUTH, RANGE 36 EAST BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.
SECTION 2: LOT 2, SW $\frac{1}{4}$ NE $\frac{1}{4}$

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE SOUTHEAST 1/16TH CORNER OF SECTION 2, 11, SOUTH 36 EAST; THENCE NORTH ALONG THE EAST 1/16TH LINE 1402 FEET MORE OR LESS TO AN EXISTING MAINLINE IRRIGATION LINE; THENCE NORTH ALONG SAID EAST 1/16TH LINE 608 FEET MORE OR LESS TO A POINT PERPENDICULAR TO AN EXISTING WELL SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 25 FEET ALONG THE EAST 1/16TH LINE; THENCE WEST AT RIGHT ANGLES 100 FEET; THENCE SOUTH AT RIGHT ANGLES 50 FEET; THENCE EAST AT RIGHT ANGLES 100 FEET; THENCE NORTH 25 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

A PARCEL OF LAND IN THE NE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 36 EAST OF THE BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NE $\frac{1}{4}$ SE $\frac{1}{4}$ (E $\frac{1}{4}$ CORNER) OF SAID SECTION 35, WHICH IS MONUMENTED WITH A 5/8" REBAR AND ALUMINUM CAP STAMPED PLS 843; THENCE, S 89°44'36" W, ALONG THE NORTH LINE OF SAID SECTION, 790.89 FEET; THENCE, S 00°15'24" E, LEAVING SAID NORTH LINE, 30.00 FEET TO A POINT ON THE S'LY RIGHT-OF-WAY LINE OF HAWKINS ROAD, SAID POINT BEING MONUMENTED WITH A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE, S 59°31'23" E, LEAVING SAID S'LY RIGHT-OF-WAY LINE, 207.25 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE, S 65°56'53" E, 202.62 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE, S 42°45'51" E, 418.06 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE, S 27°40'57" E, 322.65 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE, S 11°37'56" E, 63.21 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 35 TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE, N 00°08'21" W, 906.64 FEET, ALONG SAID EAST LINE, TO THE TRUE POINT OF BEGINNING.

SELLER RETAINS A 20 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND ROW OF TREES ALONG THE EXTREME EAST LINE OF THE W $\frac{1}{2}$ NE $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 36 E.B.M., BANNOCK COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NE1/16 CORNER OF SECTION 2, THENCE SOUTH 331.65, THENCE WEST 20 FEET, THENCE NORTH 846.65, THENCE EAST 20 FEET, THENCE SOUTH 515 FEET TO THE POINT OF BEGINNING.

EXHIBIT A continued

AN EASEMENT FOR INGRESS, EGRESS AND UTILITY 20 FEET WIDE ALONG THE NORTH EXTREME PROPERTY LINE OF THE NE1/4NE1/4 SECTION 2, TOWNSHIP 11 SOUTH, RANGE 36 E.B.M., BANNOCK COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF SECTION 2 AND RUNNING WEST 1328.68 FEET TO THE NORTHWEST CORNER OF NE1/4NE1/4, THENCE SOUTH 20 FEET, THENCE EAST 1328.68 FEET, THENCE NORTH 20 FEET TO THE POINT OF BEGINNING EXCEPTING THAT PART OF THE EASEMENT WHERE AN EXISTING GRAINERY ENCROACHES ON THE EASEMENT.

AND

A UTILITY EASEMENT 20 FEET WIDE ALONG THE EXTREME WEST PROPERTY LINE OF THE NE1/4NE1/4 OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 36 E.B.M., BANNOCK COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHWEST CORNER OF NE1/4NE1/4 OF SECTION 2, THENCE SOUTH 1198 FEET, THENCE EAST 20 FEET, THENCE NORTH 1198 FEET, THENCE WEST 20 FEET TO THE POINT OF BEGINNING.



135 N. Arthur Ave.
Pocatello, ID 83204

22002732

2020 Feb 14 PM 04:29

Electronically Recorded by Simplifile

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 703852 SK/CB

WARRANTY DEED

For Value Received

KAP Properties, LLC

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

#517 Pioneer Exchange Accommodation Titleholder, LLC, an Idaho Limited Liability Company

hereinafter referred to as Grantee, whose current address is

c/o: 16580 South Marsh Valley Road, Arimo, ID 83214

The following described premises, to-wit:

LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Handwritten signatures: KP, JP, JJB, and others.

Dated: February 13, 2020

Kap Properties, LLC

By: [Signature]
Kevin Peck, Manager

By: [Signature]
Alecia C. Peck, Member

State of IDAHO, County of BANNOCK

This record was acknowledged before me on February 14, 2020 by Kevin Peck, as Manager of KAP Properties, LLC.

[Signature]
Signature of notary public
Commission Expires: 03/09/21

STACY M KONO
COMMISSION #27466
NOTARY PUBLIC
STATE OF IDAHO

State of IDAHO, County of BANNOCK

This record was acknowledged before me on February 14, 2020 by Alecia C. Peck, as Member of KAP Properties, LLC.

[Signature]
Signature of notary public
Commission Expires: 03/09/21

STACY M KONO
COMMISSION #27466
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

PARCEL 1:

N1/2N1/2SW1/4SE1/4 AND NW1/4SE1/4, ALL IN SECTION 35, TOWNSHIP 10 SOUTH, RANGE 36 EAST BOISE MERIDIAN, BANNOCK COUNTY, IDAHO. EXCEPTING THEREFROM: BEGINNING AT THE WEST 1/16 CORNER ON THE LATITUDINAL CENTERLINE OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 36 E.B.M.; THENCE SOUTH 89°44' EAST 2640 FEET; THENCE SOUTH 0°01' EAST, 50.40 FEET TO THE REAL POINT OF BEGINNING; THENCE SOUTH 0°01' EAST, 417.4 FEET; THENCE NORTH 89°44' WEST, 208.7 FEET; THENCE NORTH 0°01' WEST, 417.4 FEET; THENCE SOUTH 89°44' EAST, 208.7 FEET TO THE REAL POINT OF BEGINNING.

PARCEL 2:

TOWNSHIP 10 SOUTH, RANGE 36 EAST BOISE MERIDIAN, BANNOCK COUNTY, IDAHO. SECTION 35; S1/2N1/2SW1/4SE1/4; S1/2SW1/4SE1/4; E1/2SE1/4

TOWNSHIP 11 SOUTH, RANGE 36 EAST BOISE MERIDIAN, BANNOCK COUNTY, IDAHO. SECTION 2: LOT 2, SW1/4NE1/4

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE SOUTHEAST 1/16TH CORNER OF SECTION 2, 11 SOUTH 36 EAST; THENCE NORTH ALONG THE EAST 1/16TH LINE 1402 FEET MORE OR LESS TO AN EXISTING MAINLINE IRRIGATION LINE; THENCE NORTH ALONG SAID EAST 1/16TH LINE 608 FEET MORE OR LESS TO A POINT PERPENDICULAR TO AN EXISTING WELL SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 25 FEET ALONG THE EAST 1/16TH LINE; THENCE WEST AT RIGHT ANGLES 100 FEET; THENCE SOUTH AT RIGHT ANGLES 50 FEET; THENCE EAST AT RIGHT ANGLES 100 FEET; THENCE NORTH 25 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

A PARCEL OF LAND IN THE NE1/4SE1/4 OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 36 EAST OF THE BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NE1/4SE1/4 (E1/4 CORNER) OF SAID SECTION 35, WHICH IS MONUMENTED WITH A 5/8" REBAR AND ALUMINUM CAP STAMPED PLS 843; THENCE, S 89°44'36" W, ALONG THE NORTH LINE OF SAID SECTION, 790.89 FEET; THENCE, S 00°15'24" E, LEAVING SAID NORTH LINE, 30.00 FEET TO A POINT ON THE SLY RIGHT-OF-WAY LINE OF HAWKINS ROAD, SAID POINT BEING MONUMENTED WITH A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE, S 59°31'23" E, LEAVING SAID SLY RIGHT-OF-WAY LINE, 207.25 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE, S

55°56'53" E, 202.62 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE, S 42°45'51" E, 418.06 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE, S 27°40'57" E, 322.65 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE, S 11°37'56" E, 63.21 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 35 TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE, N 00°08'22" W, 906.64 FEET ALONG SAID EAST LINE, TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

A TRACT OF LAND IN THE N1/2 OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 36 EAST OF THE BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/16TH CORNER ON THE NORTH LINE OF SAID SECTION WHICH IS MARKED WITH A 5/8" REBAR AND PLASTIC CAP STAMPED LS 9163;

THENCE, S 00°20'44" W, LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF THE NE1/4 NE1/4 OF SAID SECTION, 773.45 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843, THE TRUE POINT OF BEGINNING;

THENCE, S 00°20'44" W, CONTINUING ALONG SAID WEST LINE, 599.86 FEET TO THE SOUTHWEST CORNER OF SAID NE1/4 NE1/4, SAID POINT BEING MARKED WITH A 5/8" REBAR AND PLASTIC CAP STAMPED LS 9183;

THENCE, S 00°21'17" W, ALONG THE WEST LINE OF THE SE1/4 NE1/4 OF SAID SECTION, 333.78 FEET TO THE MOST S'LY CORNER OF A PARCEL OF LAND SHOWN ON RECORD OF SURVEY INST. NO. 20900319;

THENCE, N 89°38'43" W, LEAVING SAID WEST LINE, 33.00 FEET;

THENCE, N 00°21'17" E, 333.78 FEET;

THENCE, N 00°20'44" E, 184.50 FEET;

THENCE, N 04°53'17" E, 416.66 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

A TRACT OF LAND IN THE NE1/4NE1/4 OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 36 EAST OF THE BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/16TH CORNER ON THE NORTH LINE OF SAID SECTION WHICH IS MARKED WITH A 5/8" REBAR AND PLASTIC CAP STAMPED LS 9163;

THENCE, N 89°48'01" E, ALONG THE NORTH LINE OF SAID SECTION, 61.50 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843;

THENCE, S 04°53'17" W, LEAVING SAID NORTH LINE, 776.48 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE NE1/4NE1/4, SAID POINT BEING MARKED WITH A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843;

THENCE, N 00°20'44" E, ALONG SAID WEST LINE, 773.45 FEET TO THE TRUE POINT OF BEGINNING

22017224

2020 Sep 18 PM 01:00

Electronically Recorded by Simplifile

Recording Requested By and
When Recorded Return to:

BASTIAN FAMILY ENTERPRISES, LLC
16580 S Marsh Valley Road
Arimo, ID 83214

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

703852

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), made as of August 19, 2020, is between #517 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER, LLC, an Idaho limited liability company ("Grantor"), and BASTIAN FAMILY ENTERPRISES, LLC ("Grantee"), whose legal address is: 16580 South Marsh Valley Road Arimo, ID 83214

WITNESSETH, That Grantor, for and in consideration of One Dollar and No/100 (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all the real property, together with improvements, located in the County of Bannock, State of Idaho, more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of in and to the above bargained premises, with the hereditaments, easements, rights of way and appurtenances, and with all of Grantor's interest, if any, in and to any and all minerals, water, ditches, wells, reservoirs and drains, and all water, ditch, well, reservoir and drainage rights which are appurtenant to, located on, now or hereafter acquired under or above or used in connection with the property (collectively, the "Property").

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, and its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, Grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, as of 15th day of February, 2020.

The Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof BY, THROUGH OR UNDER Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date set forth above.

#517 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER, LLC,
an Idaho limited liability company

By: Pioneer 1031 Company, Sole Member

Allissa Edwards

By: Allissa Edwards

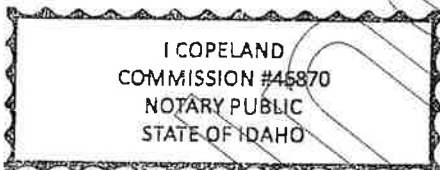
Its: Accommodator and Assistant Secretary

STATE OF IDAHO

COUNTY OF ADA

On this August 19, 2020 before me, the undersigned, a Notary Public in and for said State, personally appeared Allissa Edwards, known to me to be the Accommodator and Assistant Secretary of Pioneer 1031 Company, an Idaho corporation, which corporation is the Sole Member of #517 Pioneer Exchange Accommodation Titleholder, LLC, an Idaho limited liability company, and acknowledged to me that she/he executed the within and foregoing instrument for and on behalf of said corporation as Sole Member of said limited liability company and in said corporation's name as Sole Member of said limited liability company.

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



(NOTARIAL SEAL)

[Signature]
Notary Public for Idaho
Residing at Boise, Idaho
My Commission Expires: 10/22/2024

EXHIBIT A

PARCEL 1:

N1/2N1/2SW1/4SE1/4 AND NW1/4SE1/4, ALL IN SECTION 35, TOWNSHIP 10 SOUTH, RANGE 36 EAST BOISE MERIDIAN, BANNOCK COUNTY, IDAHO. EXCEPTING THEREFROM: BEGINNING AT THE WEST 1/16 CORNER ON THE LATITUDINAL CENTERLINE OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 36 E.B.M.; THENCE SOUTH 89°44' EAST 2640 FEET; THENCE SOUTH 0°01' EAST, 50.40 FEET TO THE REAL POINT OF BEGINNING; THENCE SOUTH 0°01' EAST, 417.4 FEET; THENCE NORTH 89°44' WEST, 208.7 FEET; THENCE NORTH 0°01' WEST, 417.4 FEET; THENCE SOUTH 89°44' EAST, 208.7 FEET TO THE REAL POINT OF BEGINNING.

PARCEL 2:

TOWNSHIP 10 SOUTH, RANGE 36 EAST BOISE MERIDIAN, BANNOCK COUNTY, IDAHO. SECTION 35; S1/2N1/2SW1/4SE1/4; S1/2SW1/4SE1/4; E1/2SE1/4
TOWNSHIP 11 SOUTH, RANGE 36 EAST BOISE MERIDIAN, BANNOCK COUNTY, IDAHO. SECTION 2: LOT 2, SW1/4NE1/4
NWNE

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:
COMMENCING AT THE SOUTHEAST 1/16TH CORNER OF SECTION 2, 11 SOUTH 36 EAST; THENCE NORTH ALONG THE EAST 1/16TH LINE 1402 FEET MORE OR LESS TO AN EXISTING MAINLINE IRRIGATION LINE; THENCE NORTH ALONG SAID EAST 1/16TH LINE 608 FEET MORE OR LESS TO A POINT PERPENDICULAR TO AN EXISTING WELL SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 25 FEET ALONG THE EAST 1/16TH LINE; THENCE WEST AT RIGHT ANGLES 100 FEET; THENCE SOUTH AT RIGHT ANGLES 50 FEET; THENCE EAST AT RIGHT ANGLES 100 FEET; THENCE NORTH 25 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

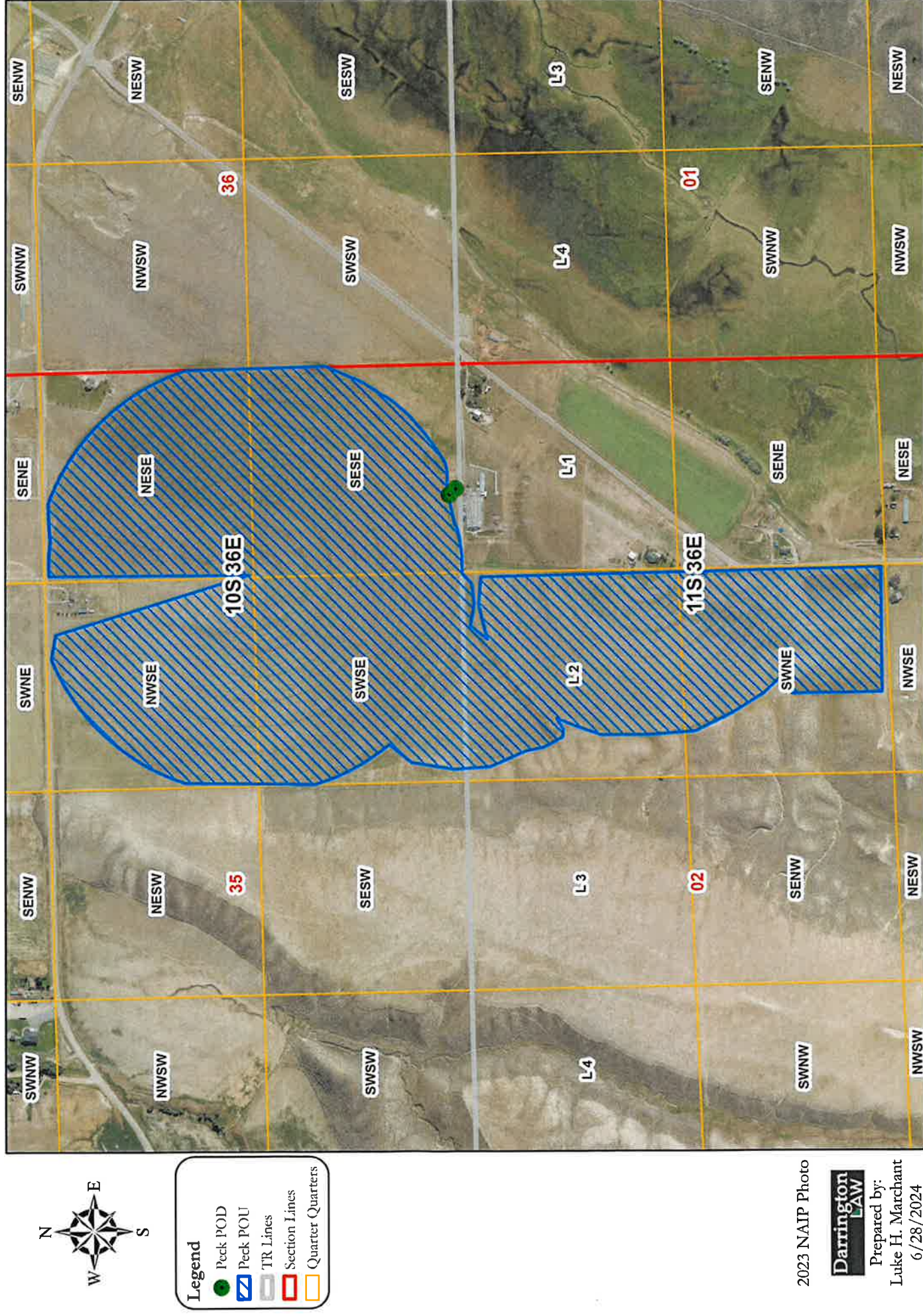
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PLS 843; THENCE, S 27°40'57" E, 322.65 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE, S 11°37'56" E, 63.21 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 35 TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE, N 00°08'22" W, 906.64 FEET, ALONG SAID EAST LINE, TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

A TRACT OF LAND IN THE NE1/4NE1/4 OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 36 EAST OF THE BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST 1/16TH CORNER ON THE NORTH LINE OF SAID SECTION WHICH IS MARKED WITH A 5/8" REBAR AND PLASTIC CAP STAMPED LS 9163; THENCE, N 89°48'01" E, ALONG THE NORTH LINE OF SAID SECTION, 61.50 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE, S 04°53'17" W, LEAVING SAID NORTH LINE, 776.48 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE NE1/4NE1/4, SAID POINT BEING MARKED WITH A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE, N 00°20'44" E, ALONG SAID WEST LINE, 773.45 FEET TO THE TRUE POINT OF BEGINNING

BASTIAN FAMILY ENTERPRISES, LLC - NCO



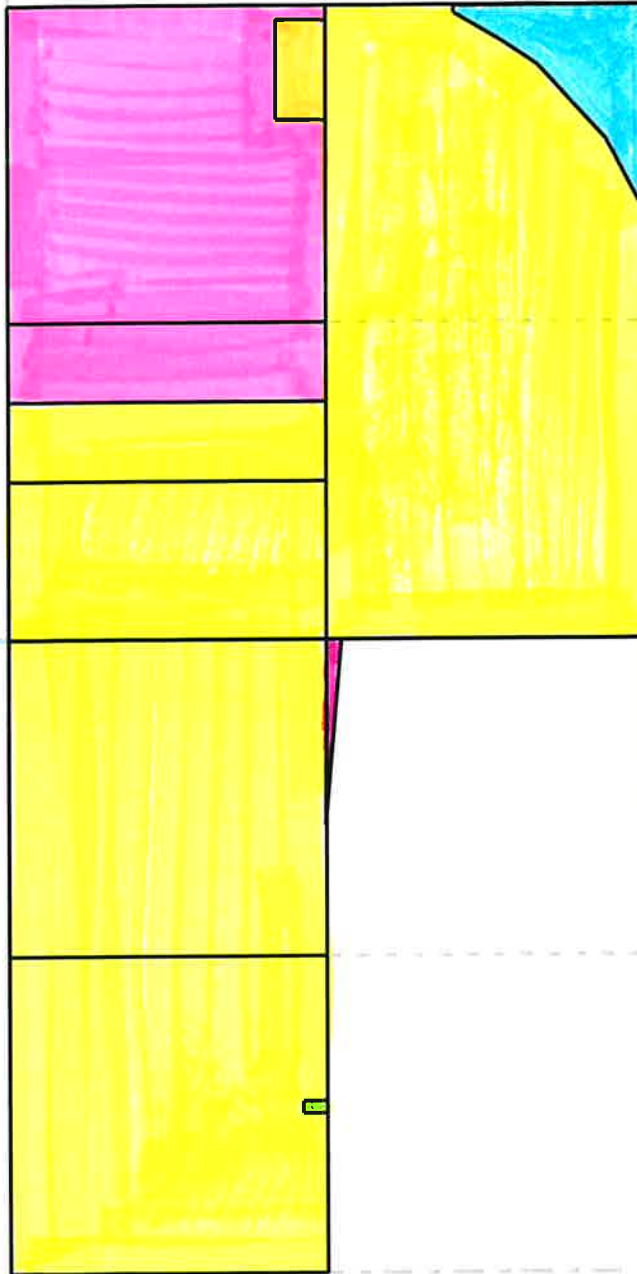
2023 NAIP Photo

Darrington
LAW

Prepared by:

Luke H. Marchant

6/28/2024



Parcel 1
Excepting Therefrom
Parcel 2
Excepting Therefrom
Also excepting therefrom
Parcel 3

22017224 (Pioneer Exchange) to Bastian Family Enterprises LLC

7/2/2024

Scale: 1 inch= 800 feet

File: 29-13840, 29-13842, 29-13844

Tract 1: 10.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=3300 ft.
Tract 2: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 3: 1.9998 Acres (87110 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1252 ft.
Tract 4: 10.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=3300 ft.
Tract 5: 20.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=3960 ft.
Tract 6: 80.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=7920 ft.
Tract 7: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 8: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 9: 0.1148 Acres (5000 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=300 ft.
Tract 10: 6.3650 Acres (277259 Sq. Feet), Closure: n49.2942w 0.04 ft. (1/70205), Perimeter=2941 ft.
Tract 11: 0.5460 Acres (23783 Sq. Feet), Closure: n10.4918w 0.01 ft. (1/277865), Perimeter=1611 ft.



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

July 05, 2024

BASTIAN FAMILY ENTERPRISES LLC
16580 S MARSH VALLEY RD
ARIMO ID 83214-1610

Re: Change in Ownership for Water Right No(s): 29-13840, 29-13842, 29-13844

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) 497-3787.

Sincerely,

Jonie Bailly
Technical Records Specialist 1

Enclosure(s)

cc: DARRINGTON LAW (LUKE MARCHANT)



RECEIVED

JUL 01 2024

DEPT. OF WATER RESOURCES
EASTERN REGION

28 June 2024

Jonie Baily
Eastern Region Office
Idaho Department of Water Resources
900 N. Skyline Dr., Ste. A
Idaho Falls, ID 83402

RE: Notice of Change in Water Right Ownership

Dear Jonie:

Enclosed for processing is a Notice of Change in Water Right Ownership for WR Nos. 29-13840, 29-13842, and 29-13844. If you have any questions or need any additional information, do not hesitate to contact me.

Best Regards,

DARRINGTON LAW PLLC

A handwritten signature in blue ink, reading "Luke H. Marchant", is written over a light blue circular stamp.

Luke H. Marchant