

RECEIVED

AUG 21 2023

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDepartment 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?
25-12574 <u>OK</u>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: W R Holdings
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): The Conservation Fund
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 1655 N. Fort Myer Dr. Ste 1300 Arlington VA 22209
Mailing address City State Zip
703-908-5816 stison@conservationfund.org
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: 6/30/2023
6. Do you own the land identified as the water right place of use? Yes ☐ No ☐
o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
o \$25 per *undivided* water right.
o \$100 per *split* water right.
o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: [Signature] Assistant Secretary 8/8/2023
Signature of new owner/claimant Title, if applicable Date
Scott M. Tison
Print name

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

Received by JB Date 8/21/2023 For IDWR Office Use Only: Receipt No. E049434 Receipt Amt. \$25.-
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 8/31/2023



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:638122

FOR VALUE RECEIVED

W.R. Holdings, L.L.C., also shown of record as WR Holdings, LLC and W.R. Holdings, LLC, an Idaho Limited Liability Company

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

The Conservation Fund, a Nonprofit Corporation

whose current address is

**1655 N Fort Myer Drive Suite 1300
Arlington, VA 22209**

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

Phase 1:

A parcel of land situated in a portion sections 3 and 4, Township 1 North, Range 40 East, and a portion of Sections 27, 28, and 34, Township 2 North, Range 40 East of the Boise Meridian, Bonneville County, Idaho, being the same land described in Instrument Nos. 1302062 and 1611428, recorded in Bonneville County, and being more particularly described as:

Township 1 North, Range 40, East of the Boise Meridian, County of Bonneville, State of Idaho.

Section 3: Lots 2, 3 and 4; Southwest quarter of the Northeast quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$); South half of the Northwest quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$); North half of the Southwest quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$); Southeast quarter of the Southwest quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$); West half of the Southeast quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$);

Section 4: Lots 1 and 2; South half of the Northeast quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$); North half of the Southeast quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$)

Township 2 North, Range 40, East of the Boise Meridian, County of Bonneville, State of Idaho.

Section 27: Southwest quarter (SW $\frac{1}{4}$)

Section 28: East Half of the Southwest quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$); Southeast quarter (SE $\frac{1}{4}$)

Section 34: Southwest quarter of the Northeast quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$); West half (W $\frac{1}{2}$); West half of the Southeast quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$)

Excepting therefrom all of the following described property:

All that portion of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) and the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 34, Township 2 North, Range 40 East of the Boise Meridian, Bonneville County, Idaho, lying Easterly of a line described as follows:

**Beginning at a point on the Mercator Idaho Grid System, East Zone (NAD27), the Y coordinate being North 653,010.00 feet and the X coordination being East 615,890.00 feet (said coordinate point lying approximately North 34°57' West 2,100.00 feet from the Southeast Corner of said Section 34);
thence North 11°45'04" West 2,037.71 feet;**

thence North 03°02'31" East to a point on the North line of the said Southwest Quarter of the Northeast Quarter and the point of terminus of the above described line.

Phase 2

A parcel of land situated in a portion Sections 20, 21, 28, 29, and 30, Township 2 North, Range 40 East of the Boise Meridian, Bonneville County, Idaho, being the same land described in Instrument No. 1611429, recorded in Bonneville County, and being more particularly described as:

Township 2 North, Range 40, East of the Boise Meridian, County of Bonneville, State of Idaho.

Section 20: South half of the Southwest quarter (S½SW¼); South half of the Southeast quarter (S½SE¼).

Section 21: Southwest quarter of the Northwest quarter (SW¼NW¼); Southwest quarter (SW¼); Northwest quarter of the Southeast quarter (NW¼SE¼); South half of the Southeast quarter (S½SE¼);

Section 28: North half (N½); West half of the Southwest quarter (W½SW¼)

Section 29: All.

Section 30: Lots 2, 3 and 4; South half of the Northeast quarter (S½NE¼); Southeast quarter of the Northwest quarter (SE¼NW¼); East half of the Southwest quarter (E½SW¼); Southeast quarter (SE¼)

EXCEPTING THEREFROM: That certain property sold to the United States of America as referred to in that certain Warranty Deed recorded as Instrument No. 380382 and more particularly described as follows:

(A) All that portion of the Southwest Quarter of the Northwest Quarter (SW¼NW¼) of Section 21, Township 2 North, Range 40, East of the Boise Meridian, County of Bonneville, State of Idaho, lying Northerly and Westerly of a line described as follows:

Beginning at a point on the Mercator Idaho Grid System, East Zone, the Y coordinate being North 664,675.00 feet, and the X coordinate being East 606,345.00 feet (said coordinate point lying approximately South 06°00' West a distance of 2470.00 feet from the Northwest Corner of said Section 21); thence South 87°09'28" East a distance of 705.87 feet; thence North 09°23'25" East to a point on the North line of said Southwest Quarter of the Northwest Quarter and the point of terminus of the above described line.

(B) All that portion of the Northwest Quarter of the Southeast Quarter (NW¼SE¼) of Section 21, Township 2 North, Range 40, East of the Boise Meridian, County of Bonneville, State of Idaho, lying Northeasterly of a line described as follows:

Beginning at a point on the Mercator Idaho Grid System, East Zone, the Y coordinate being North 663,805.00 feet, and the X coordinate being East 610,910.00 feet (said coordinate point lying approximately North 25°20' West a distance of 2225 feet from the Southeast Corner of said Section 21); thence North 70°13'26" West a distance of 945.78 feet; thence North 26°56'45" West to a point on the North line of the said Southeast Quarter and the point of terminus of the above described line.

(C) All that portion of the Southeast Quarter of the Southeast Quarter (SE¼SE¼) of Section 21, Township 2 North, Range 40, East of the Boise Meridian, County of Bonneville, State of Idaho, lying Northeasterly of a line described as follows:

Beginning at a point on the Mercator Idaho Grid System, East Zone (NAD27), the Y coordinate being North 663,805.00 feet, and the X coordinate being East 610,910.00 feet (said coordinate point lying approximately North 25°20" West a distance of 2225.00 feet from the Southeast Corner of said Section 21); thence South 37°43'06" East a distance of 1283.14 feet; thence South 23°08'01" East to a point on the East line of said Section 21 and the point of terminus of the above described line.

Subject to the Following Exceptions:

1. Right, title and interest of the public in and to those portions of the Land lying within roads or highways.
2. Right of way for ditches, tunnels, telephone and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.
3. Any question of location, boundary or area related to the Blacktail Creek, including, but not limited to, any past or future changes in it. (Affects Parcel 2)
4. Reservations and exceptions in the United States Patent, and in the act authorizing the issuance thereof.
Recorded: June 4, 1914.
Book: 5 of Deeds at Page: 575
Instrument No. 11993
Official Records: Bonneville County.
5. Reservations and exceptions in the United States Patent, and in the act authorizing the issuance thereof.
Recorded: May 28, 1914.
Book: 9 of Deeds at Page: 25
Instrument No. 13768
Official Records: Bonneville County.
6. Reservations and exceptions in the United States Patent, and in the act authorizing the issuance thereof.
Recorded: November 11, 1914.
Book: 9 of Deeds at Page: 106
Instrument No. 15367
Official Records: Bonneville County.
7. Exceptions and reservations contained in the deed from the State of Idaho wherein mineral rights are reserved to the state. (56-604 and 47-701 Idaho Code).
Recorded: August 20, 1940
In Book 45 of Deeds at page 559
Instrument No.: 157794
8. Exceptions and reservations contained in the deed from the State of Idaho wherein mineral rights are reserved to the state. (56-604 and 47-701 Idaho Code).
Recorded: November 8, 1943
In Book 45 of Deeds at page 565
Instrument No.: 157885
9. Exceptions and reservations contained in the deed from the State of Idaho wherein mineral rights are reserved to the state. (56-604 and 47-701 Idaho Code).
Recorded: November 8, 1943
In Book 45 of Deeds at page 566
Instrument No.: 157886

10. Exceptions and reservations contained in the deed from the State of Idaho wherein mineral rights are reserved to the state. (56-504 and 47-701 Idaho Code).
In Book 45 of Deeds page 567
Recorded: November 8, 1943
Instrument No.: 157887
11. Exceptions and reservations contained in the deed from the State of Idaho wherein mineral rights are reserved to the state. (56-504 and 47-701 Idaho Code).
Recorded: November 8, 1943
In Book 45 of Deeds page 568
Instrument No.: 157888
12. The provisions contained in Warranty Deed.
Recorded: January 1, 1964,
In Book 153 of Deeds at page 593
Instrument No.: 331244.
As follows: "reserving to the first party his heirs and assigns forever all the oil, gas, and other mineral rights from the real property".
13. An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Granted To: John Campbell and Sons, Inc., an Idaho Corporation
Purpose: Road Right of Way
Recorded: March 19, 1991
Instrument No.: 802958
14. An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Granted To: John Campbell and Sons, Inc.
Purpose: Road Right of Way
Recorded: March 19, 1991
Instrument No.: 802959
15. Exceptions and reservations contained in the deed from the State of Idaho wherein mineral rights are reserved to the state. (58-604, Idaho Code as amended Chapter 44, 1951 Session Law) (47-701 Idaho Code).
Recorded: April 23, 1991
Instrument No.: 805135
16. An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Granted To: Brian Ball and Taci T Ball
Purpose: 15' foot wide and 20' right of way easement for Agricultural purposes and access to and from
Recorded: May 23, 2001
Instrument No.: 1048364
17. Terms, Easements, provisions, covenants, conditions, definitions, options, obligations and restrictions, contained in a document
Purpose: Transmission and Access Easement Agreement
Recorded February 2, 2012
Instrument No. 1408799
Rerecorded: June 29, 2012
Instrument No.: 1420397
18. All minerals in or under said land including but not limited to metals, oil, gas, coal, stone and mineral rights, mining rights and easement rights or other matters relating thereto, whether expressed or implied.

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.

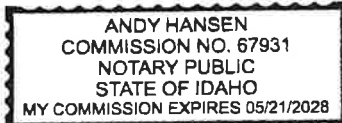
Dated: 6/29/2023

W.R. Holdings, L.L.C. also shown of record as WR Holdings, LLC and W.R. Holdings, LLC, an Idaho Limited Liability Company

Brian Ball
Brian Ball, Managing Member

State of Idaho
County of Bonneville

On this 29th day of June, in the year 2023, before me, the undersigned, a Notary Public in and for said state, personally appeared Brian Ball known or identified to me to be the Managing Member in the Limited Liability Company known as W.R. Holdings, L.L.C., also shown of record as WR Holdings, LLC and W.R. Holdings, LLC, an Idaho Limited Liability Company and acknowledged to me that he/she executed the foregoing instrument in said LLC name.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Andy Hansen
Notary Public for the State of Idaho
Residing at: Idaho Falls
Commission Expires: 05/21/2028



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 Gary Spackman

August 31, 2023

THE CONSERVATION FUND
1655 FORT MYER DR STE 1300
ARLINGTON VA 22209-3199

Re: Change in Ownership for Water Right No(s): 25-12574

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 Baily
Technical Records Specialist 1

Enclosure(s)

cc: RABO AGRIFINANCE LLC