

NOV 08 2022

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?
32-13207 <i>OK*</i>	Yes ☐	Yes ☐	31-12268 <i>OK</i>	Yes ☐	Yes ☐
32-13331 <i>OK</i>	Yes ☐	Yes ☐	31-12270 <i>OK</i>	Yes ☐	Yes ☐
31-13209 <i>OK*</i>	Yes ☐	Yes ☐	31-12274 <i>OK</i>	Yes ☐	Yes ☐
31-11728 <i>OK*</i>	Yes ☐	Yes ☐	31-12276 <i>OK</i>	Yes ☐	Yes ☐
31-12266 <i>OK</i>	Yes ☐	Yes ☐	31-12275 <i>OK</i>	Yes ☐	Yes ☐

2. Previous Owner's Name: Orange Farms LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): David Z Ward and Melissa Ward
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 2700 North 1128 East Montevideo ID 83435
Mailing address City State Zip
208 257-2566 dwardfarms@yahoo.com
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: 10-3-2022
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] New owner 9/30/2022
Signature of new owner/claimant Title, if applicable Date
Print name: David Z Ward

Signature: [Signature] New owner 9/30/2022
Signature of new owner/claimant Title, if applicable Date
Print name: Melissa L Ward

For IDWR Office Use Only:
Received by JB Date 11/8/2022 Receipt No. E048711 Receipt Amt. \$475.-
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 _____

* older OK on file. Already on OK log
2012 change. Farms bought from Ward. 122 going
back to Ward.

SUPPORT DATA
IN FILE # 31-10251

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
31-12309 <i>OK</i>	Yes ☐	Yes ☐	31-11730 <i>OK*</i>	Yes ☐	Yes ☐
31-11732 <i>OK*</i>	Yes ☐	Yes ☐	31-12272 <i>OK</i>	Yes ☐	Yes ☐
31-12265 <i>OK</i>	Yes ☐	Yes ☐	31-12267 <i>OK</i>	Yes ☐	Yes ☐
31-12269 <i>OK</i>	Yes ☐	Yes ☐	31-12273 <i>OK</i>	Yes ☐	Yes ☐
31-10251 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Orange Farms LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): David Z Ward and Melissa Ward
New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

2700 North 628 East Montevieu ID 83425
Mailing address City State Zip

208 657-2540 dwardfarms@yahoo.com
Telephone Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
- ☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
- ☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: 10-3-2022
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] New Owner 9-30-2022
Signature of new owner/claimant Title, if applicable Date

Signature: [Signature] New Owner 9-30-2022
Signature of new owner/claimant Title, if applicable Date

David Z Ward Melissa L Ward
Print name Print name

For IDWR Office Use Only:

Received 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 _____ Date _____

copy
Instrument # 476281

RIGBY, JEFFERSON, IDAHO

10-03-2022 03:14:36 PM

No. of Pages: 6

Recorded for: FIRST AMERICAN TITLE INSURANCE COMPANY -

COLLEEN C POOLE

Fee: \$15.00

Ex-Officio Recorder Deputy: LK

Index To: GRANT DEED

Electronically Recorded by Simplifile

WHEN RECORDED, PLEASE RETURN TO:

Quattlebaum, Grooms & Tull PLLC
111 Center Street, Suite 1900
Little Rock, Arkansas 72201
Attn: R. Seth Hampton, Esq.

Parcel Nos.	RP08N33E081800
	RP08N33E160002
	RP08N33E162400
	RP08N33E167200
	RP08N33E212401
	RP08N33E214800
	RP08N33E210001
	RP08N33E222400
	RP08N33E227201

FIRSTAM
1056555-RI

Space above this line for recorder's use only

GRANT DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which are hereby acknowledged, **ORANGE FARMS, LLC**, a Delaware limited liability company ("**Grantor**"), hereby grants, sells, transfers, and conveys unto **DAVID Z. WARD AND MELISSA L. WARD**, husband and wife, whose current address is 2700 North 626 East, Montevue, Idaho 83435 (collectively, "**Grantee**") that certain real property located in Jefferson County, Idaho and legally described in **Exhibit A** attached hereto and incorporated herein (the "**Property**").

TOGETHER WITH all improvements thereon and all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to the Property.

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's heirs, successors and assigns forever, subject to the Permitted Exceptions (defined below). Grantor does hereby covenant with Grantee that the Property is free from all encumbrances done, made, or suffered by Grantor except: (i) general taxes and assessments not yet due and payable; (ii) the permitted encumbrances set forth on **Exhibit B** attached hereto and incorporated herein; and (iii) all matters made, done, or suffered by Grantee (collectively, the "**Permitted Exceptions**"); and that Grantor will warrant and defend the same, subject to the Permitted Exceptions, against all lawful claims of all persons claiming by, through or under Grantor, but none other.

[Remainder of Page Intentionally Left Blank; Signature Page To Follow.]

Orange Farms, LLC to David and Melissa Ward –
R.E.# Jefferson 2700N (Jefferson County, ID)

DATED effective as of the 30th day of September, 2022.

GRANTOR:

ORANGE FARMS, LLC,
a Delaware limited liability company

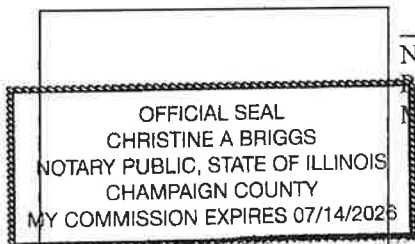
By: Manulife Investment Management
Timberland and Agriculture Inc, a Delaware
corporation, its Manager

By: 
Name: David Baughman
Title: Managing Director, Acquisitions
and Dispositions

STATE OF ILLINOIS)
) ss.
COUNTY OF CHAMPAIGN)

I certify that I know or have satisfactory evidence that **DAVID BAUGHMAN** is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Managing Director, Acquisitions and Dispositions, of Manulife Investment Management Timberland and Agriculture Inc, a Delaware corporation and the Manager of **ORANGE FARMS, LLC**, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 28, 2022




Notary Public
Print Name Christine A. Briggs
My commission expires 7-14-2026

(Use this space for notarial stamp/seal)

Orange Farms, LLC to David and Melissa Ward --
R.E.# Jefferson 2700N (Jefferson County, ID)

EXHIBIT A—TO GRANT DEED
[LEGAL DESCRIPTION OF THE PROPERTY]

Tract 1:

Township 8 North, Range 33 East of the Boise Meridian, Jefferson County, Idaho.
Section 16: All.

Tract 2:

Township 8 North, Range 33 East of the Boise Meridian, Jefferson County, Idaho.
Section 21: All.

Tract 3:

Township 8 North, Range 33 East of the Boise Meridian, Jefferson County, Idaho.
Section 22: W1/2; and
SE1/4, Excepting therefrom: Beginning at the South Quarter Corner of Section 22, Township 8 North, Range 33 East of the Boise Meridian, Jefferson County, Idaho, and running thence North 440 feet; thence S54°30'23"E 757.82 feet; thence West 617 feet to the point of beginning.

Tract 4:

Part of the SE1/4 of the NE1/4 of Section 8, Township 8 North, Range 33 East of the Boise Meridian, Jefferson County, Idaho, described as:
Commencing at the East 1/4 Corner of said Section 8 and running thence N89°57'09"W 1324.89 feet; thence N00°05'51"W 10.41 feet to the P.C. of a non-tangent curve to the left; thence along said curve 2044.98 feet (Curve Data, Delta = 89°32'06", R=1308.64 feet) chord bears N44°38'12"E 1843.17 feet; thence S89°59'17"E 28.22 feet to the NE Corner of said SE1/4 NE1/4; thence S00°04'18"E 1323.06 feet along the Section line to the point of beginning.
EXCEPTING THEREFROM: County Road right of way along the East side of said property.

Tract 5:

Part of the NE1/4 of the SE1/4 of Section 8, Township 8 North, Range 33 East of the Boise Meridian, Jefferson County, Idaho, described as:
Commencing at the East 1/4 Corner of said Section 8 and running thence S00°04'17"E 1323.05 feet along the Section line to the SE corner of said NE1/4 SE1/4; thence N89°58'10"W 32.02 feet to the P.C. of a non-tangent curve to the left; thence along said curve 2057.58 feet; (Curve data, Delta = 90°20'16", R=1305.00 feet) chord bears N44°22'36"W 1850.98 feet; thence N00°05'51"W 1.13 feet; thence S89°57'09"E 1324.89 feet to the point of beginning.

EXCEPTING THEREFROM: County Road right of way along the East side of said property.

EXHIBIT B—TO GRANT DEED
[LIST OF PERMITTED EXCEPTIONS]

1. All real estate taxes and assessments which are not due and payable as of the date of this instrument.
2. (a) Taxes and assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
4. Any drainage ditches, feeders and laterals affecting the Property.
5. All easements, servitudes, rights of way, encumbrances and matters of record or fact affecting the Property.
6. All right, title and interest of third parties in and to oil, gas or other minerals concerning the Property under recorded instruments, as well as all rights, title and interest of third parties under existing oil, gas, or mineral leases concerning the Property, whether recorded or unrecorded.
7. Such matters that could be disclosed by a current survey of the Property prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
8. All zoning, building, subdivision, and other restrictions and regulations of record affecting the Property.
9. Easements or claims of easements affecting the Property not recorded in the public records.
10. Any encroachment, encumbrance, violation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Property.
11. Rights and claims of parties under the Perishable Agricultural Commodities Act of 1930, as amended 7 U.S.C. § 499 et seq., the Packers and Stockyard Act of 1921, as amended, 7 U.S.C. 181 § et seq., or any similar federal or state laws.
12. Easements and right of ways for highways, roads, railroads, ditches, canals, gas, pole, power and transmission lines as they may exist.

Orange Farms, LLC to David and Melissa Ward –
R.E.# Jefferson 2700N (Jefferson County, ID)

13. Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
14. Reservations relating to Mineral Rights and ditches and/or other as described in that certain State of Idaho Deed(s) and recorded in Book 113, Page 345, records of Jefferson County, Idaho.
15. Easement given by GEORGE T. HANSEN and RUTH B. HANSEN, party of the first part to UTAH POWER & LIGHT COMPANY, party of the second part, dated April 9, 1957, and recorded in Book 154, Page 636, records of Jefferson County, Idaho.
16. Easement given by WENDALL GILLESPIE and FAE GILLESPIE, husband and wife, party of the first part to UTAH POWER & LIGHT COMPANY, party of the second part, dated March 26, 1958, and recorded in Book 166, Page 22, records of Jefferson County, Idaho.
17. Easement given by GEORGE L. HANSEN and RUTH B. HANSEN, his wife, party of the first part to UTAH POWER & LIGHT COMPANY, party of the second part, dated May 2, 1958, and recorded in Book 166, Page 30, records of Jefferson County, Idaho.
18. Pole Line Easement given by VICTOR O. HEGSTED, JR. and GLORIA HEGSTED, his wife, party of the first part to UTAH POWER & LIGHT COMPANY, party of the second part, dated May 1, 1959, and recorded in Book 166, Page 75, records of Jefferson County, Idaho.
19. Easement given by STATE OF IDAHO party of the first part to UTAH POWER & LIGHT COMPANY, party of the second part, dated April 21, 1965, and recorded in Book 179, Page 33, records of Jefferson County, Idaho.
20. Easement given by LEGRANDE WADSWORTH and GRACE VERMONT WADSWORTH, his wife, party of the first part to UTAH POWER & LIGHT COMPANY, party of the second part, dated April 21, 1965, and recorded in Book 179, Page 85, records of Jefferson County, Idaho.
21. Reservations relating to Mineral Rights and ditches and/or other as described in that certain State of Idaho Deed(s) and recorded as Instrument No. 148554, records of Jefferson County, Idaho.
22. Reservations relating to Mineral Rights and ditches and/or other as described in that certain State of Idaho Deed(s) and recorded as Instrument Nos. 152842 and 152843, records of Jefferson County, Idaho.
23. Reservations in United States Patent, recorded in Book 170, of Deeds, Page 104.

24. Reservations in United States Patent, recorded in Book 180, of Deeds, Page 50, and also recorded as Instrument No. 396817.
25. Reservations in United States Patent, recorded in Book 180, of Deeds, Page 51.
26. Reservations in United States Patent, recorded in Book 141, of Deeds, Page 316.
27. Reservations in United States Patent, recorded in Book 170, of Deeds, Page 140.
28. Rights-of-way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States, as granted to the United States under provisions of Section 58-604, Idaho Code.
29. Exceptions and reservations contained in Deed from the State of Idaho, wherein mineral rights are reserved to the State under provisions of § 47-701 and § 47-701A. Idaho Code.
30. Right-of-way or easement of county roads.
31. Joint Well Agreement upon the terms, conditions and provisions contained therein:
Parties: David Z. Ward and Melissa L. Ward, husband and wife
Recorded: MaCoy and Ginger Ward, Instrument No. 379089.
32. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by survey recorded February 4, 2014, as Instrument No. 409821.
33. Easement granted to Utah & Power Light Company, recorded September 17, 1959, in Book 166 of Miscellaneous, Page 77.



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

November 10, 2022

DAVID Z WARD
MELISSA WARD
PO BOX 32
MONTEVIEW ID 83435-0032

Re: Change in Ownership for Water Right No(s): 31-12272, 31-13209, 31-11728, 31-12266, 31-12268, 31-12270, 31-12274, 31-12276, 31-12275, 31-12309, 31-11732, 31-12265, 31-12269, 31-10251, 31-11730, 31-12267, 31-12273, 32-13207, 32-13331

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 Barg
Technical Records Specialist 1

Enclosure(s)

c: RABO AGRIFINANCE LLC