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

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
FEB 20 2024 DE
WATER RESOURCES
WESTERN REGION

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "*Yes*" in the "*Split?*" column. If the water right is leased to the Water Supply Bank, check "*Yes*". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-21748	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: Kent J Regli and Dawn M Regli
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Beus Livestock, LLC
   New owner(s) as listed on the conveyance document Name connector ☐ **and** ☐ **or**

   1580 West Kuna Cave Road — Mailing address
   Kuna — City
   ID — State
   83634 — 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: 07/17/2023.

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: Shane Beus — Signature of new owner/claimant
   Manager — Title, if applicable
   01/31/2024 — Date
   Shane Beus — Print name

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

For IDWR Office Use Only:

Receipted by LE Date 5/20/24 Receipt No. W051975 Receipt Amt. $25.00

Active in the Water Supply Bank? Yes ☐ No ☒ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☒

Name on W-9 _____ Approved by LE Processed by LE Date 7/16/2024

RECEIVED
Jul 14, 2024
DEPARTMENT OF
WATER RESOURCES

2024-021642
RECORDED
07/12/2024 10:47 AM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=3 ZBLAKESLEE $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

DB
508322

RE-RECORDED TO ADD NOTARY PAGE AND REMOVE ERRONOUSLY ADDED PAGE

2012036442
RECORDED
2012 Aug 21 PM 4 26
CHRIS YAMAMOTO
CANYON CNTY RECORDER
BY M_Brown
Requestor Pioneer Title Canyon - Ca
Type DEED
Fee $13.00
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.

WARRANTY DEED

For Value Received

Sabino de la Concepcion and Vicki de la Concepcion, husband and wife hereinafter referred to as Grantors, do hereby grant, bargain, sell warrant and convey unto Beus Livestock, LLC, an Idaho limited liability company hereinafter referred to as Grantee, whose current address is 1580 West Kuna Cave Road, Kuna, ID 83634, the following described premises, to-wit:

The South Half of the Northeast Quarter of Section 29, Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho

EXCEPTING THEREFROM:

The North 464 feet of the East 350 feet of the Southeast Quarter of the Northeast Quarter of Section 29, Township 2 North, Range 1 West of the Boise, Meridian, Canyon County, Idaho

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(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 which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: 8-21-12

Sabino de la Concepcion
Sabino de la Concepcion

Dated: 8-21-12

Vicki de la Concepcion
Vicki de la Concepcion

of $500,000.00, with interest as provided for in said Note, being payable in installments, with a final date of March 1, 2023

MORTGAGOR COVENANTS AND AGREES:

That they are lawfully seized of said premises and have good right and lawful authority to convey and mortgage the same, and that said premises are free from encumbrance; and each of the Mortgagors will warrant and defend the same forever against the lawful claims and demands of all persons whomsoever, and this covenant shall not be extinguished by any foreclosure hereof, but shall run with the land.

To pay all debts and money secured hereby when due.

To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property and its use; not to commit or suffer waste of any kind upon said premises; and to do all acts or things necessary to preserve all water rights now or hereafter appurtenant to or used in connection with said premises.

To pay before delinquency all taxes, assessments and other charges upon said premises, all assessments upon water company stock, and all rents, assessments and charges for water appurtenant to or used in connection with said property; and to suffer no other encumbrance, charge or lien against said premises which is superior to this Mortgage.

If any of the mortgaged property shall be taken under right of eminent domain, the Mortgagee shall be entitled, at its option, to receive all compensation for the portion taken and damages to the remaining portion, to be applied by the Mortgagee upon the indebtedness hereby secured in such manner as it shall elect.

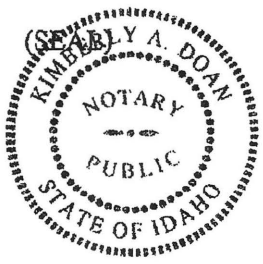
STATE OF IDAHO COUNTY RECORDER COUNTY OF CANYON

State of Idaho
} ss.
County of Canyon
I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.
DATED 07-11-2024
RICK HOGABOAM, Clerk of the District Court and Ex Officio Recorder
By M a Brown
Deputy

STATE OF IDAHO)
ss
County of Canyon)

On this 31st day of August, 2012, before me, the undersigned Notary Public in and for said county and state, personally appeared Sabino de la Concepcion and Vicki de la Concepcion, 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.



NOTARY PUBLIC for Idaho
Residing at: Wilder
Commission Expires: 1-27-17

RECEIVED
Jul 10, 2024
DEPARTMENT OF
WATER RESOURCES

2012036442
RECORDED
2012 Aug 21 PM 4 26
CHRIS YAMAMOTO
CANYON CNTY RECORDER
BY M_Brown
Requestor Pioneer Title Canyon - Ca
Type DEED
Fee $13.00
ELECTRONICALLY RECORDED BY SIMPLIFILE

DB
508322

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

WARRANTY DEED

For Value Received

Sabino de la Concepcion and Vicki de la Concepcion, husband and wife hereinafter referred to as Grantors, do hereby grant, bargain, sell warrant and convey unto Beus Livestock, LLC, an Idaho limited liability company hereinafter referred to as Grantee, whose current address is 1580 West Kuna Cave Road, Kuna, ID 83634, the following described premises, to-wit:

The South Half of the Northeast Quarter of Section 29, Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho

EXCEPTING THEREFROM:

The North 464 feet of the East 350 feet of the Southeast Quarter of the Northeast Quarter of Section 29, Township 2 North, Range 1 West of the Boise, Meridian, Canyon County, Idaho

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(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 which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: 8-21-12

Sabino de la Concepcion
Sabino de la Concepcion

Dated: 8-21-12

Vicki de la Concepcion
Vicki de la Concepcion

of $500,000.00, with interest as provided for in said Note, being payable in installments, with a final date of March 1, 2023

MORTGAGOR COVENANTS AND AGREES:

That they are lawfully seized of said premises and have good right and lawful authority to convey and mortgage the same, and that said premises are free from encumbrance; and each of the Mortgagors will warrant and defend the same forever against the lawful claims and demands of all persons whomsoever, and this covenant shall not be extinguished by any foreclosure hereof, but shall run with the land.

To pay all debts and money secured hereby when due.

To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property and its use; not to commit or suffer waste of any kind upon said premises; and to do all acts or things necessary to preserve all water rights now or hereafter appurtenant to or used in connection with said premises.

To pay before delinquency all taxes, assessments and other charges upon said premises, all assessments upon water company stock, and all rents, assessments and charges for water appurtenant to or used in connection with said property; and to suffer no other encumbrance, charge or lien against said premises which is superior to this Mortgage.

If any of the mortgaged property shall be taken under right of eminent domain, the Mortgagee shall be entitled, at its option, to receive all compensation for the portion taken and damages to the remaining portion, to be applied by the Mortgagee upon the indebtedness hereby secured in such manner as it shall elect.

20110188 2

RECEIVED
Jul 10, 2024
DEPARTMENT OF
WATER RESOURCES

2011014441
RECORDED
2011 Apr 8 PM 2 30
CHRIS YAMAMOTO
CANYON CNTY RECORDER
BY C_McLaughlin
Requestor Pioneer Title Canyon - Ca
Type DEED
Fee $16.00
ELECTRONICALLY RECORDED BY SIMPLIFILE

WARRANTY DEED

The Grantor, **NORTHWEST FARM CREDIT SERVICES, FLCA** and **NORTHWEST FARM CREDIT SERVICES, PCA**, corporations chartered under the laws of the United States, whose mailing address is 1700 South Assembly Street, Spokane, WA 99224, for valuable consideration in hand paid, does by these presents convey and warrant to **SABINO de la CONCEPCION** and **VICKI de la CONCEPCION**, husband and wife, whose mailing address is 910 N. 19th Avenue, Caldwell, ID 83605, the Grantee, the following described real estate situated in the County of Canyon, State of Idaho, all of the property described by Exhibit "A" attached hereto and incorporated herein;

TOGETHER WITH all water and water rights of every kind and description and however evidenced, used upon or appurtenant to said property, which in any manner entitle Grantors to water.

TOGETHER WITH any and all tenements, hereditaments, easements, rights, privileges and appurtenances thereunto belonging or used in connection therewith, and the reversions, remainders, rents, issues and profits thereof.

Grantor hereby expressly conveys unto the Grantee and their successors and assigns, forever, all oil, gas, coal, ores, minerals and fossils of every name, kind or description, not previously reserved which may be in or upon said lands above described or any part thereof, subject to any and all reservations of record. PROVIDED, HOWEVER, Grantor does not warrant or covenant with the Grantee with respect to the existence or nonexistence of any pollutants, contaminates or hazardous waste upon the demised premises which are prohibited by federal, state or local law, or claims based thereon, and arising out of the actual or threatened discharge, release, disposal, seepage, migration or escape of such substances at, from or into the demised premises.

(SIGNATURES ON FOLLOWING PAGE)

DATED This 7th day of April, 2011.

NORTHWEST FARM CREDIT SERVICES FLCA and NORTHWEST FARM CREDIT SERVICES, PCA

Scott Atkins, Authorized Agent

STATE OF IDAHO)
ss
County of ~~Twin Falls~~ Canyon)

On this 7th day of April, 2011, before me, the undersigned Notary Public in and for said County and State, personally appeared Scott Atkins, known or identified to me to be the authorized agent of the corporations that executed the foregoing instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he executed the same on behalf of Northwest Farm Credit Services, FLCA and Northwest Farm Credit Services, PCA.

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

NOTARY PUBLIC for Idaho
Residing at: Wilder
Commission Expires: 1-27-17

(SEAL)

KIMBERLY A. DOAN NOTARY PUBLIC STATE OF IDAHO

Warranty Deed
Page 2

EXHIBIT A

The S½ NE¼ of Section 29, Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho;

EXCEPTING THEREFROM:

The North 464 feet of the East 350 feet of the SE¼ NE¼ of Section 29, Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho.

RECEIVED
Jul 10, 2024
DEPARTMENT OF
WATER RESOURCES

2011005399
RECORDED
2011 Feb 7 PM 3 43
CHRIS YAMAMOTO
CANYON CNTY RECORDER
BY M_Brown
Requestor TitleOne Boise
Type DEED
Fee $19.00
ELECTRONICALLY RECORDED BY SIMPLIFILE

C102969057

NON-MERGER WARRANTY DEED IN LIEU OF FORECLOSURE

THIS DEED is made this 7 day of February, 2011, between **KENT J. REGLI** and **DAWN M. REGLI**, husband and wife, the Grantors, and **NORTHWEST FARM CREDIT SERVICES, FLCA** and **NORTHWEST FARM CREDIT SERVICES, PCA**, corporations chartered under the laws of the United States, whose mailing address is 1700 South Assembly Street, Spokane, WA 99224, the Grantee,

WITNESSETH:

That for and in consideration of the covenants hereinafter contained, the avoidance of the costs and expense of foreclosure litigation, the payment by Grantee of all title insurance premiums and recording and transfer fees, costs and expenses, and other good and valuable consideration, the Grantors do by these presents grant, convey and warrant forever unto the Grantee, and to its successors and assigns, all the property described on Exhibit "A" attached hereto and incorporated herein.

ALL SITUATE IN County of Canyon, State of Idaho, subject to rights of way and easements for roads, utilities and irrigation ditches as same exist or appear of record, unpaid real property taxes, and the following Mortgages to Grantee: Mortgage dated February 22, 2007, and recorded on February 26, 2007,as Instrument No. 2007013969 of the official records of Canyon County, Idaho, and Line of Credit Mortgage dated March 18, 2009 and recorded on March 19, 2009 as Instrument No. 2009013196 of the official records of Canyon County, Idaho.

TOGETHER WITH all water and water rights of every kind and description and however evidenced, used upon or appurtenant to said property, which in any manner entitle Grantors to water.

TOGETHER WITH any and all tenements, hereditaments, easements, rights, privileges and appurtenances thereunto belonging or used in connection therewith, and the reversions, remainders, rents, issues and profits thereof.

TOGETHER WITH the following described personal property: all irrigation equipment, waste management or disposal equipment, equipment, machinery, fixtures, appliances, and tools which are related to or a part of the dairy facility located upon the real property described in Exhibit "A", .

TO HAVE AND TO HOLD, all and singular, the said property, together with the appurtenances, unto the said Grantee, and to its successors and assigns forever. Grantors covenant with Grantee that the former is now seized in fee simple of the property granted; that the latter shall enjoy the same without any lawful disturbance; that the same is free from all encumbrances (except those set forth above); that Grantors and all persons acquiring any interest in the same through or for them will, on demand, execute and deliver to Grantee at Grantee's expense, any further assurance of the same that may be reasonably required; and that Grantors will warrant to Grantee all of the said

property against every person lawfully claiming the same, except those claiming under the above exceptions.

This Deed is absolute in effect and conveys fee simple title of the property above described to the Grantee and does not operate as a rescission or as a mortgage, trust conveyance, or security agreement of any kind.

Grantee's acceptance of this conveyance is conditioned upon there being no liens against the property, except for those set forth above.

This Deed does not effect a merger of the fee ownership and the lien of the Mortgage described herein. The fee and lien shall hereafter remain separate and distinct. It is not the intent of the parties to affect the subrogation rights of any third parties.

By acceptance of this Deed, Grantee covenants and agrees that it shall not enforce any judgment against Grantors for the indebtedness evidenced by the loans secured by the Mortgage dated February 22, 2007, and recorded on February 26, 2007,as Instrument No. 2007013969 of the official records of Canyon County, Idaho, and the Line of Credit Mortgage dated March 18, 2009 and recorded on March 19, 2009 as Instrument No. 2009013196 of the official records of Canyon County, Idaho. This Deed shall not operate to preclude Grantee from proceeding in any action to enforce the Mortgages, but shall preclude Grantee from obtaining a deficiency judgment against Grantors.

Grantors do hereby waive, surrender, convey, and relinquish any equity of redemption and statutory rights of redemption concerning the property and Mortgage described above.

Grantors hereby surrender and deliver possession of the property to Grantee.

Grantors declare that this conveyance is freely and fairly made, and Grantors are not acting under any misapprehension as to the legal effect of this Deed, nor under any duress, undue influence, or misrepresentation of Grantee, its agent, or attorney, or any other person.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands the day and year first above written.

Kent J. Regli

Dawn M. Regli

STATE OF IDAHO)
ss
County of Canyon)

On this 7 day of February, 2011, before me, the undersigned Notary Public in and for said County and State, personally appeared **KENT J. REGLI** and **DAWN M. REGLI**, husband and wife and known or identified to me to be the persons whose names are subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that they executed the same.

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

(SEAL) SCOTT ATKINS
NOTARY PUBLIC
STATE OF IDAHO

Scott Atkins
NOTARY PUBLIC for Idaho
Residing at: Twin Falls
Commission Expires: 01/05/2012

Exhibit "A"

PARCEL 1:

The East Half of the Southeast Quarter of Section 29, Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho, EXCEPT the south 452.5 feet of the west 385 feet; and ALSO EXCEPT the north 589 feet of the south 1,819 feet of the East 665.6 feet.

PARCEL 2:

The South One-Half of the Northeast Quarter of Section 29, Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho, EXCEPTING THEREFROM the north 464 feet of the east 350 feet of the southeast quarter of the northeast quarter of section 29, Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho.

PN30515

9411217

RECEIVED
JUL 10 2024
WATER RESOURCES
WESTERN REGION

WARRANTY DEED

FOR VALUE RECEIVED **WM KEITH HURREN, also known as WILLIAM KEITH HURREN and KATHRYN A. HURREN, husband and wife**

the Grantors, do hereby grant, bargain, sell and convey unto **KENT J. REGLI and DAWN M. REGLI, husband and wife**

the Grantees, whose address is **7639 McDERMOTT ROAD, KUNA, ID 83634**

the following described premises, to-wit:

The South One-Half of the Northeast Quarter of Section 29, Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho;

EXCEPTING THEREFROM:

The North 464 feet of the East 350 feet of the Southeast Quarter of the Northeast Quarter of Section 29, Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho.

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 the owners in fee simple of said premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 199[illegible] and subsequent years, covenants, conditions, restrictions and easements of record; and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: April 15, 1994

Wm Keith Hurren
WM. KEITH HURREN

Kathryn A. Hurren
KATHRYN A. HURREN

STATE OF IDAHO
COUNTY OF CANYON

On this 15th day of APRIL, 1994, before me a notary public, personally appeared WM. KEITH HURREN and KATHRYN A. HURREN, known or identified to me to be the person(s) who(se) name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they have executed the same.

TODD ZIMMERMAN NOTARY PUBLIC STATE OF IDAHO

Notary Public
Residing at Nampa, Idaho
My commission expires: 2-16-98

REQUEST PIONEER—NAMPA
TYPE Deed FEE 3.00

'94 APR 18 AM 11 53
RECORDED
NED J. KERR
CANYON CNTY RECORDER
BY Trudie Dixon DEP

9411217
9411217

PIONEER TITLE COMPANY
OF CANYON COUNTY

100 10TH AVE SOUTH
NAMPA, IDAHO 83651

423 SOUTH KIMBALL
CALDWELL, ID 83605

RECEIVED
JUL 10 2024
WATER RESOURCES
WESTERN REGION

QUITCLAIM DEED

FOR VALUE RECEIVED

David M. Abbott and or Edith Coy Abbott

do hereby convey, release, remise and forever quit claim

unto Keith and or Kathryn A. Hurren

whose address is 7701 S. McDermott Road, Kuna, Idaho 83634

the following described premises, to-wit: Escrow 124100019 000-04138
West One Bank, Idaho
P.O. Box 6766
Boise, Idaho 83707

Hurren Farm Tax #3R29032-010--0 Area 099-00
The South one-half (S½) of the Northeast Quarter (NE¼) of Section 29, Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM: The North 332 Feet of the East 350 feet of the Southeast Quarter (SE¼) Northeast Quarter (NE¼) of Section 29, Township 2 North, Range 1 West, Boise Meridian, Canyon county, Idaho.

REQUEST Lou Abbott
TYPE Deed FEE 3.00

'91 MAR 4 PM 12 02
RECORDED
REQUEST
CANYON CNTY RECORDER
BY C. Beard, Dep

91038873

together with their appurtenances.

Dated March 4, 1991

David M. Abbott

Edith Coy Abbott

NOTARY PUBLIC

STATE OF IDAHO, COUNTY OF

On this 4th day of March, 1991 before me, a notary public in and for said State, personally appeared DAVID M ABBOTT and EDITH COY ABBOTT

known to me to be the person s who se names subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public

Residing at Idaho
Comm. Expires March 1994

STATE OF IDAHO, COUNTY OF

I hereby certify that this instrument was filed for record at the request of

at minutes past o'clock m., this day of 19 , in my office, and duly recorded in Book of Deeds at page

Ex-Officio Recorder

By Deputy.

Fees $
Mail to:

PIONEER TITLE COMPANY
OF ADA COUNTY
82[illegible] W. State St.
Boise, Idaho 83702 - 208-336-6700
Representing Pioneer National Title Insurance

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

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=35 VICTORIA BAILEY
PIONEER TITLE COMPANY OF ADA COUNTY

2023-045304
08/08/2023 11:18 AM
$60.00

(1)

RECEIVED
Mar 04, 2024
DEPARTMENT OF WATER RESOURCES

2023-025444
RECORDED
08/09/2023 08:54 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=36 EHOWELL $63.00
TYPE: MTG D OF T
PIONEER TITLE COMPANY OF ADA
ELECTRONICALLY RECORDED

Complete document filed with Notice of Security Interest for WR # 63-21748

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

RABO AGRIFINANCE LLC
14767 N. Outer 40 Rd., Suite 400
Chesterfield, MO 63017
Attn: Loan Operations 832411/TW

Space above this line for Recorder's Use

Silver Butte Holsteins, Inc. MCA 2021

Operating Line of Credit 1: 22120067
Real Estate Term Loan 1: 22108386
Real Estate Term Loan 2: 22119392
Real Estate Term Loan 3: 88811

MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT

(Ada and Canyon Counties, Idaho)

THIS MORTGAGE ALSO CONSTITUTES A FINANCING STATEMENT FILED AS A FIXTURE FILING UNDER THE UCC.

This mortgage ("Mortgage") is dated as of July 17, 2023. It is by SILVER BUTTE HOLSTEINS, INC., an Idaho corporation ("Silver Butte Holsteins, Inc."); BEUS LIVESTOCK, LLC, an Idaho limited liability company ("Beus Livestock, LLC"); BEUS FARMS LIMITED PARTNERSHIP (a/k/a Beus Farms Ltd, Partnership), an Idaho limited partnership ("Beus Farms Limited Partnership"); ELIZABETH A. BEUS (a/k/a Elizabeth Beus and Elizabeth Ann Beus) ("Elizabeth A. Beus") and SHANE BEUS ("Shane Beus"), married spouses; BEUS CAPITAL LLC, an Idaho limited liability company ("Beus Capital"); and STEPHEN E. BEUS (a/k/a Stephen E Beus) ("Stephen Beus") and BECKY A. BEUS (a/k/a Becky Ann Beus) ("Becky Beus"), married spouses (Silver Butte Holsteins, Inc., Beus Livestock, LLC, Beus Farms Limited Partnership, Elizabeth A. Beus, Shane Beus, Beus Capital, Stephen Beus, and Becky Beus are herein individually and collectively, "Grantor"), to and in favor of RABO AGRIFINANCE LLC, a Delaware limited liability company, as agent for itself and the other Secured Parties (defined herein) under the Collateral Agency Agreement (defined herein; and Rabo AgriFinance LLC, in that capacity, "Mortgagee").

RABO AGRIFINANCE LLC, a Delaware limited liability company, as Lender ("Lender") has agreed to make up to $31,347,000.00 in loans to Borrower (as defined in the Facility Sheet(s)) under the terms and conditions of the Master Credit Agreement between Grantor and Lender dated March 30, 2020, as may be amended, modified, replaced, or supplemented from time to time (the "MCA"). Each capitalized term used in this Mortgage that is defined in the MCA and not defined in this Mortgage will have the meaning specified in the MCA. This Mortgage will be interpreted in accordance with the Drafting Conventions.

Grantor has or may also enter into certain derivatives transactions under Hedging Agreements with Swap Counterparties, under which Grantor has or may incur Hedging Obligations to Swap Counterparties.

The Loan Obligations (defined in the MCA) may be, from time to time, guaranteed by Guarantor under the terms and conditions of one or more guaranties in favor of Collateral Agent. The Hedging Obligations are guaranteed by Guarantor under the terms and conditions of the Hedging Agreements and/or a separate guaranty of the Hedging Obligations (the MCA, the Guaranty, and the Hedging Agreements and any separate guaranty of the Hedging Obligations are herein sometimes individually and collectively referred to as the "Debt Instrument").

Non-Obligor(s) have an economic interest in Borrower or will obtain some other material financial benefit as a result of Secured Parties' entering into the Secured Obligation Documents (defined herein). Secured Parties require that Non-Obligor execute this agreement as a condition of the Secured Obligation Documents.

TO SECURE repayment of the indebtedness evidenced by the Note (defined herein) and payment and performance of all other Secured Obligations (defined herein), Grantor irrevocably and unconditionally grants, bargains, sells, and conveys to Mortgagee wherever located, whether now owned or hereafter acquired or arising, and, except as indicated, whether constituting

RECEIVED
Mar 04, 2024
DEPARTMENT OF
WATER RESOURCES

Complete document filed with
Notice of Security Interest for
WR # 63-21748

PioneerTitleCo.
GOING BEYOND

8151 W. Rifleman Street
Boise, ID 83704

Date: January 11, 2024

Rabo AgriFinance
Attn: Deanna Peterson
14767 N Outer 40 Road, Ste. 400
Chesterfield, MO 63017

Re: File No.: 832411
Borrower: Silver Butte Holsteins Inc.
Beus Capital LLC
Property Address: 00 South Robinson Road, Kuna, ID 83634
6220 West Kuna Cave Road, Kuna, ID 83634
Reference/Loan #

Attached is the original title policy for the transaction identified above. The recorded Deed of Trust will be mailed under separate cover.

If you have any questions, please contact your Title Officer named below.

Sincerely,

Tavia Steiner, Title Officer
Ph: (208)-373-3703
Email: TSteiner@pioneertitleco.com

Enclosures

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 Mathew Weaver

July 16, 2024

BEUS LIVESTOCK LLC
1580 W KUNA CAVE RD
KUNA ID 83634-1702

Re: Change in Ownership for Water Right No(s): 63-21748

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) 605-4622.

Sincerely,

Lynne Evans
Administrative Assistant I

Enclosure(s)

CC: RABO AGRIFINANCE LLC

Proof Report

Water Right 63-21748

Owner Type	Name and Address
Current Owner	BEUS LIVESTOCK LLC 1580 W KUNA CAVE RD KUNA, ID 83634-1702 (208) 922-5171
Original Owner	EDITH COY ABBOTT 4252 W KUNA RD KUNA, ID 83634 (208) 466-9356
Original Owner	DAVID M ABBOTT 4252 W KUNA RD KUNA, ID 83634 (208) 466-9356
Previous Owner	KENT J REGLI 7639 S MC DERMOTT RD KUNA, ID 83634
Previous Owner	DAWN M REGLI 7639 S MC DERMOTT RD KUNA, ID 83634
Security Interest	RABO AGRIFINANCE LLC 14767 NORTH OUTER 40 RD STE 400 CHESTERFIELD, MO 63017-2003 (314) 317-8000

Priority Date: 6/15/1930
Basis: Decreed
Status: Active

Source	Tributary
GROUND WATER	

Beneficial Use	From	To	Diversion Rate	Volume
STOCKWATER	1/01	12/31	0.030 CFS	
DOMESTIC	1/01	12/31	0.040 CFS	
		Total Diversion	0.070 CFS	

Source and Point(s) of Diversion:

GROUND WATER	NESENE	Sec. 29, Twp 02N, Rge 01W, CANYON County

Place Of Use:

STOCKWATER within CANYON 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
02N	01W	29				X													

DOMESTIC within CANYON 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
02N	01W	29				X													

Conditions of Approval:

1.	C18	THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.
2.	N13	THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
3.	N11	THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
4.		PARCEL NO. 4R290320100 STOCKWATER, 110 RANGE CATTLE PROPERTY ALSO KNOWN AS 7639 MC DERMOTT RD., HURREN PLACE.

Dates and Other Information:

Decreed Date: 3/31/2000
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: TBD
Mitigation Plan: False

Combined Use Limits:

Rate	Volume	Acres	Water Rights
	16.1		63-21748 ,63-12498

SubCase:

N/A

Water Supply Bank:

N/A

Evans, Lynne

From: Deanna.Peterson@raboag.com
Sent: Sunday, July 14, 2024 11:53 AM
To: Evans, Lynne
Subject: RE: Water Right - Kent Regli 63-21748
Attachments: WD 2024-021642 Concepcion to Beus RR of 2012036442.pdf

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Lynne,

Please see attached. The title company re-recorded the document to include the correct page. Thank you for catching that!

Thank you!

Deanna Peterson
Customer Relationship Specialist

Rabo AgriFinance
14767 N Outer 40 Road, Suite 400, Chesterfield, Missouri 63017
Remote Office Phone: 208-442-2270
Fax Number: 888-941-7707
Email: deanna.peterson@raboag.com

P Please consider the environment before printing this email.

From: Evans, Lynne <Lynne.Evans@idwr.idaho.gov>
Sent: Thursday, July 11, 2024 9:41 AM
To: Peterson, D (Deanna) <Deanna.Peterson@raboag.com>
Subject: RE: Water Right - Kent Regli 63-21748

NOTE: This mail originated from outside the organisation

Hi Deanna,

Thank you for the thorough chain of title for this water right. It looks like inst. # 2012036442 has the incorrect page 2 attached; can you take a look and send me the correct page 2 for that document (if applicable)?

Thank you,

IDAHO DEPARTMENT OF WATER RESOURCES

Lynne Evans (she/her)
Administrative Assistant I
IDWR – Western Region
2735 W Airport Way, Boise ID 83705
lynne.evans@idwr.idaho.gov | (208) 605-4622

From: Deanna.Peterson@raboag.com <Deanna.Peterson@raboag.com>
Sent: Wednesday, July 10, 2024 11:13 AM
To: IDWR File <file@idwr.idaho.gov>

Cc: Evans, Lynne <Lynne.Evans@idwr.idaho.gov>
Subject: Water Right - Kent Regli 63-21748

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Here are the documents for Water Right 63-21748.

1. Inst. 9103873: Quitclaim Deed (David and Edith Abbott to Keith and Kathryn Hurren)
2. Inst. 9411217: Warranty Deed (Keith and Kathryn Hurren to Kent and Dawn Regli)
3. Inst. 2011005399: Non-Merger Warranty Deed in Lieu of Foreclosure (Kent and Dawn Regli to Northwest Farm
4. Inst. 2011014441: Warranty Deed (Northwest Farm Credit Services to Sabino and Vicki de la Concepcion)
5. Inst. 2012036442: Warranty Deed (Sabino and Vicki de la Concepcion to Beus Livestock)

- The names of the Grantors on most of the deeds do not match any of the current water right owners. Per the insti **submitting a quitclaim deed and the grantor's name does not match the water right holder of record, you will ne record.**" For warranty deeds, you generally do not need to go further back in the chain of title.

- The names of the Grantees on several deeds do not match the names of the new water right owners on your subm currently recorded water right owner through to the new owner named on your form.

Thank you,

Deanna Peterson
Customer Relationship Specialist

Rabo AgriFinance
14767 N Outer 40 Road, Suite 400, Chesterfield, Missouri 63017
Remote Office Phone: 208-442-2270
Fax Number: 888-941-7707
Email: deanna.peterson@raboag.com

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This email (including any attachments to it) is confidential, legally privileged, subject to copyright and is sent for the personal attention of the intended recipient only. If you have received this email in error, please advise us immediately and delete it. You are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. Although we have taken reasonable precautions to ensure no viruses are present in this email, we cannot accept responsibility for any loss or damage arising from the viruses in this email or attachments. We exclude any liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided in this email or its attachments, unless that information is subsequently confirmed in writing.

Evans, Lynne

From: Deanna.Peterson@raboag.com
Sent: Friday, July 5, 2024 1:38 PM
To: Evans, Lynne
Subject: RE: Water Right - Kent Regli 63-21748

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Lynne,

I just sent an email to a title company to see if they can help me with this one. Hopefully I will hear back from them soon.

Thank you,

Deanna Peterson
Customer Relationship Specialist

Rabo AgriFinance
14767 N Outer 40 Road, Suite 400, Chesterfield, Missouri 63017
Remote Office Phone: 208-442-2270
Fax Number: 888-941-7707
Email: deanna.peterson@raboag.com

P Please consider the environment before printing this email.

From: Evans, Lynne <Lynne.Evans@idwr.idaho.gov>
Sent: Wednesday, July 3, 2024 1:50 PM
To: Peterson, D (Deanna) <Deanna.Peterson@raboag.com>
Subject: RE: Water Right - Kent Regli 63-21748

Hi Deanna,

The attached mortgage is one we already have on file from the Notice of Security Interest filed in 2015. The other documents you attached are the same documents we received for water right no. 63-21748 in February.

As I've previously explained, a mortgage document is not acceptable evidence of water right ownership. We cannot process the Notice of Security Interest for this water right until we can also process the associated change in ownership.

Sincerely,

IDAHO DEPARTMENT OF WATER RESOURCES

Lynne Evans (she/her)
Administrative Assistant I
IDWR – Western Region
2735 W Airport Way, Boise ID 83705
lynne.evans@idwr.idaho.gov | (208) 605-4622

From: Deanna.Peterson@raboag.com <Deanna.Peterson@raboag.com>
Sent: Wednesday, July 3, 2024 12:09 PM

To: Evans, Lynne <Lynne.Evans@idwr.idaho.gov>
Subject: RE: Water Right - Kent Regli 63-21748

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Lynne,

The Mortgage that I submitted for Kent Regli's water right was a new document that I hadn't submitted before. In 2015 Regli's property was purchased by Beus Livestock, LLC and that is the mortgage that was filed for the purchase. Are you not able to use it for this water right? I'm working on each water right individually trying to find the deeds that go with each one. Yesterday was my first submission for Water Right 63-21748.

Thank you,

Deanna Peterson
Customer Relationship Specialist

Rabo AgriFinance
14767 N Outer 40 Road, Suite 400, Chesterfield, Missouri 63017
Remote Office Phone: 208-442-2270
Fax Number: 888-941-7707
Email: deanna.peterson@raboag.com

P Please consider the environment before printing this email.

From: Evans, Lynne <Lynne.Evans@idwr.idaho.gov>
Sent: Wednesday, July 3, 2024 11:51 AM
To: Peterson, D (Deanna) <Deanna.Peterson@raboag.com>
Subject: RE: Water Right - Kent Regli 63-21748

NOTE: This mail originated from outside the organisation

Hi Deanna,

Thank you for submitting this, but these are the same documents we already have on file.

Please see the attached letters we sent out yesterday afternoon and this morning for the Beus water rights. We were able to process the ownership change for water right nos. 63-3196E, 63-3196F, 63-3601C, and 63-3106D as a correction, but the documentation for all other submissions is still incomplete.

You and the Beus family are welcome to reach out any time if you still have questions about the required documentation.

Have a great day,

IDAHO DEPARTMENT OF WATER RESOURCES

Lynne Evans (she/her)
Administrative Assistant I
IDWR – Western Region
2735 W Airport Way, Boise ID 83705
lynne.evans@idwr.idaho.gov | (208) 605-4622

From: Deanna.Peterson@raboag.com <Deanna.Peterson@raboag.com>
Sent: Tuesday, July 2, 2024 9:16 AM
To: IDWR File <file@idwr.idaho.gov>

Cc: Evans, Lynne <Lynne.Evans@idwr.idaho.gov>
Subject: Water Right - Kent Regli 63-21748

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hello,

Please attached 1) Notice of change in water right ownership from Kent Regli to Beus Livestock 2) Notice of Security Interest and 3) Mortgage.

Please let me know if you need anything else.

Thank you!

Deanna Peterson
Customer Relationship Specialist

Rabo AgriFinance
14767 N Outer 40 Road, Suite 400, Chesterfield, Missouri 63017
Remote Office Phone: 208-442-2270
Fax Number: 888-941-7707
Email: deanna.peterson@raboag.com

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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 Mathew Weaver**

July 02, 2024

BEUS LIVESTOCK LLC
1580 W KUNA CAVE RD
KUNA ID 83634-1702

RE: Change in Ownership for Water Right No.: 63-21748

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice). Your Notice was received on February 20, 2024, and supporting documentation was submitted by Rabo AgriFinance LLC on March 4 and May 22, 2024.

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

- Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question

The Loan Policy of Title Insurance submitted on March 4, 2024 is not acceptable as evidence of water right ownership because it specifically excepts water rights from coverage (pg.4). The other documentation submitted did not provide a clear or complete chain of title for the water right referenced above.

On May 24, 2024, the Department contacted Rabo AgriFinance to request additional documentation and clarification on a number of incomplete or confusing documents. As of the date of this letter, we have not received the requested information.

For the water right referenced above, please submit a copy of any and all deeds that are a part of the chain of title from the current recorded water right owner(s) to Beus Livestock LLC. Documents can be submitted by mail to the Western Region office or by email to file@idwr.idaho.gov.

For your reference, I have enclosed copies of the Notice form, the water right report, and a copy of the Notice of Change in Water Right Ownership instructions.

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

If you have any questions regarding this matter, please contact me at (208) 605-4620.

Sincerely,

Lynne Evans
Administrative Assistant I

Enclosure(s)

CC: RABO AGRIFINANCE LLC

IDAHO DEPARTMENT OF WATER RESOURCES **7/2/2024**

Water Right 63-21748

Owner Type	**Name and Address**
Current Owner	KENT J REGLI 7639 S MC DERMOTT RD KUNA, ID 83634
Current Owner	DAWN M REGLI 7639 S MC DERMOTT RD KUNA, ID 83634
Original Owner	EDITH COY ABBOTT 4252 W KUNA RD KUNA, ID 83634 (208) 466-9356
Original Owner	DAVID M ABBOTT 4252 W KUNA RD KUNA, ID 83634 (208) 466-9356

Priority Date: 6/15/1930
Basis: Decreed
Status: Active

Source	**Tributary**
GROUND WATER	

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
STOCKWATER	1/01	12/31	0.030 CFS	
DOMESTIC	1/01	12/31	0.040 CFS	
		Total Diversion	0.070 CFS	

Source and Point(s) of Diversion:

GROUND WATER	NESENE	Sec. 29, Twp 02N, Rge 01W, CANYON County

Place Of Use:

STOCKWATER within CANYON 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
02N	01W	29				X													

DOMESTIC within CANYON 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

02N	01W	29				X												

Conditions of Approval:

1.	C18	THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.
2.	N13	THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
3.	N11	THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
4.		PARCEL NO. 4R290320100 STOCKWATER, 110 RANGE CATTLE PROPERTY ALSO KNOWN AS 7639 MC DERMOTT RD., HURREN PLACE.

Dates and Other Information:
Decreed Date: 3/31/2000
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: TBD
Mitigation Plan: False

Combined Use Limits:

Rate	Volume	Acres	Water Rights
	16.1		63-21748 ,63-12498

SubCase:
N/A

Water Supply Bank:

N/A

Evans, Lynne

From: Evans, Lynne
Sent: Friday, May 24, 2024 12:49 PM
To: Deanna.Peterson@raboag.com
Subject: RE: Silver Butte Holsteins Water Rights
Attachments: notice-of-change-of-water-right-ownership-instructions.pdf

Hi Deanna,

We did receive the check, thank you! It has been applied to the ownership changes.

Thank you for the attached deeds. We will need some more information and documentation from you:

- Please clarify which deeds correspond with which water rights so we can compare the property descriptions to the water right descriptions.

- The names of the Grantors on most of the deeds do not match any of the current water right owners. Per the instructions on our Notice of Change in Water Right Ownership form, "**If you are submitting a quitclaim deed and the grantor's name does not match the water right holder of record, you will need to provide a chain of title that goes back to the water right holder/claimant of record.**" For warranty deeds, you generally do not need to go further back in the chain of title.

- The names of the Grantees on several deeds do not match the names of the new water right owners on your submitted ownership change forms. The chain of title needs to be complete from the currently recorded water right owner through to the new owner named on your form.

- When you have compiled a complete chain of title for each ownership change, you can submit them via email to file@idwr.idaho.gov. In your submission, please be specific as to which documents correspond with which water rights. You're welcome to CC me on that email as well.

I have attached a copy of the Instructions for Filing a Notice of Change in Water Right Ownership for your reference. These instructions are included as part of the printable PDF form available on our website, and they describe what kind of documentation is needed in order to process a change in ownership.

As a reminder, the ownership changes you've filed are as follows:

1. **63-3196E, 63-3196F, 63-3601C, 63-3601D**
    a. Current Owner: Beus Land & Cattle LLC
    b. New Owner: Beus Farms LTD Partnership
2. **63-9875**
    a. Current Owner: Beus Land & Cattle LLC
    b. New Owner: Stephen & Becky Beus
3. **63-15634**
    a. Current Owner: Beus Land & Cattle LLC
    b. New Owner: Silver Butte Holsteins Inc AND Stephen & Becky Beus
4. **63-15637**
    a. Current Owner: LNB Farms of Idaho
    b. New Owner: Stephen & Becky Beus
5. **63-21748**
    a. Current Owner: Kent & Dawn Regli

b. New Owner: Beus Livestock LLC

Let me know if you have any additional questions.

Lynne Evans | Administrative Assistant I
IDWR - Western Region
2735 W Airport Way, Boise ID 83705
(208) 334-2190 | lynne.evans@idwr.idaho.gov

From: Deanna.Peterson@raboag.com <Deanna.Peterson@raboag.com>
Sent: Wednesday, May 22, 2024 11:13 AM
To: Evans, Lynne <Lynne.Evans@idwr.idaho.gov>
Subject: RE: Silver Butte Holsteins Water Rights

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Lynne,

I wanted to make sure you received a check for $125.00? I'm still waiting for 2 more Deeds (Parcels 11 and 12) from Ada County but wanted to send you what I had so far.

Please let me know if you have any questions.

Thank you!

Deanna Peterson
Customer Relationship Specialist

Rabo AgriFinance
14767 N Outer 40 Road, Suite 400, Chesterfield, Missouri 63017
Remote Office Phone: 208-442-2270
Fax Number: 888-941-7707
Email: deanna.peterson@raboag.com

P Please consider the environment before printing this email.

From: Evans, Lynne <Lynne.Evans@idwr.idaho.gov>
Sent: Friday, May 10, 2024 9:00 AM
To: Peterson, D (Deanna) <Deanna.Peterson@raboag.com>
Subject: RE: Silver Butte Holsteins Water Rights

Not a problem! We will hang onto those applications for now and wait for the additional fees and documentations.

Have a great day,

Lynne Evans | Administrative Assistant I
IDWR - Western Region
2735 W Airport Way, Boise ID 83705
(208) 334-2190 | lynne.evans@idwr.idaho.gov

From: Deanna.Peterson@raboag.com <Deanna.Peterson@raboag.com>
Sent: Thursday, May 9, 2024 4:20 PM
To: Evans, Lynne <Lynne.Evans@idwr.idaho.gov>
Subject: RE: Silver Butte Holsteins Water Rights

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Thank you Lynne for getting back to me 😊 I will request a check from my headquarters to have them send $125.00 ASAP. I'm hoping to work on finding the quit claim deeds for these tomorrow.

Deanna Peterson
Customer Relationship Specialist

Rabo AgriFinance
14767 N Outer 40 Road, Suite 400, Chesterfield, Missouri 63017
Remote Office Phone: 208-442-2270
Fax Number: 888-941-7707
Email: deanna.peterson@raboag.com

P Please consider the environment before printing this email.

From: Evans, Lynne <Lynne.Evans@idwr.idaho.gov>
Sent: Tuesday, May 7, 2024 5:29 PM
To: Peterson, D (Deanna) <Deanna.Peterson@raboag.com>
Subject: RE: Silver Butte Holsteins Water Rights

Hi Deanna,

Yes, it looks like we will need additional fees and documentation for this request.

Filing Fees: $125 due
The $200 check submitted was sufficient for the four water rights included in the ownership change for Beus Farms Limited Partnership:

- 63-3196F
- 63-3601D
- 63-3601C
- 63-3196E

The other five notices you submitted are unpaid and will require filing fees of $25 per water right before they can be processed:

- 63-9875 for Stephen & Becky Beus
- 63-15637 for Stephen & Becky Beus
- 63-15634 for Silver Butte Holsteins Inc and Stephen & Becky Beus
- 63-21748 for Beus Livestock LLC
- 63-21748 (Security Interest) for Rabo AgriFinance LLC

Documentation:
The Loan Policy of Title Insurance is not acceptable documentation for this request. The Mortgage document can be used to process your Notice of Security Interest for WR # 63-21748, but only when the ownership change for Beus Livestock LLC can be processed as well.

Please submit conveyance documents showing the chain of title from the currently recorded water right owners to the applicants for each of the requested ownership changes. Per your email chain with Debra below, it sounds like the related properties changed hands several times via quitclaim deeds—please provide these quitclaim deeds to help us verify ownership of the water rights.

I apologize for the lag on this file, our office has been a bit short-staffed recently and ownership changes have become a little backlogged. Let me know if you have any additional questions, and I'll do my best to assist.

Have a great day,

Lynne Evans | Administrative Assistant I
IDWR - Western Region
2735 W Airport Way, Boise ID 83705
(208) 334-2190 | lynne.evans@idwr.idaho.gov

From: Deanna.Peterson@raboag.com <Deanna.Peterson@raboag.com>
Sent: Tuesday, May 7, 2024 4:20 PM
To: Evans, Lynne <Lynne.Evans@idwr.idaho.gov>
Subject: RE: Silver Butte Holsteins Water Rights

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Lynne,

When you have a chance could you let me know if you need anything else from me.

Thank you!

Deanna Peterson
Customer Relationship Specialist

Rabo AgriFinance
14767 N Outer 40 Road, Suite 400, Chesterfield, Missouri 63017
Remote Office Phone: 208-442-2270
Fax Number: 888-941-7707
Email: deanna.peterson@raboag.com

P Please consider the environment before printing this email.

From: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Sent: Tuesday, May 7, 2024 4:10 PM
To: Peterson, D (Deanna) <Deanna.Peterson@raboag.com>
Cc: Evans, Lynne <Lynne.Evans@idwr.idaho.gov>
Subject: RE: Silver Butte Holsteins Water Rights

You don't often get email from debra.mansfield@idwr.idaho.gov. Learn why this is important

Hi Deanna,

These were received by our Wester Regional office on Airport Way on 2/20/2024, I work in the State Office in downtown Boise. I have included the current administrator for the Western Office in this email, her name is Lynne.

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov

From: Deanna.Peterson@raboag.com <Deanna.Peterson@raboag.com>
Sent: Tuesday, May 7, 2024 3:53 PM
To: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Subject: RE: Silver Butte Holsteins Water Rights

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Good afternoon Debra,

I was hoping you could check on the water rights forms that I sent in to be updated for Silver Butte. I did a search online and they have not been updated yet. I just want to make sure you aren't waiting for anything from me.

Thank you!

Deanna Peterson
Customer Relationship Specialist

Rabo AgriFinance
14767 N Outer 40 Road, Suite 400, Chesterfield, Missouri 63017
Remote Office Phone: 208-442-2270
Fax Number: 888-941-7707
Email: deanna.peterson@raboag.com

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From: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Sent: Friday, February 16, 2024 11:55 AM
To: Peterson, D (Deanna) <Deanna.Peterson@raboag.com>
Subject: RE: Silver Butte Holsteins Water Rights

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Definitely! I can't accept them through this email address, however, file@idwr.idaho.gov is available for electronic submissions. Pease reference the process and water right numbers associated with the documents in the email and the documents will be routed appropriately.

Thank you,
Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov

From: Deanna.Peterson@raboag.com <Deanna.Peterson@raboag.com>
Sent: Friday, February 16, 2024 11:48 AM
To: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Subject: RE: Silver Butte Holsteins Water Rights

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Thank you Debra!

Is it okay if I include the Mortgage and Title Policy in this email. I don't have a printer at home to print those attachments.

Deanna Peterson
Customer Relationship Specialist

Rabo AgriFinance
14767 N Outer 40 Road, Suite 400, Chesterfield, Missouri 63017
Email: deanna.peterson@raboag.com

P Please consider the environment before printing this email.

From: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Sent: Friday, February 16, 2024 11:41 AM
To: Peterson, D (Deanna) <Deanna.Peterson@raboag.com>
Subject: RE: Silver Butte Holsteins Water Rights

You don't often get email from debra.mansfield@idwr.idaho.gov. Learn why this is important

Hi Deanna,

Please mail the Notice and attachments to our Western Region: 2735 W AIRPORT WAY, BOISE ID 83705-5082.

I hope you have a good weekend!

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov

From: Deanna.Peterson@raboag.com <Deanna.Peterson@raboag.com>
Sent: Friday, February 16, 2024 11:34 AM
To: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Subject: RE: Silver Butte Holsteins Water Rights

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Hi Debra,

I'm getting ready to pick up the signed water rights from the borrowers. What address should I mail these too. I also have a check for $200 to go with them. Our office got closed in Nampa and so I work from home now... but wanted to get the originals to you as soon as possible.

Thank you!

Deanna Peterson
Customer Relationship Specialist

Rabo AgriFinance
14767 N Outer 40 Road, Suite 400, Chesterfield, Missouri 63017
Email: deanna.peterson@raboag.com

P Please consider the environment before printing this email.

From: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Sent: Wednesday, January 24, 2024 9:46 AM
To: Peterson, D (Deanna) <Deanna.Peterson@raboag.com>
Subject: RE: Silver Butte Holsteins Water Rights

You don't often get email from debra.mansfield@idwr.idaho.gov. Learn why this is important

NOTE: This mail originated from outside the organisation

Good morning, Deanna.

I am happy to help! There's no need to submit a change in ownership for the past conveyances that weren't reported. The deeds that will be submitted will provide that chain of ownership.

You will need to submit five separate Notice of Change in Water Right Ownership packets to complete this update.

		Previous Owners	New Owners
1.	63-15634	Beus Land & Cattle	Stephen and Becky Beus and Silver Butte Holsteins
2.	63-9875	Beus Land & Cattle	Stephen and Becky Beus
3.	63-15637	LNB Farms of Idaho	Stephen and Becky Beus
4.	63-3196-F Limited	Beus Land & Cattle	Beus Farms
	63-3601-D Limited	Beus Land & Cattle	Beus Farms
	63-3601-C Limited	Beus Land & Cattle	Beus Farms
	63-3196-E	Beus Land & Cattle	Beus Farms Limited
5.	63-21748	Kent Regli & **Dawn M Regli**	Beus Livestock

* Please note, water right 63-21748 is owned by both Kent Regli and Dawn M Regli.

I have attached the Department's reports for these water rights above. You can refer to them to find the Township, Range and Section for each water rights' place of use. This data can be compared to the property description or Exhibit A portion of the deeds you are submitting. If you would like more precise descriptions of these water rights place of use, please call our main number 208-287-4800, and ask to speak with the water rights agent of the day, they can assist in specific water rights research.

Sincerely,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov

From: Deanna.Peterson@raboag.com <Deanna.Peterson@raboag.com>
Sent: Tuesday, January 23, 2024 5:08 PM
To: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Subject: Silver Butte Holsteins Water Rights

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Debra,

I'm working on a little clean up project and I'm hoping you can help me. 😊 When filed a mortgage for this borrower in 2015 – water rights 63-15637 and 63-21748 never got updated out of LMB Farms of Idaho and Ken't Regli's name. Rabo has learned in the last couple of years the borrowers have quit claimed property back and forth to each other, never told us and never updated the owner of the water rights. We ended up doing a whole new mortgage and required the borrowers to get a new Title Policy.

I sat down with our appraiser and we tried looking at the location of each water right to determine who would be the new owner. This is what we came up with below: Before I have the borrower sign the Notice of Change of Water Right Ownership forms I wanted to see if you would be able to confirm what I have below is correct.

Water Right:	Current Owner:	Needs to updated to:	Location of Water Right:
63-15634 Holsteins	Beus Land & Cattle	Stephen and Becky Beus and Silver Butte	Canyon County – Parcels 1, 4 and 5 (Section 12 with the 2 divided lots)
63-9875 Beus	Beus Land & Catlle	Stephen and Becky	Canyon County – Parcel 2 (Section 13)
63-15637 Beus	LNB Farms of Idaho	Stephen and Becky	Ada County - Parcel 7
63-3196-F Limited	Beus Land & Cattle	Beus Farms	Ada County – Parcel 9, 10, 11 and 12 (Sections 14 and 15)
63-3601-D	Beus Land & Cattle	Beus Farms Limited	
63-3601-C	Beus Land & Cattle	Beus Farms Limited	
63-3196-E	Beus Land & Catlle	Beus Farms Limited	
63-21748	Kent Regli	Beus Livestock	Canyon County – Parcel 3 (Section 29)

I also wanted to confirm that I don't have to go back to each water right and update the owner each time it was transferred. This it's okay to update each water right with who the owner is now according to our new Title Policy.

Please let me know what you think.

Thank you!

Deanna Peterson
Customer Relationship Specialist

Rabo AgriFinance
5680 E Franklin Road, Suite 100, Nampa, ID 83687
Phone: (208) 442-2270
Fax: (888) 941-7707
Email: deanna.peterson@raboag.com

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Evans, Lynne

From: Deanna.Peterson@raboag.com
Sent: Monday, March 4, 2024 8:34 AM
To: IDWR File
Subject: Silver Butte Holsteins, Inc.
Attachments: Silver Butte Holsteins Title Policy LX-15886102.pdf; Silver Butte Holsteins Mortgage Ada and Canyon County Idaho.pdf

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Hello,

Here is a copy of the final title policy and the recorded mortgage that go with the 5 notice of change in water rights right ownership. Please let me know if you need anything else. Thank you!

Water Rights:

1. 63-15634
2. 63-9875
3. 63-15637
4. 63-3196-F
   63-3601-D
   63-3601-C
   63-3196-E
5. 63-21748

Deanna Peterson
Customer Relationship Specialist

Rabo AgriFinance
14767 N Outer 40 Road, Suite 400, Chesterfield, Missouri 63017
Email: deanna.peterson@raboag.com

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