

Received by CE 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 SH Processed by SH Date 9/19/2024

RECEIVED

Jul 22, 2024

DEPARTMENT OF
WATER RESOURCES

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=4 VICTORIA BAILEY
SILVER BUTTE HOLSTEINS

2018-044722
05/16/2018 02:56 PM
AMOUNT:\$15.00



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Wm. Lyman Belnap
Belnap Legal, PLLC
12554 W. Bridger, Ste. 120
Boise, ID 83713

GRANT DEED

For the consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Beus Land & Cattle, LLC, an Idaho limited liability company ("Grantor"), grants, bargains, sells and conveys to Stephen E. Beus and Becky A. Beus, husband and wife ("Grantees"), whose current address is 1605 E. Poen Road, Kuna, ID 83634, and their heir, devisees, legal representatives, successors and assigns forever, the real property described on Exhibit A attached hereto and made part hereof

SUBJECT TO taxes and assessments for the year 2018 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well in law as in equity.

IN WITNESS WHEREOF, the Grantor has hereunto subscribed its name to this instrument this 16 day of May, 2018.

BEUS LAND & CATTLE, LLC

Daniel S. Beus, Manager

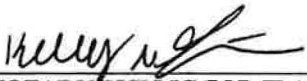
GRANT DEED - 1

STATE OF IDAHO)
) ss.
County of Ada)

On this 16 day of May, 2018, before me, a notary public for the State of Idaho, personally appeared Daniel S. Beus, known or identified to me to be a Manager of Beus Land & Cattle, LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such company 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: Kuna Branch, Ada County
My Commission Expire: March 29, 2024

My Commission Expires
March 29, 2024

EXHIBIT A

PARCEL 1:

The South Half of Section 12, Township 1 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM the Northerly 25 feet as conveyed to the Nampa Highway District by Warranty Deed recorded July 13, 1966 as Instrument No. 583951.

PARCEL 2:

The North Half of Section 13, Township 1 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM a parcel of land being a portion of the NW¼ of Section 13, Township 1 North, Range 2 West, Boise Meridian, Canyon County, Idaho as shown on the Record of Survey filed as Instrument No. 9801167, in the Offices of the Canyon County Recorder, and being more particularly described as follows:

Commencing at a brass cap marking the West ¼ Corner of said Section 13;
Thence along the South boundary of said NW¼ of Section 13 South 89°27'47" East 40.00 feet to an iron pin on the East right of way line of Southside Boulevard;
Thence along said East right of way line North 00°37'51" East 690.05 feet to an iron pin being the TRUE POINT OF BEGINNING;
Thence continuing North 00°37'51" East 569.95 feet to an iron pin;
Thence leaving said East right of way South 89°27'47" East 330.00 feet to an iron pin;
Thence South 00°37'51" West 600.69 feet to an iron pin;
Thence along a curve to the left having a radius of 280.00 feet, a central angle of 04°00'48", a length of 19.61 feet and a long chord that bears North 89°27'23" West 19.61 feet to an iron pin;
Thence North 89°27'47" West 280.35 feet to an iron pin;
Thence along a curve to the right having a radius of 30.00 feet, a central angle of 90°05'38", a length of 47.17 feet and a long chord that bears North 44°24'58" West 42.46 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM a parcel of land being a portion of the NW¼ of Section 13, Township 1 North, Range 2 West, Boise Meridian, Canyon County, Idaho as shown on Record of Survey filed as Instrument No. 9801167, in the Offices of the Canyon County Recorder, and being more particularly described as follows:

Commencing at a brass cap marking the West ¼ Corner of said Section 13;
Thence along the South boundary of said NW¼ of Section 13 South 89°27'47" East 40.00 feet to an iron pin on the East right of way line of Southside Boulevard, said iron pin being the POINT OF BEGINNING;
Thence along said East right of way line North 00°37'51" East 570.05 feet to an iron pin;

GRANT DEED - 3

Thence leaving said East right of way line and along a curve to the right having a radius of 30.00 feet, a central angle of 89°54'22", a length of 47.07 feet and a long chord that bears North 45°35'02" East 42.39 feet to an iron pin;
Thence South 89°27'47" East 280.55 feet to an iron pin;
Thence along a curve to the right having a radius of 220.00 feet, a central angle of 05°05'06", a length of 19.52 feet and a long chord that bears South 86°55'14" East 19.52 feet to an iron pin;
Thence South 00°37'51" West 599.13 feet to an iron pin;
Thence North 89°27'47" West 330.00 feet along the South line of said NW¼ to the POINT OF BEGINNING.

PARCEL 3:

The NE¼ SW¼ and the N½ SE¼ of Section 13, Township 1 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

PARCEL 4:

The Northwest Quarter of Section 18, Township 1 North, Range 1 West, Boise Meridian, Ada County, Idaho

PARCEL 5:

That portion of Government Lot 2, Section 7, Township 1 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the Southwest corner of said Government Lot 2;
Thence North 400.00 feet;
Thence East 79.00 feet to the North-South line that runs midway between the major pump (on this property) and the sheet metal cellar (on adjoining property to the East);
Thence South 400.00 feet;
Thence West 79.00 feet to the POINT OF BEGINNING.



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

September 19, 2024

STEPHEN E BEUS AND BECKY A BEUS
1605 POEN RD
KUNA ID 83634-1743

Re: Change in Ownership for Water Right No: 63-9875

Dear Water Right Holders:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right 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) 334-2190.

Sincerely,

Susan Hobson
Technical Records Specialist

Enclosure

c: RABO AGRIFINANCE LLC

From: Deanna.Peterson@raboag.com
Sent: Monday, July 22, 2024 4:06 PM
To: IDWR File; Evans, Lynne
Subject: Water Right 63-9875
Attachments: Water Right - 63-9875 Grant Deed Ada County - Stephen and Becky Beus.pdf; Exec - Stephen and Becky Beus - 63-9875.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.

Hello,

Here is the conveyance document for Water Right 63-9875 (Section 7).

Water R

Owner Type

Current Owner

Name and Address

BEUS LAND & CATTLE LLC
1580 W KUNA CAVE RD
KUNA, ID 83634
(208) 922-5171

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.

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: Evans, Lynne
Sent: Wednesday, July 3, 2024 11:51 AM
To: Deanna.Peterson@raboag.com
Subject: RE: Water Right - Kent Regli 63-21748
Attachments: WR 63-3196E Etc Confirmation Letter.pdf; WR 63-9875 & 63-15367 Deficiency Letter.pdf; WR 63-15634 Deficiency Letter.pdf; WR 63-21748 Deficiency Letter - Ownership.pdf; WR 63-21748 Deficiency Letter - Security.pdf

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,



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



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

STEPHEN E. BEUS AND BECKY A. BEUS
1605 POEN RD
KUNA ID 83634-1743

RE: Change in Ownership for Water Right Nos: 63-9875, 63-15637

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 rights 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 each of the two water rights 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 Stephen and Becky Beus. Please specify which conveyance documents corresponds with which water right. 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 forms, the water right reports, 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,

A handwritten signature in black ink, appearing to read 'Lynne Evans'.

Lynne Evans
Administrative Assistant I

Enclosure(s)

CC: RABO AGRIFINANCE LLC

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

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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

 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

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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

♻️ 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

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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

 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 Western 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

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.

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

 Please consider the environment before printing this email.

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. Please 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

 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

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 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

 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.

	<u>Previous Owners</u>	<u>New Owners</u>
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

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: to:	Current Owner:	Needs to updated Location of Water Right:
63-15634 Holsteins ,	Beus Land & Cattle Canyon County – Parcels 1, 4 and 5 (Section 12 with the 2 divided lots)	Stephen and Becky Beus and Silver Butte
63-9875 Beus	Beus Land & Catlle Canyon County – Parcel 2 (Section 13)	Stephen and Becky
63-15637 Beus	LNB Farms of Idaho Ada County - Parcel 7	Stephen and Becky
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 29)	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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RECEIVED

Mar 04, 2024

DEPARTMENT OF
WATER RESOURCES



8151 W. Rifleman Street
Boise, ID 83704

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

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,

A handwritten signature in blue ink, appearing to read "Tavia Steiner", is written over a circular blue ink stamp.

Tavia Steiner, Title Officer

Ph: (208) 373-3703

Email: TSteiner@pioneertitleco.com

Enclosures

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

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/TV

RECEIVED

Mar 04, 2024

DEPARTMENT OF
WATER RESOURCES

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

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

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

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

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,

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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