

Print name _____

Received by SG Date 9/18/2023 Receipt No. 5039938 Receipt Amt. \$75⁰⁰

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

Name on W-9 _____ Approved by _____ Processed by Baw Date 10/4/23

Instrument # 573876

MINIDOKA COUNTY, RUPERT, IDAHO
09-01-2023 09:17:31 AM No. of Pages: 5
Recorded for: TITLEONE - BURLEY
TONYA PAGE Fee: \$15.00
Ex-Officio Recorder Deputy Ryka Fowler
Electronically Recorded by Simplifile

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.



TitleOne
a title & escrow co.

Order Number: 23475705

Warranty Deed

For Value Received,

Over the Moon Farms LLC, an Idaho limited liability company, the Grantor, does hereby grant, bargain sell and convey unto, Saul Martinez, a married man, as his sole and separate property, whose current address is 409 S 100 W, Rupert, ID 83350, the Grantee, the following described premises, in Minidoka County, Idaho, To Wit:

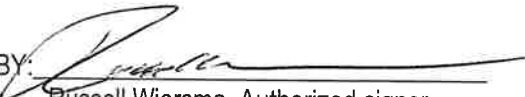
See Exhibit A, attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of this page intentionally left blank.

Dated: August 31, 2023

Over the Moon Farms LLC

BY: 
Russell Wiersma, Authorized signor

State of Idaho, County of Cassia, ss.

On this 31 day of August 2023 before me, the undersigned, a Notary Public in and for said State, personally appeared Russell Wiersma known or identified to me to be an Over the Moon Farms, LLC of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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
Residing In: Rupert Id
My Commission Expires: 8-4-2029



EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

TRACT A

PARCEL NO. 1:
TOWNSHIP 10 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

Section 18: Part of Lot 2 and that part of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00°05'26" West (South, rec.) along the West section line of said Section 18 for 1321.64 feet (1324.50 feet, rec.) to the Northwest corner of Lot 2, said corner marked by a 5/8 inch rebar; Thence North 89°57'43" East along the north line of Lot 2 for a distance of 316.77 feet, which point shall be known as the TRUE POINT OF BEGINNING; Thence South 00°21'38" East (South, rec.) along the West section line of said Section 18 for 27.90 feet to a ½ inch rebar; Thence South 00°21'38" East for a distance of 579.20 feet to a ½ inch rebar; Thence South 89°52'22" West for a distance of 80.42 feet to a ½ inch rebar; Thence South 0°59'45" East for 203.07 feet; Thence North 88°23'16" East for 333.38 feet along the Lateral Centerline; Thence North 84°12'20" East along said Lateral Centerline for 106.68 feet; Thence North 77°47'02" East along said Lateral Centerline for 212.43 feet; Thence North 66°57'09" East along said Lateral Centerline for 157.88 feet; Thence North 36°22'01" East along said Lateral Centerline for 55.04 feet; Thence North 00°00'00" East (North, rec.) for 639.57 feet (635.98 feet, rec.); Thence South 89°57'43" West (West, rec.) for 751.85 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the following described tract:

Beginning at the Northwest Corner of Lot 2 of Section 18, said corner marked by a 5/8 inch rebar; thence North 89°57'43" East along the north line of Lot 2 for a distance of 316.77 feet; thence South 00°21'38" East for a distance of 27.90 feet to a ½ inch rebar; thence South 00°21'38" East for a distance of 579.20 feet to a ½ inch rebar which shall be the POINT OF BEGINNING; Thence South 00°21'38" East for a distance of 184.51 feet to a ½ inch rebar; Thence South 00°21'38" East for a distance of 16.57 feet to the centerline of an irrigation lateral; Thence South 88°26'01" West (South 88°23'16" West, rec.) along said lateral for a distance of 78.36 feet; Thence North 00°56'50" West (North 0°59'45" West, rec.) for a distance of 203.07 feet to a ½ inch rebar; Thence North 89°52'22" East for a distance of 80.42 feet to the POINT OF BEGINNING.

PARCEL NO. 2:
TOWNSHIP 10 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

Section 18: Part of Lots 1 and 2 and the E $\frac{1}{2}$ NW $\frac{1}{4}$, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00°05'26" West (South, rec.) along the West section line of said Section 18 for 1321.64 feet (1324.50 feet, rec.) to the Northwest corner of Lot 2, said corner marked by a 5/8 inch rebar; Thence North 89°57'43" East along the north line of Lot 2 for a distance of 1068.62 feet, (1070.98, rec.) which point shall be known as the TRUE POINT OF BEGINNING;

Thence South 00°00'00" West (South, rec.) for a distance of 639.57 feet (635.98 feet, rec.)
Thence North 36°22'01" East for 55.95 feet along the Lateral Centerline;
Thence North 70°26'21" East for 91.90 feet;
Thence North 86°48'18" East for 443.34 feet;
Thence North 66°34'14" East for 159.10 feet;
Thence North 56°13'22" East for 379.45 feet;
Thence leaving the Lateral Centerline North 0°01'23" East for 264.13 feet (261.14 feet, rec.) along the East line of the NW¼;
Thence North 89°57'43" West (West, rec.) for 1023.91 feet (1023.79 feet, rec.) to the POINT OF BEGINNING.

PARCEL NO. 3:
TOWNSHIP 10 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

Section 18: Part of Lots 1 and 2 and the E½NW¼, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; Thence South 00°05'26" West (South, rec.) along the West section line of said Section 18 for a distance of 2141.16 feet (2141.00, rec.) Thence North 89°00'00" East for a distance of 246.10 feet, which point shall be known as the TRUE POINT OF BEGINNING;
Thence North 0°59'45" East (West, rec.) for 9.38 feet;
Thence North 88°23'16" East for 333.38 feet along the Lateral Centerline;
Thence North 84°12'20" East for 106.68 feet;
Thence North 77°47'02" East for 212.43 feet;
Thence North 66°57'09" East for 157.88 feet;
Thence North 36°22'01" East for 110.99 feet;
Thence North 70°26'21" East for 91.90 feet;
Thence North 86°48'18" East for 443.34 feet;
Thence North 66°34'14" East for 159.10 feet;
Thence North 56°13'22" East for 379.45 feet;
Thence leaving the Lateral Centerline South 0°01'23" West for 555.36 feet along the East line of the NW¼;
Thence South 90°00'00" West (West, rec.) for 1848.66 feet (1848.34 feet, rec.) to the POINT OF BEGINNING.

EASEMENT NO. 1:

A non-exclusive perpetual access easement created by Special Warranty Deed from D. L. Evans Bank, an Idaho state chartered banking organization, who acquired title as D. L. Evans Bank, Grantor, to Susan Bailey, an unmarried woman, Grantee, dated May 14, 2012 and recorded May 14, 2012 as Instrument No. 517096, records of Minidoka County, Idaho, AND by Correction Special Warranty Deed, dated June 5, 2012 and recorded June 5, 2012 as Instrument No. 517416, re-recorded June 5, 2012 as Instrument No. 517424, records of Minidoka County, Idaho, for the benefit of Parcel Nos. 1, 2 and 3, more particularly described as follows:

TOWNSHIP 10 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

Section 18: Part of Lot 2, more particularly described as follows:

Beginning at the Northwest Corner of Lot 2 in Section 18, said corner marked by a 5/8 inch rebar; thence South 00°05'26" East (South, rec.) along the west line of Section 18 for a distance of 579.23 feet to the POINT OF BEGINNING;
Thence North 89°52'22" East for a distance of 278.23 feet;
Thence North 53°57'18" East for a distance of 50.82 feet;

Thence South 00°21'38" East for a distance of 58.17 feet to a ½ inch rebar;
Thence South 00°21'38" East for a distance of 38.76 feet;
Thence North 56°01'44" West for a distance of 69.14 feet;
Thence South 89°52'22" West for a distance of 23.32 feet to a ½ inch rebar;
Thence South 89°52'22" West (South 89°53'10" West, rec.) for a distance of 216.50 feet to a ½ inch rebar;
Thence South 89°52'26" West (South 89°53'10" West, rec.) for a distance of 22.72 feet to the west line of Section 18;
Thence North 00°05'27" West (North, rec.) for a distance of 28.35 feet to the POINT OF BEGINNING.



IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

October 04, 2023

SAUL MARTINEZ
409 S 100 W
RUPERT ID 83350-9658

Re: Change in Ownership for Water Right No(s): 36-13645, 36-16210, and 3616211

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.

Please note, Rabo Agrifinance LLC is identified as a security interest holder on these water rights. If this is no longer correct, it can be removed from the rights upon written notice from the security interest holder that the interest is terminated.

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) 736-3033.

Sincerely,

Benny Walker
Water Resource Agent, Senior

Enclosure(s)

c: RABO AGRIFINANCE LLC
TITLEONE CORPORATION, BURLEY: FILE 23475705
WD 130



211 W. 13th St.
P. O. Box 177
Burley, ID 83318
Ph. (208) 878-3524
www.titleonecorp.com

ID Dept. of Water Resources
650 Addison Avenue West, Ste. 500
Twin Falls, ID 83301

RECEIVED
SEP 18 2023
DEPT. OF WATER RESOURCES
SOUTHERN REGION

Date: 09/13/2023

Escrow No. 23475705 Saul Martinez/Over The Moon Farms LLC

Dear Clerk:

Enclosed with this letter please find the following documents in connection with the above referred to transaction:

- The executed Notice of Change In Water Right Ownership
- A copy of the recorded Warranty Deed
- TitleOne check no. 48534 made payable to Idaho Department of Water Resources in the amount of \$75.00

Please make the necessary changes in the records to indicate the new owner for future water assessments and notices. Please send a receipted copy to Ashley Martinkus at the address above.

Best regards,
TITLEONE

Nancy Garrett
Ag Escrow Assistant

AR/nrg
Enc.