

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

RECEIVED
SEP 06 2024
DEPT. OF WATER RESOURCES
SOUTHERN REGION

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?
See Attached	Yes ☐	Yes ☐		Yes ☐	Yes ☐
Exhibit 'A'	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Brown Willow, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): T.L.D. Properties, LLC, 50% and Tall Tucano Properties, LLC 50%
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 1404 E 500 N Jackson ID 83350
Mailing address City State Zip
- (208) 436-1214 _____
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: August 21, 2024
6. Do you own the land identified as the water right place of use? Yes ☐ No ☐
☐ 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):
☐ \$25 per *undivided* water right.
☐ \$100 per *split* water right.
☐ No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: 
Signature of new owner/claimant
T.L.D. Properties, LLC by: Taylor F. Duncan
Print name

Member _____
Title, if applicable _____ Date _____

Signature: 
Signature of new owner/claimant
Tall Tucano, LLC by: Brigham Duncan
Print name

Member _____
Title, if applicable _____ Date _____

Received by A. SKINNER Date 9/6/2024 For IDWR Office Use Only: Receipt No. 5040354 Receipt Amt. \$300.00

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 _____ Processed by  Date 10-29-2024

Exhibit A

Water Rights

Basin	Sequence	Suffix	Basis	Status	Priority Date	Source
36	2190	B	Decreed	Active	2/25/1953	GROUND WATER
36	2453	A	Decreed	Active	11/17/1960	GROUND WATER
36	2453	B	Decreed	Active	11/17/1960	GROUND WATER
36	2467		Decreed	Active	1/24/1961	GROUND WATER
36	2565	B	Decreed	Active	2/11/1963	GROUND WATER
36	2668		Decreed	Active	11/18/1966	GROUND WATER
36	10904		Decreed	Active	1/24/1961	GROUND WATER
36	13065	A	Decreed	Active	3/15/1981	GROUND WATER
36	13065	B	Decreed	Active	3/15/1981	GROUND WATER
36	13402		Decreed	Active	4/15/1940	GROUND WATER
36	15167	B	Decreed	Active	6/7/1951	GROUND WATER
36	15170	B	Decreed	Active	6/29/1971	GROUND WATER

Instrument # 707901

HAILEY, BLAINE, IDAHO
08-28-2024 10:00:32 AM No. of Pages: 5
Recorded for: TITLEONE - BURLEY
STEPHEN MCDUGALL GRAHAM Fee: \$15.00
Ex-Officio Recorder Deputy: JG
Electronically Recorded by Simplifile

24513541

(Space above for Recorder's use)

SPECIAL WARRANTY DEED

Grantor: BROWN WILLOW, LLC, an Idaho limited liability company
c/o Homestead Capital USA, LLC
One Embarcadero Center, Suite 3860
San Francisco, CA 94111

Grantees: T.L.D. PROPERTIES, LLC, an Idaho limited liability company and TALL
TUCANO PROPERTIES, LLC, an Idaho limited liability company, as tenants-in-
common
1404 E. 500 North
Jackson, ID 83350

For value received, Grantor hereby conveys, grants, and warrants unto Grantees its entire right, title, and interest in and to the real property in Minidoka County, Idaho, and Blaine County, Idaho, described below, together with all fixtures, improvements, appurtenances, rents, issues, and profits that relate or pertain thereto (collectively, the "Property"), along with all irrigation equipment and tangible property located thereon (exclusive of tangible personal property owned by third parties farming the Property) and all appurtenant water rights, to have and to hold the same unto Grantee and its successors and assigns forever:

See Exhibit A attached hereto and made a part hereof.

Grantor conveys the Property subject to: a) encumbrances of record; b) taxes accruing after January 1, 2024; c) ordinances, and federal and state rights and reservations, including, without limitation, patents, oil, gas, and minerals; d) conflicts in boundary lines, shortage in area, encroachments, or any other fact that a correct survey would disclose; e) easements or claims of easement not shown by the public records; f) use restrictions and building and zoning regulations and ordinances of any governmental unit. Subject to the foregoing exceptions, Grantor does hereby covenant with and warrant to Grantees that Grantor is lawfully seized in fee simple of the Property, has good right and lawful authority to sell and convey the Property, and that Grantor warrants the title to the

Deed (Brown Willow)

Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

Dated August 21, 2024.

GRANTOR:

BROWN WILLOW, LLC,
an Idaho limited liability company

By: Happy Valley USA, L.L.C.
Its: Sole Member

By: Homestead Capital USA Farmland Fund I, L.P.
Its: Managing Member

By: Homestead Capital USA Farmland Fund I GP, LL.C.
Its: General Partner

By: Homestead Capital USA, LLC
Its: Managing Member

By: 
Daniel Little, Managing Member

[acknowledgments attached]

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

On August 21, 2024 before me, Ana Amelia Brocher, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Daniel Brown Little
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: August 21, 2024 Number of Pages: 4

Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name: Daniel Brown Little

☒ Corporate Officer – Title(s): Co-CEO

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney In Fact

☐ Trustee ☐ Guardian or Conservator

☒ Other: Managing Member

Signer is Representing: —

Signer's Name: —

☐ Corporate Officer – Title(s): —

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney In Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: —

Signer is Representing: —

EXHIBIT A

LEGAL DESCRIPTION

TRACT A – MINIDOKA COUNTY

PARCEL NO. 1:

TOWNSHIP 7 SOUTH, RANGE 24 EAST, BOISE MERIDIAN, MINIDOKA COUNTY, IDAHO

Section 2: SW $\frac{1}{4}$ NW $\frac{1}{4}$

Section 3: Lots 1 and 2, S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$

PARCEL NO. 2:

TOWNSHIP 7 SOUTH, RANGE 25 EAST, BOISE MERIDIAN, MINIDOKA COUNTY, IDAHO

Section 29 & 32: Farm Unit A, Tract A of the North Side Pumping Division, Minidoka Project, Idaho (as shown by plat dated March 21, 1957, on file in the office of the County Recorder, Minidoka County, Idaho).

PARCEL NO. 3:

TOWNSHIP 7 SOUTH, RANGE 25 EAST, BOISE MERIDIAN, MINIDOKA COUNTY, IDAHO

Sections 30 & 31: Farm Unit B, Tract B of the North Side Pumping Division, Minidoka Project, Idaho (as shown by plat dated March 21, 1957, on file in the office of the County Recorder, Minidoka County, Idaho).

PARCEL NO. 4:

TOWNSHIP 7 SOUTH, RANGE 25 EAST, BOISE MERIDIAN, MINIDOKA COUNTY, IDAHO

Sections 30 & 31: Farm Unit A, Tract A of the North Side Pumping Division, Minidoka Project, Idaho (as shown by plat, dated March 21, 1957, on file in the office of the County Recorder, Minidoka County, Idaho),

SAVE AND EXCEPT the following described tract:

That part of said Farm Unit A, Tract A which lies in said Section 30, more particularly described as follows:

Deed (Brown Willow)

Beginning at the Northeast corner of the SE $\frac{1}{4}$ of said Section 30, which shall be the POINT OF BEGINNING;

Thence North 88°58'30" West along the North boundaries of said SE $\frac{1}{4}$ and of said Tract A for 376.50 feet; Thence South 2°01'30" East for 458.60 feet;

Thence South 88°58'30" East for 362.55 feet to a point on the East boundary of said SE $\frac{1}{4}$;

Thence North 0°16'30" West along the East boundary for 458.00 feet to the POINT OF BEGINNING.

TRACT B - BLAINE COUNTY

PARCEL NO. 1:

TOWNSHIP 7 SOUTH RANGE 26 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 30: NE $\frac{1}{4}$; E $\frac{1}{2}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$; Lots 1 & 2 AND Part of the NE $\frac{1}{4}$ SW $\frac{1}{4}$, more particularly described as follows:

Beginning at the Center $\frac{1}{4}$ corner of Section 30, which shall be the POINT OF BEGINNING;

Thence South 00°04'23" West, along the East line of the SW $\frac{1}{4}$ for a distance of 908.22 feet to a $\frac{1}{2}$ inch rebar;

Thence along a non-tangent curve to the left for a distance of 1,674.95 feet to a $\frac{1}{2}$ inch rebar on the North line of the SW $\frac{1}{4}$, said curve having a radius of 1,358.49 feet and a central angle of 70°38'34" and a long chord bearing of North 54°53'44" West, for a distance of 1,570.85 feet;

Thence North 89°46'59" East along said line for a distance of 1,286.29 feet to the POINT OF BEGINNING.

Also known as Tax Lot 7537

PARCEL NO. 2:

TOWNSHIP 7 SOUTH RANGE 26 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 19: S $\frac{1}{2}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$; Lot 4



0005761914



STATE OF IDAHO
Office of the secretary of state, Phil McGrane
ANNUAL REPORT
Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

For Office Use Only

-FILED-

File #: 0005761914

Date Filed: 6/5/2024 11:29:57 AM

Entity Name and Mailing Address:

Entity Name: Tall Tucano Properties LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0004762792
Address: 1404 E 500 N
JACKSON, ID 83350-5010

Entity Details:

Entity Status: Active-Existing
This entity is organized under the laws of: IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:

The registered agent on record is:

Registered Agent: Brigham Duncan
Registered Agent
Physical Address
1404 E 500 N
JACKSON, ID 83350
Mailing Address
1404 E 500 N
JACKSON, ID 83350-5010

Limited Liability Company Managers and Members

Name	Title	Business Address
Brigham Duncan	Member	1404 E 500 N JACKSON, ID 83350

The annual report must be signed by an authorized signer of the entity.

Job Title: Member

BRIGHAM DUNCAN

Sign Here

06/05/2024

Date

B0915-5989 06/05/2024 11:30 AM Received by Office of the Idaho Secretary of State



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 29, 2024

TLD PROPERTIES LLC
1404 E 500 N
JACKSON ID 83350-5010

TALL TUCANO PROPERTIES LLC
1404 E 500 N
JACKSON ID 83350-5010

Re: Change in Ownership for Water Right Nos: 36-2190B, 36-2453A, 36-2453B, 36-2467, 36-2565B, 36-2668, 36-10904, 36-13065A, 36-13065B, 36-13402, 36-15167B & 36-15170B

Dear Water Right Holders:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water rights 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.

Also note that the Federal Agricultural Mortgage Corporation is identified as a security interest holder on the water rights. If this is no longer correct, they can be removed from the right upon written notice from the security interest holder that the interest has been terminated.

If you have any questions concerning the enclosed information, please contact me at (208) 293-9915.

Sincerely,

Bill Mills
Water Resource Agent, Senior

Enclosures

c: FEDERAL AGRICULTURAL MORTGAGE CORPORATION; TITLEONE, Burley;
WATER DISTRICT 130



211 W. 13th St.
Burley, ID 83318
Ph. (208) 881-0087
Fx. (866) 582-7546
www.titleonecorp.com

Idaho Dept of Water Resources
650 Addison Ave W
Twin Falls, ID 83301

Date: September 5, 2024

Escrow No. 24513541

RECEIVED
SEP 06 2024
DEPT. OF WATER RESOURCES
SOUTHERN REGION

Greetings,

Enclosed please find the following:

- TitleOne Check No. 53318 in the amount of \$300.00
- Original executed Notice of Change of Water Right
- Copy of original executed Warranty Deed

Please make the necessary changes to your records and send a receipted copy to TitleOne, PO Box 177, Burley, ID 83350.

Best Regards,
TITLEONE

Ashley Martinkus
Ag escrow assistant

AR/am
Enc.