

RECEIVED

MAY 16 2024

RECEIVED

MAY 13 2024

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

DEPARTMENT OF
WATER RESOURCES

DEPT. OF WATER RESOURCES
SOUTHERN 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?
37-19839	Yes ☒	Yes ☐	61-2242 dup	Yes ☐	Yes ☐
61-349 duplicate	Yes ☐	Yes ☐	61-2243	Yes ☐	Yes ☐
61-353	Yes ☐	Yes ☐	61-7231	Yes ☐	Yes ☐
61-356	Yes ☐	Yes ☐	61-10117	Yes ☐	Yes ☐
61-357	Yes ☐	Yes ☐	61-10118 & 37-20344	Yes ☐	Yes ☐

2. Previous Owner's Name: Pitchfork Ranch, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): JK Potatoes, LLC
New owner(s) as listed on the conveyance document

20511 F St Mailing address
(208) 532-4119 (208) 431-1227 Telephone

Rupert ID 83350
City State Zip
info@jfkfarms.com darek@jkipotatoes.com 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: April 17, 2024
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.

SUPPORT DATA

IN FILE # 37-19839

8. Signature: _____
Signature of new owner/claimant
Darek Jentzsch, Manager of JK Potatoes, LLC
Print name

Title, if applicable

Date

Signature: Darek Jentzsch
Signature of new owner/claimant

Title, if applicable

Date

Print name

Received by SG Date 5/13/2024 For IDWR Office Use Only: Receipt No. 5040218 Receipt Amt. \$350

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 gark Date 5-17-24

Recording Requested by and
After Recording Return to:

Instrument # 0000509925
ELMORE COUNTY, ID
02:11:14 PM Apr 22, 2024
For TITLEONE - BURLEY
No. of Pages: 6 Fee: \$15.00
SHELLEY ESSL, Recorder
KR, Deputy
Electronically Recorded by Simplifile

23491042

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, **Pitchfork Ranch LLC**, a Washington limited liability company ("**Grantor**"), does hereby grant, bargain, sell and convey unto **JK Potatoes LLC**, an Idaho limited liability company, whose current mailing address is 20511 F St., Rupert, Idaho 83350 ("**Grantee**"), the following described real property, located in Elmore County, Idaho, to wit:

See Exhibit A attached hereto and incorporated herein by this reference
(the "**Property**"),

TOGETHER WITH all of Grantor's right, title and interest in and to: water and water rights and other entitlements to water appurtenant to the Property EXCEPTING AND RESERVING TO GRANTOR decreed water right no. 61-10120 and the stockwater component of decreed water right no. 37-19839 and no portions of any irrigation water rights; all ditches and ditch rights appurtenant thereto; all minerals and mineral rights appurtenant thereto; and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all estate, right, title and interest in and to the Property, as well in law as in equity.

TO HAVE AND TO HOLD the Property and its appurtenances unto Grantee, its successors and assigns, forever, and Grantor does hereby covenant to Grantee that: (a) previous to the execution of this conveyance, Grantor has not conveyed the same estate to any person other than the Grantee; (b) the Property is free from any and all liens, claims and encumbrances done, made or suffered by Grantor, or any person claiming by, through or under Grantor, except (i) real property taxes and assessments that are a lien not yet due and payable, (ii) all applicable zoning ordinances, building codes, laws and regulations, (iii) those easements, restrictions, agreements and encumbrances of public record as of the date of this instrument, (iv) any matter or circumstance caused by Grantee, and (v) any matter or circumstance that would be disclosed by an accurate survey or physical inspection of the Property; and (c) Grantor shall warrant and defend the same against any other liens, claims or encumbrances done, made or suffered by Grantor, or any person claiming by, through or under Grantor, but none other.

[signature page and acknowledgment to be attached]

Date: April 17, 2024

PITCHFORK RANCH LLC,
a Washington limited liability company

By: Investments Manager LLC, its Manager

By: Chris Pollak
Chris Pollak, Vice President

STATE OF WASHINGTON, County of KING, ss.

On this 17th day of April 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Chris Pollak known or identified to me to be the Vice President of Investments Manager LLC, said limited liability company known to me to be the Manager of Pitchfork Ranch LLC, the limited liability company that executed the instrument and acknowledged to me that he executed the same for and on behalf of Investments Manager LLC limited liability company and that said limited liability company executed on behalf of Pitchfork Ranches LLC, and that said 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.

Nancy Lukacs
NOTARY PUBLIC
Residing in: Kirkland, WA
My Commission Expires: 4/29/24

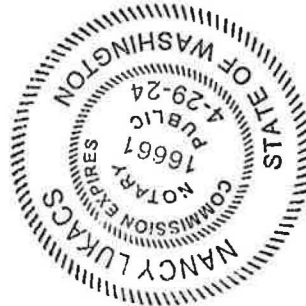


Exhibit A

PARCEL NO. 1:
TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

Section 2: SE $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL NO. 2:
TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

Section 1: S $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL NO. 3:
TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

Section 12: NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$ and the W $\frac{1}{2}$ NW $\frac{1}{4}$

PARCEL NO. 4:
TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

Section 12: NE $\frac{1}{4}$ NE $\frac{1}{4}$

PARCEL NO. 5:
TOWNSHIP 5 SOUTH, RANGE 11 EAST OF THE BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

Section 7: Lot 1 and the NE $\frac{1}{4}$ NW $\frac{1}{4}$

PARCEL NO. 6:
TOWNSHIP 5 SOUTH, RANGE 11 EAST OF THE BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

Section 7: N $\frac{1}{2}$ NE, SE $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ of Government Lot 4, Government Lot 5 lying North of State Highway No. 30

SAVE AND EXCEPT A parcel of land lying in portions of U.S. Government Lot 4 and U.S. Government Lot 5, said parcel being more particularly described as follows:

Commencing at a found brass cap marking the Section Corner common to Sections 5, 6, 7, and 8, Township 5 South, Range 11 East, Boise Meridian, King Hill, Elmore County, Idaho, said brass cap bears North 00°01'06" East, 5267.30 feet from a found a brass cap marking the Section Corner common to Sections 7, 8, 17, and 18; Thence South 00°01'06" West, 2633.65 feet to a set 5/8 inch iron pin marking the East $\frac{1}{4}$ Corner of said Section 7; Thence South 79°06'04" West. 1289.36 feet to a point lying along the centerline of Highway 30; Thence North 00°00'00" West, 51.08 feet to a set $\frac{1}{2}$ inch iron pin lying along the apparent Northerly right-of-way of said Highway 30; said iron pin also marking the REAL POINT OF BEGINNING; Thence along said apparent Northerly right-of-way of Highway 30 the following courses and distances: North 78°12'51" West, 294.20 feet to a set $\frac{1}{2}$ inch iron pin marking a point of curve to the left;

Thence along said curve to the left, a distance of 263.07 feet, said curve having a delta of 03°36'53", a radius of 4169.71 feet, tangents of 131.58 feet and a long chord of 263.02 feet which bears North 80°01'18" West to a set ½ inch iron pin marking the point of ending of said curve;

Thence North 81°49'45" West, 165.19 feet to a set ½ inch iron pin lying along the Westerly boundary of said U.S. Government Lot 4;

Thence leaving said apparent Northerly right-of-way of Highway 30, North 00°05'59" East, 315.22 feet along said Westerly boundary of U.S. Government Lot 4 to a set ½ inch iron pin;

Thence South 78°31'30" East, 600.00 feet to a point, said point being witnessed by a set ½ inch iron pin which bears North 78°31'30" West, 1.00 feet, said point also being witnessed by a set ½ inch iron pin which bears South 00°00'00" East, 1.00 feet;

Thence South 00°00'00" East, 125.00 feet to a set ½ inch iron pin;

Thence North 90°00'00" East, 122.00 feet to a set ½ inch iron pin;

Thence South 00°00'00" East 200.00 feet to the POINT OF BEGINNING.

PARCEL NO. 7:

TOWNSHIP 5 SOUTH, RANGE 11 EAST OF THE BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

Section 8: SW¼NW¼ and Lot 1 lying North of State Highway No. 30.

PARCEL NO. 8:

TOWNSHIP 5 SOUTH, RANGE 11 EAST OF THE BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

Section 8: NW¼NW¼

PARCEL NO. 9:

TOWNSHIP 5 SOUTH, RANGE 11 EAST OF THE BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

Section 5: Part of the SW¼, more particularly described as follows:

Commencing at the Northwest corner of the SW¼ (W¼ Corner, Section 5) of Section 5, a found brass cap monument;

Thence North 89°58'21" East along the North boundary of the SW¼ a distance of 629.47 feet to the TRUE POINT OF BEGINNING, a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;

Thence continuing North 89°58'21" East along the North boundary of the SW¼ a distance of 2014.97 feet to the Northeast corner of the SW ¼, a found 5/8 inch diameter rebar;

Thence South 00°07'29" West along the East boundary of the SW¼ a distance of 2653.36 feet to the Southeast corner of the SW¼, a found brass cap pipe monument;

Thence South 89°44'46" West along the South boundary of the SE¼SW¼ a distance of 1319.24 feet to a found 5/8 inch diameter rebar with an aluminum cap;

Thence South 89°45'02" West along the South boundary of the SW¼SW¼ a distance of 1319.29 feet to the Southwest corner of the SW¼, a found brass cap pipe monument;

Thence North 00°00'12" West along the West boundary of the SW¼ a distance of 2152.71 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;

Thence South 65°05'23" East a distance of 625.37 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;

Thence North 4°35'39" East a distance of 777.17 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 10:

TOWNSHIP 5 SOUTH, RANGE 11 EAST OF THE BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

Section 6: Government Lots 2, 3 and 4, more particularly described as follows:

Beginning the Northwest corner of Government Lot 4 (NW Section Corner, Section 6), a found brass cap pipe monument;

Thence North 89°58'45" East along the North boundary of Government Lots 4 and 3 a distance of 2346.92 feet to the Northeast corner of Government Lot 3, a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;

Thence North 89°59'45" East along the North boundary of Government Lot 2 a distance of 1318.37 feet to the Northeast corner of Government Lot 2, a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;

Thence South 00°08'35" West along the East boundary of Government Lot 2 a distance of 1354.03 feet to the Southeast corner of Government Lot 2;

Thence North 89°44'46" West along the South boundary of Government Lot 2 a distance of 1316.16 feet to the Southwest corner of Government Lot 2;

Thence North 89°44'46" West along the South boundary of Government Lots 3 and 4 a distance of 2343.13 feet to the Southwest corner of Government Lot 4;

Thence North 00°06'48" West along the West boundary of Government Lot 4 a distance of 1336.86 feet to the POINT OF BEGINNING.

PARCEL NO. 11:

TOWNSHIP 5 SOUTH, RANGE 11 EAST OF THE BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

Section 6: Part of the SW¼, S½NW¼, S½NE¼ and the N½SE¼, more particularly described as follows:

Commencing at the Northeast corner of the SE ¼ (E ¼ Corner, Section 6) of Section 6, a found brass cap monument;

Thence South 00°00'12" East along the East boundary of the SE ¼ a distance of 510.97 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 00°00'12" East along said East boundary a distance of 820.87 feet to the Southeast corner of the N½SE¼;

Thence North 89°55'30" West along the South boundary of the N½SE¼ a distance of 2629.25 feet to the Southwest corner of the N½SE¼;

Thence South 00°02'58" West along the East boundary of the S½ SW¼ a distance of 1328.28 feet to the Southeast corner of the SW¼, a found brass cap monument;

Thence North 89°33'57" West along the South boundary of the SW¼ a distance of 2332.68 feet to the Southwest corner of the SW¼;

Thence North 00°05'48" West along the West boundary of the SW ¼ a distance of 2638.76 feet to the Northwest corner of the SW¼;

Thence North 00°06'48" West along the West boundary of Government Lot 5 a distance of 1323.67 feet to the Northwest corner of Government Lot 5;

Thence South 89°44'46" East along the North boundary of Government Lot 5 and the SE¼NW¼ a distance of 2343.13 feet to the Northwest corner of the S½NE¼;

Thence South 89°44'46" East along the North boundary of the S½NE¼ a distance of 2632.29 feet to the Northeast corner of the S½NE¼;

Thence South 00°14'12" West along the East boundary of the S½NE¼ a distance of 1242.77 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;

Thence North 67°20'38" West a distance of 1289.96 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;

Thence North 18°43'46" East a distance of 414.84 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence North 61°08'18" West a distance of 338.84 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence South 87°47'07" West a distance of 204.66 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence South 46°24'07" West a distance of 568.77 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence North 59°57'52" West a distance of 617.23 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence South 80°05'45" West a distance of 67.88 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence South 7°17'13" West a distance of 129.24 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence South 11°30'47" East a distance of 160.83 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence South 29°39'44" East a distance of 43.49 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence South 63°22'15" East a distance of 445.48 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence South 3°53'55" East a distance of 277.17 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence South 67°50'29" East a distance of 160.02 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence North 73°49'14" East a distance of 268.24 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence South 81°51'05" East a distance of 269.81 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence South 65°51'26" East a distance of 1236.07 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence South 57°09'05" East a distance of 288.81 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence South 65°05'23" East a distance of 81.13 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 12:
 TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE BOISE MERIDIAN,
 ELMORE COUNTY, IDAHO

Section 1: Government Lot 2, S½NE¼, N½SE¼, NE¼SW¼ and the SE¼SE¼

PARCEL NO. 13:
 TOWNSHIP 5 SOUTH, RANGE 11 EAST OF THE BOISE MERIDIAN,
 ELMORE COUNTY, IDAHO

Section 6: S½SE¼

PARCEL NO. 14:
 TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE BOISE MERIDIAN,
 ELMORE COUNTY, IDAHO

Section 1: Government Lot 1

Instrument # 0000509923
ELMORE COUNTY, ID
02:11:08 PM Apr 22, 2024
For TITLEONE - BURLEY
No. of Pages: 6 Fee: \$15.00
SHELLEY ESSL, Recorder
KR, Deputy
Electronically Recorded by Simplifile



TitleOne
A title & escrow co

File # 23491042

Quitclaim Deed

For value received, **Pitchfork Ranch, LLC, a Washington limited liability company,**

Does hereby convey, release, remise, and forever quit claim unto

Pitchfork Ranch, LLC, a Washington limited liability company,

whose current address is 10900 NE 4TH Street, Bellevue, WA 98004,

the following described premises:

See Exhibit A, attached hereto and incorporated herein.

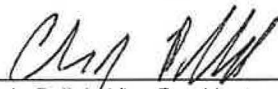
To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.

Date: April 17, 2024

Pitchfork Ranch LLC, a Washington limited liability company

BY: Investments Manager LLC, its Manager

By: 
Chris Pollak, Vice President

STATE OF WASHINGTON County of KING, ss.

On this 17th day of April, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Chris Pollak, known or identified to me to be the Vice President of Investments Manager LLC, said limited liability company known to me to be Manager of Pitchfork Ranch, LLC, the limited liability company that executed the instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that said limited liability company executed on behalf of Pitchfork Ranch, LLC, and that said 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.

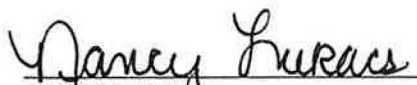

NOTARY PUBLIC
Residing in: KIRKLAND, WA
My Commission Expires: 4/29/24
(seal)



EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

PARCEL NO. 1:
TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

Section 2: SE $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL NO. 2:
TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

Section 1: S $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL NO. 3:
TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

Section 12: NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$ and the W $\frac{1}{2}$ NW $\frac{1}{4}$

PARCEL NO. 4:
TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

Section 12: NE $\frac{1}{4}$ NE $\frac{1}{4}$

PARCEL NO. 5:
TOWNSHIP 5 SOUTH, RANGE 11 EAST OF THE BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

Section 7: Lot 1 and the NE $\frac{1}{4}$ NW $\frac{1}{4}$

PARCEL NO. 6:
TOWNSHIP 5 SOUTH, RANGE 11 EAST OF THE BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

Section 7: N $\frac{1}{2}$ NE, SE $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ of Government Lot 4, Government Lot 5 lying North of State Highway No. 30

SAVE AND EXCEPT A parcel of land lying in portions of U.S. Government Lot 4 and U.S. Government Lot 5, said parcel being more particularly described as follows:

Commencing at a found brass cap marking the Section Corner common to Sections 5, 6, 7, and 8, Township 5 South, Range 11 East, Boise Meridian, King Hill, Elmore County, Idaho, said brass cap bears North 00°01'06" East, 5267.30 feet from a found a brass cap marking the Section Corner common to Sections 7, 8, 17, and 18; Thence South 00°01'06" West, 2633.65 feet to a set 5/8 inch iron pin marking the East $\frac{1}{4}$ Corner of said Section 7; Thence South 79°06'04" West. 1289.36 feet to a point lying along the centerline of Highway 30; Thence North 00°00'00" West, 51.08 feet to a set $\frac{1}{2}$ inch iron pin lying along the apparent Northerly right-of-way of said Highway 30; said iron pin also marking the REAL POINT OF BEGINNING; Thence along said apparent Northerly right-of-way of Highway 30 the following courses and distances:

North 78°12'51" West, 294.20 feet to a set ½ inch iron pin marking a point of curve to the left;
Thence along said curve to the left, a distance of 263.07 feet, said curve having a delta of 03°36'53", a radius of 4169.71 feet, tangents of 131.58 feet and a long chord of 263.02 feet which bears North 80°01'18" West to a set ½ inch iron pin marking the point of ending of said curve;
Thence North 81°49'45" West, 165.19 feet to a set ½ inch iron pin lying along the Westerly boundary of said U.S. Government Lot 4;
Thence leaving said apparent Northerly right-of-way of Highway 30, North 00°05'59" East, 315.22 feet along said Westerly boundary of U.S. Government Lot 4 to a set ½ inch iron pin;
Thence South 78°31'30" East, 600.00 feet to a point, said point being witnessed by a set ½ inch iron pin which bears North 78°31'30" West, 1.00 feet, said point also being witnessed by a set ½ inch iron pin which bears South 00°00'00" East, 1.00 feet;
Thence South 00°00'00" East, 125.00 feet to a set ½ inch iron pin;
Thence North 90°00'00" East, 122.00 feet to a set ½ inch iron pin;
Thence South 00°00'00" East 200.00 feet to the POINT OF BEGINNING.

PARCEL NO. 7:
TOWNSHIP 5 SOUTH, RANGE 11 EAST OF THE BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

Section 8: SW¼NW¼ and Lot 1 lying North of State Highway No. 30.

PARCEL NO. 8:
TOWNSHIP 5 SOUTH, RANGE 11 EAST OF THE BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

Section 8: NW¼NW¼

PARCEL NO. 9:
TOWNSHIP 5 SOUTH, RANGE 11 EAST OF THE BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

Section 5: Part of the SW¼, more particularly described as follows:

Commencing at the Northwest corner of the SW¼ (W¼ Corner, Section 5) of Section 5, a found brass cap monument;
Thence North 89°58'21" East along the North boundary of the SW¼ a distance of 629.47 feet to the TRUE POINT OF BEGINNING, a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
Thence continuing North 89°58'21" East along the North boundary of the SW¼ a distance of 2014.97 feet to the Northeast corner of the SW ¼, a found 5/8 inch diameter rebar;
Thence South 00°07'29" West along the East boundary of the SW¼ a distance of 2653.36 feet to the Southeast corner of the SW¼, a found brass cap pipe monument;
Thence South 89°44'46" West along the South boundary of the SE¼SW¼ a distance of 1319.24 feet to a found 5/8 inch diameter rebar with an aluminum cap;
Thence South 89°45'02" West along the South boundary of the SW¼SW¼ a distance of 1319.29 feet to the Southwest corner of the SW¼, a found brass cap pipe monument;
Thence North 00°00'12" West along the West boundary of the SW¼ a distance of 2152.71 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
Thence South 65°05'23" East a distance of 625.37 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
Thence North 4°35'39" East a distance of 777.17 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 10:
TOWNSHIP 5 SOUTH, RANGE 11 EAST OF THE BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

Section 6: Government Lots 2, 3 and 4, more particularly described as follows:

Beginning the Northwest corner of Government Lot 4 (NW Section Corner, Section 6), a found brass cap pipe monument;
Thence North 89°58'45" East along the North boundary of Government Lots 4 and 3 a distance of 2346.92 feet to the Northeast corner of Government Lot 3, a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
Thence North 89°59'45" East along the North boundary of Government Lot 2 a distance of 1318.37 feet to the Northeast corner of Government Lot 2, a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
Thence South 00°08'35" West along the East boundary of Government Lot 2 a distance of 1354.03 feet to the Southeast corner of Government Lot 2;
Thence North 89°44'46" West along the South boundary of Government Lot 2 a distance of 1316.16 feet to the Southwest corner of Government Lot 2;
Thence North 89°44'46" West along the South boundary of Government Lots 3 and 4 a distance of 2343.13 feet to the Southwest corner of Government Lot 4;
Thence North 00°06'48" West along the West boundary of Government Lot 4 a distance of 1336.86 feet to the POINT OF BEGINNING.

PARCEL NO. 11:
TOWNSHIP 5 SOUTH, RANGE 11 EAST OF THE BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

Section 6: Part of the SW¼, S½NW¼, S½NE¼ and the N½SE¼, more particularly described as follows:

Commencing at the Northeast corner of the SE ¼ (E ¼ Corner, Section 6) of Section 6, a found brass cap monument;
Thence South 00°00'12" East along the East boundary of the SE ¼ a distance of 510.97 feet to the TRUE POINT OF BEGINNING;
Thence continuing South 00°00'12" East along said East boundary a distance of 820.87 feet to the Southeast corner of the N½SE¼;
Thence North 89°55'30" West along the South boundary of the N½SE¼ a distance of 2629.25 feet to the Southwest corner of the N½SE¼;
Thence South 00°02'58" West along the East boundary of the S½ SW¼ a distance of 1328.28 feet to the Southeast corner of the SW¼, a found brass cap monument;
Thence North 89°33'57" West along the South boundary of the SW¼ a distance of 2332.68 feet to the Southwest corner of the SW¼;
Thence North 00°05'48" West along the West boundary of the SW ¼ a distance of 2638.76 feet to the Northwest corner of the SW¼;
Thence North 00°06'48" West along the West boundary of Government Lot 5 a distance of 1323.67 feet to the Northwest corner of Government Lot 5;
Thence South 89°44'46" East along the North boundary of Government Lot 5 and the SE¼NW¼ a distance of 2343.13 feet to the Northwest corner of the S½NE¼;
Thence South 89°44'46" East along the North boundary of the S½NE¼ a distance of 2632.29 feet to the Northeast corner of the S½NE¼;
Thence South 00°14'12" West along the East boundary of the S½NE¼ a distance of 1242.77 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
Thence North 67°20'38" West a distance of 1289.96 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;

Thence North 18°43'46" East a distance of 414.84 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence North 61°08'18" West a distance of 338.84 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence South 87°47'07" West a distance of 204.66 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence South 46°24'07" West a distance of 568.77 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence North 59°57'52" West a distance of 617.23 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence South 80°05'45" West a distance of 67.88 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence South 7°17'13" West a distance of 129.24 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence South 11°30'47" East a distance of 160.83 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence South 29°39'44" East a distance of 43.49 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence South 63°22'15" East a distance of 445.48 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence South 3°53'55" East a distance of 277.17 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence South 67°50'29" East a distance of 160.02 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence North 73°49'14" East a distance of 268.24 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence South 81°51'05" East a distance of 269.81 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence South 65°51'26" East a distance of 1236.07 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence South 57°09'05" East a distance of 288.81 feet to a 5/8 x 24 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;
 Thence South 65°05'23" East a distance of 81.13 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 12:
 TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE BOISE MERIDIAN,
 ELMORE COUNTY, IDAHO

Section 1: Government Lot 2, S½NE¼, N½SE¼, NE¼SW¼ and the SE¼SE¼

PARCEL NO. 13:
 TOWNSHIP 5 SOUTH, RANGE 11 EAST OF THE BOISE MERIDIAN,
 ELMORE COUNTY, IDAHO

Section 6: S½SE¼

PARCEL NO. 14:
 TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE BOISE MERIDIAN,
 ELMORE COUNTY, IDAHO

Section 1: Government Lot 1

Instrument # 0000509924
ELMORE COUNTY, ID
02:11:11 PM Apr 22, 2024
For TITLEONE - BURLEY
No. of Pages: 4 Fee: \$15.00
SHELLEY ESSL, Recorder
KR, Deputy
Electronically Recorded by Simplifile



File # 23491042

Quitclaim Deed

For value received, **Pitchfork Ranch, LLC, a Washington limited liability company,**

Does hereby convey, release, remise, and forever quit claim unto

Pitchfork Ranch, LLC, a Washington limited liability company,

whose current address is 10900 NE 4TH Street, Bellevue, WA 98004,

the following described premises:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.

Date: April 17 2024

Pitchfork Ranch LLC, a Washington limited liability company

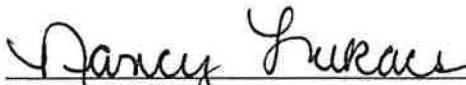
BY: Investments Manager LLC, its Manager

By: 
Chris Pollak, Vice President

STATE OF WASHINGTON County of KING, ss.

On this 17th day of April, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Chris Pollak, known or identified to me to be the Vice President of Investments Manager LLC, said limited liability company known to me to be Manager of Pitchfork Ranch, LLC, the limited liability company that executed the instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that said limited liability company executed on behalf of Pitchfork Ranch, LLC, and that said 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: KIRKLAND, WA
My Commission Expires: 4/29/24
(seal)

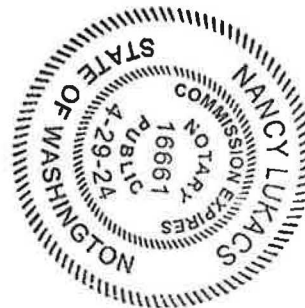




Exhibit A1
Legal Description
Property excluded from the sale

*Thomas J. Wellard, PLS
Rodney Clark, PE*

Authentic
Derek Jentzsch 03/28/24

Authentic
Chris Pollak 04/02/24

February 5, 2024

Legal Description for
Jentzsch-Kearl Farms
Job No. DE0723

Parcel 1

This parcel is a portion of the S $\frac{1}{2}$ NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6 and the SW $\frac{1}{4}$ of Section 5 in Township 5 South, Range 11 East of the Boise Meridian, Elmore County, Idaho and is more particularly described as follows:

BEGINNING at the Northwest corner of the SW $\frac{1}{4}$ of Section 5, (W $\frac{1}{4}$ Corner, Section 5), a found brass cap monument;

thence North 89°58'21" East along the North boundary of the SW $\frac{1}{4}$ of Section 5 a distance of 629.47 feet to a 5/8 x 24 inch rebar set with a two-inch aluminum cap stamped P.L.S. 15352;

thence South 4°35'39" West a distance of 777.17 feet to a 5/8 x 24 inch rebar set with a two-inch aluminum cap stamped P.L.S. 15352;

thence North 65°05'23" West a distance of 706.50 feet to a 5/8 x 24 inch rebar set with a two-inch aluminum cap stamped P.L.S. 15352;

thence North 57°09'05" West a distance of 288.81 feet to a 5/8 x 24 inch rebar set with a two-inch aluminum cap stamped P.L.S. 15352;

thence North 65°51'26" West a distance of 1236.07 feet to a 5/8 x 24 inch rebar set with a two-inch aluminum cap stamped P.L.S. 15352;

thence North 81°51'05" West a distance of 269.81 feet to a 5/8 x 24 inch rebar set with a two-inch aluminum cap stamped P.L.S. 15352;

thence South 73°49'14" West a distance of 268.24 feet to a 5/8 x 24 inch rebar set with a two-inch aluminum cap stamped P.L.S. 15352;

thence North 67°50'29" West a distance of 160.02 feet to a 5/8 x 24 inch rebar set with a two-inch aluminum cap stamped P.L.S. 15352;

thence North 3°53'55" West a distance of 277.17 feet to a 5/8 x 24 inch rebar set with a two-inch aluminum cap stamped P.L.S. 15352;

thence North 63°22'15" West a distance of 445.48 feet to a 5/8 x 24 inch rebar set with a two-inch aluminum cap stamped P.L.S. 15352;



*Thomas J. Wellard, PLS
Rodney Clark, PE*

Jentzsch-Kearl Farms Legal Description
Parcel 1, Page 2 of 2

thence North 29°39'44" West a distance of 43.49 feet to a 5/8 x 24 inch rebar set with a two-inch aluminum cap stamped P.L.S. 15352;

thence North 11°30'47" West a distance of 160.83 feet to a 5/8 x 24 inch rebar set with a two-inch aluminum cap stamped P.L.S. 15352;

thence North 7°17'13" East a distance of 129.24 feet to a 5/8 x 24 inch rebar set with a two-inch aluminum cap stamped P.L.S. 15352;

thence North 80°05'45" East a distance of 67.88 feet to a 5/8 x 24 inch rebar set with a two-inch aluminum cap stamped P.L.S. 15352;

thence South 59°57'52" East a distance of 617.23 feet to a 5/8 x 24 inch rebar set with a two-inch aluminum cap stamped P.L.S. 15352;

thence North 46°24'07" East a distance of 568.77 feet to a 5/8 x 24 inch rebar set with a two-inch aluminum cap stamped P.L.S. 15352;

thence North 87°47'07" East a distance of 204.66 feet to a 5/8 x 24 inch rebar set with a two-inch aluminum cap stamped P.L.S. 15352;

thence South 61°08'18" East a distance of 338.84 feet to a 5/8 x 24 inch rebar set with a two-inch aluminum cap stamped P.L.S. 15352;

thence South 18°43'46" West a distance of 414.84 feet to a 5/8 x 24 inch rebar set with a two-inch aluminum cap stamped P.L.S. 15352;

thence South 67°20'38" East a distance of 1289.96 feet to a point on the East boundary of the SE ¼ NE ¼, a 5/8 x 24 inch rebar set with a two-inch aluminum cap stamped P.L.S. 15352;

thence South 00°14'12" West along said East boundary a distance of 58.62 feet to the **POINT OF BEGINNING**, said parcel being 43.749 Acres more or less, and being subject to any and all easement and rights of way of record or implied.





IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

May 17, 2024

JK POTATOES LLC
20511 F ST
RUPERT ID 83350-9476

Re: Change in Ownership for Water Right No(s): 37-19839, 37-20344, 61-349, 61-353, 61-356, 61-357, 61-2242, 61-2243, 61-7231, 61-10117 & 61-10118

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.

The ownership of water right 61-11954 was not updated. The water right is not appurtenant to any of the land conveyed to JK Potatoes, LLC.

You requested that water right 37-19839 be split. After reviewing the conveyance documents, it was determined that 37-19839 did not need to be split. A refund will be issued for \$75.

The Department received two Notice of Change in Water Right Ownership requests. One request was received on April 3, 2024 and the other on May 13, 2024. Some of the water rights were duplicated. A refund of \$275 (this includes the \$75 from the water right that wasn't split) will be issued to TitleOne from the State Controllers Office within 10 days.

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) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: TitleOne, Water Districts 61F & 161

Idaho Department of Water Resources Receipt

Receipt ID: S040218

Payment Amount	\$350.00	Date Received	5/13/2024	Region	SOUTHERN
Payment Type	Check	Check Number	51476		
Payer	TITLEONE				
Comments	CHANGE OF OWNERSHIP FROM: PITCHFORK RANCH, LLC TO: JK POTATOES, LLC. (1) SPLIT WR#37-19839. (10) WR#S, 37-20344, ETC. DOCUMENT NUMBER: D6741				

Fee Details

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
\$100.00	OWNERSHIP CHANGES/SECURITY INTERESTS	64140	0229	21		1155
\$250.00	OWNERSHIP CHANGES/SECURITY INTERESTS	64140	0229	21		1155

Signature Line (Department Representative)

Please refund \$ 250. Water right 37-19839 was not split and all but 2 water rights were duplicated from an ownership change we received in April.

TITLEONE
211 W 13TH ST
BURLEY ID 83318

Thank you.

Jean

Hersley, Jean

From: Hersley, Jean
Sent: Friday, May 17, 2024 9:29 AM
To: IdwrPayable
Subject: Refunds for JK Potatoes
Attachments: TitleOne Jk Potatoes S040218.docx; Titleone- JK Potatoes S040151.docx

Please process the attached refunds to TitleOne for JK Potatoes. Thank you.



Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942



ID Dept. of Water Resources
650 Addison Ave. West
Twin Falls, ID 83301

RECEIVED
MAY 13 2024
DEPT. OF WATER RESOURCES
SOUTHERN REGION

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

Date: 05/10/2024

Escrow No. 23491042 JK Potatoes LLC/Pitchfork Ranch LLC

Dear Clerk:

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

- The original executed Notice of Change In Water Right Ownership
- A copy of the recorded Warranty Deed and Quitclaim Deeds
- TitleOne check no. 51476

Please make the necessary changes in the records to indicate the new Owner. Please send a receipted copy to this office.

Should you have any questions, please do not hesitate to contact Ashley Martinkus at the number listed above.

Best regards,
TITLEONE

Nancy Garrett
Ag Escrow Assistant

AR/nrg
Enc.
FedEx