

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED RECEIVED

JAN 21 2025

JAN 13 2025

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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?
17-7008A OK	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
17-7076 OK	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
17-7180 OK	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>

2. Previous Owner's Name: Joseph M. Caton and Mary M. Caton

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): 2-HBG, LLC

New owner(s) as listed on the conveyance document

Name connector and or

707 E 600 N
Mailing address

Rupert,
City

ID 83350
State Zip

Telephone

Email

- 4. If the water rights and/or adjudication claims were split, how did the division occur?
 The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
 The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

5. Date you acquired the water rights and/or claims listed above: _____

- 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 # 17-7008A

8. Signature: [Signature] Manager [Signature] December 30, 2024
Signature of new owner/claimant Title, if applicable Date
[Signature] Riggia Holmgren Gen. P.H.
Print name

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

For IDWR Office Use Only:

Received by SG Date 1-13-2025 Receipt No. 5040485 Receipt Amt. \$75

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 JB Processed by JB Date 3/5/2025

166932

Microfilm No. 166932
30 Day Dec 20 24
At 04 00 O'clock PM
Unwilling
Oneida Co. Recorder
Fee \$ 15.00 Deputy
Recorded at Request of
TitleOne - Burley



TitleOne
a title & escrow co

Order Number: 24523312

Warranty Deed

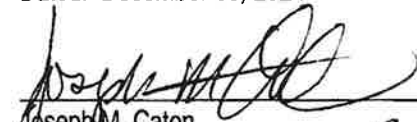
For Value Received,


Joseph M. Caton and Mary M. Caton, husband and wife, the Grantor, does hereby grant, bargain sell and convey unto, 2-HBG, LLC, an Idaho limited liability company, whose current address is 707 E 600 N, Rupert, ID 83350, the Grantee, the following described premises, in Oneida 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 successors 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.

Dated: December 30, 2024

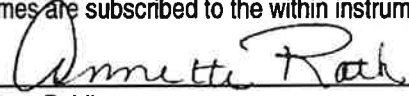


 Joseph M. Caton


 Mary M. Caton

State of Idaho, County of Twin Falls, ss.

On this 30 day of December in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Joseph M. Caton and Mary M. Caton, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.



 Notary Public
 Residing In: Rupert ID
 My Commission Expires: 8-4-2029
 (seal)



EXHIBIT A LEGAL DESCRIPTION OF THE PREMISES

PARCEL 1: (RP0100702)

Township 14 South, Range 30 East of the Boise Meridian, Oneida County, Idaho.
All of Section 33.

Excepting therefrom:

Beginning at a point on the North line of the County Road 25 feet North of the South Quarter corner of Section 33, Township 14 South, Range 30 East of the Boise meridian and running South 88°05' East along said line 461.6 feet; thence North 262.0 feet; thence North 88°05' West 461.6 feet; thence South 262.0 feet to the point of beginning.

Excepting therefrom:

A part of Section 33 of Township 14 South, Range 30 East of the Boise Meridian, Oneida County, State of Idaho.

Beginning at the South Quarter corner of Section 33 of Township 14 South, Range 30 East of the Boise Meridian by a US BLM pipe with cap; thence North 00°24'49" West (north rec.) for a distance of 288.98 feet to a 1/2" rebar at the Northwest corner of the Crippen property; thence North 00°24'49" West for a distance of 95.00 feet to a 1/2" rebar which shall be the point of beginning;
thence North 00°24'49" West for a distance of 440.56 feet to a 1/2" rebar;
thence North 45°22'35" East for a distance of 83.67 feet to a 1/2" rebar;
thence South 88°50'00" East for a distance of 292.33 feet to a 1/2" rebar;
thence South 23°32'37" West for a distance of 152.93 feet to a 1/2" rebar;
thence South 36°21'14" West for a distance of 279.44 feet to a 1/2" rebar;
thence South 21°47'42" West for a distance of 137.94 feet to a 1/2" rebar;
thence South 89°57'52" West for a distance of 70.70 feet to the point of beginning.

PARCEL 2: (RP0101601)

Township 15 South, Range 30 East of the Boise Meridian, Oneida County, Idaho.
Section 4: Lots 7,8,9, and 10

Excepting therefrom:

- included Parcel 4

Part of the NW 1/4 of Section 4 in Township 15 South, Range 30 East of the Boise Meridian, Oneida County, State of Idaho.

Beginning at the Northwest Corner of Section 4 in T.15 S., R.30 E., B.M. said corner marked by a U.S. GLO iron pipe with brass cap on top which shall be the Point of Beginning;

THENCE South 88 degrees 40 minutes 09 seconds East along the north line of Section 4 for a distance of 335.00 feet;

THENCE South 00 degrees 33 minutes 15 seconds East for a distance of 25.00 feet to 1/2" a rebar;

THENCE South 00 degrees 33 minutes 15 seconds East for a distance of 98.62 feet to a 1/2" rebar;

THENCE along a non-tangent curve to the left for a distance of 382.72 feet to a 1/2" rebar on the west line of Section 4, said curve having a radius of 1320.00 feet, a delta angle of 16 degrees 36 minutes 44 seconds, and a long chord bearing of South 60 degrees 50 minutes 15 seconds West for a distance of 381.38 feet;

THENCE North 00 degrees 33 minutes 15 seconds West along said section line for a distance of 317.25 feet to the Point Of Beginning.

Which said parcel is more accurately described as follows:

Part of the NW 1/4 of Section 4 in Township 15 South, Range 30 East of the Boise Meridian, Oneida County, State of Idaho.

Beginning at the Northwest Corner of Section 4 in T.15 S., R.30 E., B.M. said corner marked by a U.S. GLO iron pipe with brass cap on top; Thence South 88 degrees 40 minutes 09 seconds East along the north line of Section 4 for a distance of 335.00 feet to the Point of Beginning;

THENCE South 88 degrees 40 minutes 09 seconds East along said section line for a distance of 2312.30 feet to 5/8" rebar at the North 1/4 Corner of Section 4;

THENCE South 00 degrees 01 minutes 15 seconds East along the east line of the NW 1/4 for a distance of 2634.91 feet to a U.S. BLM aluminum pipe with cap on top;

THENCE North 88 degrees 57 minutes 39 seconds West along the south line of the NW 1/4 for a distance of 1311.02 feet to a U.S. BLM aluminum pipe with cap on top at the Southwest Corner of Gov't Lot 10;

THENCE North 88 degrees 56 minutes 50 seconds West along the south line of the NW 1/4 for a distance of 1311.35 feet to a U.S. GLO iron pipe at the West 1/4 Corner of Section 4;

THENCE North 00 degrees 33 minutes 15 seconds West along the west line of Section 4 for a distance of 2331.39 feet to a 1/2" rebar;

THENCE along a non-tangent curve to the right for a distance of 382.72 feet to a 1/2" rebar, said curve having a radius of 1320.00 feet, a delta angle of 16 degrees 36 minutes 44 seconds, and a long chord bearing of North 60 degrees 50 minutes 15 seconds East for a distance of 381.38 feet;

THENCE North 00 degrees 33 minutes 15 seconds West for a distance of 98.62 feet to a 1/2" rebar;

THENCE North 00 degrees 33 minutes 15 seconds West for a distance of 25.00 feet to the Point Of Beginning.

PARCEL 3: (RP0101802)

Part of the N1/2 of Section 5 in Township 15 South, Range 30 East of the Boise Meridian, Oneida County, State of Idaho.

Beginning at the East 1/4 Corner of Section 5 in T. 15 S., R.30 E., B.M. said corner marked by a U.S. G.L.O. iron pipe; Thence North 00 degrees 33 minutes 15 seconds West along the east line of Section 5 for a distance of 221.65 feet to a 1/2" rebar on the east side of Juniper Road which shall be the Point of Beginning;

THENCE North 46 degrees 35 minutes 39 seconds West along the East side of said road for a distance of 1353.59 feet to a 1/2" rebar;

THENCE North 00 degrees 33 minutes 15 seconds West for a distance of 936.30 feet to a 1/2" rebar;

THENCE North 84 degrees 12 minutes 34 seconds West for a distance of 605.33 feet to a 1/2" rebar;

THENCE South 00 degrees 15 minutes 22 seconds West for a distance of 182.80 feet to a 1/2" rebar;

THENCE South 81 degrees 56 minutes 27 seconds West for a distance of 219.59 feet to a 1/2" rebar on the East side of Juniper Road;
 THENCE North 51 degrees 58 minutes 26 seconds West along the East side of said road for a distance of 1196.62 feet to a 1/2" rebar;
 THENCE North 51 degrees 58 minutes 26 seconds West along the East side of said road for a distance of 68.04 feet to the North line of Section 5;
 THENCE South 88 degrees 38 minutes 07 seconds East along said section line for a distance of 144.58 feet to a 5/8" rebar at the North 1/4 Corner of Section 5;
 THENCE South 88 degrees 38 minutes 30 seconds East along the North line of Section 5 for a distance of 2641.87 feet to a U.S. G.L.O. iron pipe with brass cap at the Northeast Corner of Section 5;
 THENCE South 00 degrees 33 minutes 15 seconds East along the East line of Section 5 for a distance of 2426.99 feet to the Point of Beginning.

PARCEL 4:

Part of the NW 1/4 of Section 4 in Township 15 South, Range 30 East of the Boise Meridian, Oneida County, State of Idaho.
 Beginning at the Northwest Corner of Section 4 in T.15 S., R.30 E., B.M. said corner marked by a U.S. G.L.O iron pipe with brass cap on top which shall be the Point of Beginning;
 THENCE South 88 degrees 40 minutes 09 seconds East along the north line of Section 4 for a distance of 335.00 feet;
 THENCE South 00 degrees 33 minutes 15 seconds East for a distance of 25.00 feet to 1/2" a rebar;
 THENCE South 00 degrees 33 minutes 15 seconds East for a distance of 98.62 feet to a 1/2" rebar;
 THENCE along a non-tangent curve to the left for a distance of 382.72 feet to a 1/2" rebar on the west line of Section 4, said curve having a radius of 1320.00 feet, a delta angle of 16 degrees 36 minutes 44 seconds, and a long chord bearing of South 60 degrees 50 minutes 15 seconds West for a distance of 381.38 feet;
 THENCE North 00 degrees 33 minutes 15 seconds West along said section line for a distance of 317.25 feet to the Point Of Beginning.

PARCEL 5:

Part of the NE 1/4 of Section 5 in Township 15 South, Range 30 East of the Boise Meridian, Oneida County, State of Idaho.

Beginning at the East 1/4 Corner of Section 5 in Township 15 South, Range 30 East, Boise Meridian, said corner marked by a U.S. G.L.O. iron pipe;
 Thence North 00°33'15" West along the east line of Section 5 for a distance of 221.65 feet to a 1/2" rebar on the east side of Juniper Road; Thence North 46°35'39" West along the east side of said road for a distance of 1353.59 feet to a 1/2" rebar which shall be the Point of Beginning;

THENCE North 46°35'39" West along the east side of said road for a distance of 64.63 feet to a 1/2" rebar;
 THENCE North 46°32'25" West along the east side of said road for a distance of 1059.31 feet to a 1/2" rebar;
 THENCE North 51°58'26" West along the east side of said road for a distance of 17.35 feet to a 1/2" rebar;
 THENCE North 81°56'27" East for a distance of 219.59 feet to a 1/2" rebar;
 THENCE North 00°15'22" East for a distance of 182.80 feet to a 1/2" rebar;
 THENCE South 84°12'34" East for a distance of 605.33 feet to 1/2" rebar;
 THENCE South 00°33'15" East for a distance of 936.30 feet to the Point of Beginning.
 Part of the NE 1/4 Section 5 in Township 15 South, Range 30 East of the Boise Meridian, Oneida County, State of Idaho.

Subject to and together with an easement described as follows:

Part of the NE 1/4 of section 5 in Township 15 South, Range 30 East of the Boise Meridian, Oneida County, State of Idaho.

Beginning at the East 1/4 Corner of Section 5 in Township 15 South, Range 30 East, Boise Meridian said corner Marked by a U.S. G.L.O. iron pipe; Thence North 00°33'15" West along the east line of Section 5 for a distance of 221.65 feet to a 1/2" rebar on the east side of Juniper Road; Thence North 46°35'39" West along the east side of said road for a distance of 1418.22 feet to a 1/2" rebar; Thence North 46°32'25" West along the east side of said road for a distance of 1059.31 feet to a 1/2" rebar which shall be the Point of Beginning;

THENCE North 51°58'26" West along the east side of said road for a distance of 17.35 feet to a 1/2" rebar;
 THENCE North 51°58'26" West along the east side of said road for a distance of 17.35 feet;
 THENCE North 81°56'27" East for a distance of 220.82 feet;
 THENCE North 00°15'22" East for a distance of 708.85 feet to the north line of Section 5;
 THENCE South 88°38'30" East along said section line for a distance of 25.00 feet;
 THENCE South 00°15'22" West for a distance of 729.98 feet;
 THENCE South 81°56'27" West for a distance of 218.36 feet to the Point of Beginning.

Microfilm No. 167157
25 Day Feb 2025
At 02 20 O'clock PM
Shamir Dorius
Oneida Co. Recorder
Fee \$ 15.00 Deputy
Recorded at Request of
TitleOne - Burley

After recording, return to:

AgWest Farm Credit, PCA
1408 Pomerelle Ave, Ste B
Burley, ID 83318-2068

This document is recorded by
TitleOne as an accommodation
and has not been examined as to
its execution and effect.

QUITCLAIM DEED

GRANTOR, AgWest Farm Credit, PCA, successor in interest to Northwest Farm Credit Services, PCA, a federally chartered corporation, hereby conveys and quitclaims to 2-HBG, LLC, GRANTEE, all of Grantor's right, title and interest in the following described property:

Water Right No. 17-7180 issued by the State of Idaho, Department of Water Resources

which permits the appropriation of public waters in connection with the following described real property located in the County of Oneida, State of Idaho:

See **Exhibit A** attached hereto and made a part hereof

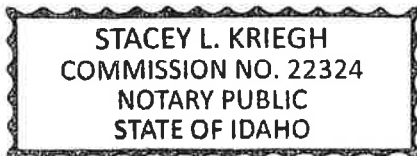
IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by Grantor's authorized agent this 25th day of February, 2025.

GRANTOR:
AgWest Farm Credit, PCA,

By: [Signature]
Authorized Agent

STATE OF Idaho)
County of Cassia) ss.

On this 25th day of February, 2025, before me personally appeared Bronson Larsen known to me to be an authorized agent of AgWest Farm Credit, PCA, that executed the within instrument, and acknowledged to me that such corporation executed the same as its free act and deed; and on oath stated that he/she was authorized to executed said instrument.



[Signature]
Printed Name Stacey L. Kriegh
Notary Public for the State of Idaho
Residing at Burley
My commission expires 01/01/2030

Exhibit A**PARCEL 1: (RP0100702)**

Township 14 South, Range 30 East of the Boise Meridian, Oneida County, Idaho.
All of Section 33.

Excepting therefrom:

Beginning at a point on the North line of the County Road 25 feet North of the South Quarter corner of Section 33, Township 14 South, Range 30 East of the Boise meridian and running South 88°05' East along said line 461.6 feet; thence North 262.0 feet; thence North 88°05' West 461.6 feet; thence South 262.0 feet to the point of beginning.

Excepting therefrom:

A part of Section 33 of Township 14 South, Range 30 East of the Boise Meridian, Oneida County, State of Idaho.

Beginning at the South Quarter corner of Section 33 of Township 14 South, Range 30 East of the Boise Meridian by a US BLM pipe with cap; thence North 00°24'49" West (north rec.) for a distance of 288.98 feet to a 1/2" rebar at the Northwest corner of the Crippen property; thence North 00°24'49" West for a distance of 95.00 feet to a 1/2" rebar which shall be the point of beginning; thence North 00°24'49" West for a distance of 440.56 feet to a 1/2" rebar; thence North 45°22'35" East for a distance of 83.67 feet to a 1/2" rebar; thence South 88°50'00" East for a distance of 292.33 feet to a 1/2" rebar; thence South 23°32'37" West for a distance of 152.93 feet to a 1/2" rebar; thence South 36°21'14" West for a distance of 279.44 feet to a 1/2" rebar; thence South 21°47'42" West for a distance of 137.94 feet to a 1/2" rebar; thence South 89°57'52" West for a distance of 70.70 feet to the point of beginning.

PARCEL 2: (RP0101601)

Township 15 South, Range 30 East of the Boise Meridian, Oneida County, Idaho.
Section 4: Lots 7,8,9, and 10

Excepting therefrom:

Part of the NW 1/4 of Section 4 in Township 15 South, Range 30 East of the Boise Meridian, Oneida County, State of Idaho.

Beginning at the Northwest Corner of Section 4 in T.15 S., R.30 E., B.M. said corner marked by a U.S. GLO iron pipe with brass cap on top which shall be the Point of Beginning;

THENCE South 88 degrees 40 minutes 09 seconds East along the north line of Section 4 for a distance of 335.00 feet;

THENCE South 00 degrees 33 minutes 15 seconds East for a distance of 25.00 feet to 1/2" a rebar;

THENCE South 00 degrees 33 minutes 15 seconds East for a distance of 98.62 feet to a 1/2" rebar;

THENCE along a non-tangent curve to the left for a distance of 382.72 feet to a 1/2" rebar on the west line of Section 4, said curve having a radius of 1320.00 feet, a delta angle of 16 degrees 36 minutes 44 seconds, and a long chord bearing of South 60 degrees 50 minutes 15 seconds West for a distance of 381.38 feet;

THENCE North 00 degrees 33 minutes 15 seconds West along said section line for a distance of 317.25 feet to the Point Of Beginning.

Which said parcel is more accurately described as follows:

Part of the NW 1/4 of Section 4 in Township 15 South, Range 30 East of the Boise Meridian, Oneida County, State of Idaho.

Beginning at the Northwest Corner of Section 4 in T.15 S., R.30 E., B.M. said corner marked by a U.S. GLO iron pipe with brass cap on top; Thence South 88 degrees 40 minutes 09 seconds East along the north line of Section 4 for a distance of 335.00 feet to the Point of Beginning;

THENCE South 88 degrees 40 minutes 09 seconds East along said section line for a distance of 2312.30 feet to 5/8" rebar at the North 1/4 Corner of Section 4;

THENCE South 00 degrees 01 minutes 15 seconds East along the east line of the NW 1/4 for a distance of 2634.91 feet to a U.S. BLM aluminum pipe with cap on top;

THENCE North 88 degrees 57 minutes 39 seconds West along the south line of the NW1/4 for a distance of 1311.02 feet to a U.S. BLM aluminum pipe with cap on top at the Southwest Corner of Gov't Lot 10;

THENCE North 88 degrees 56 minutes 50 seconds West along the south line of the NW 1/4 for a distance of 1311.35 feet to a U.S. GLO iron pipe at the West 1/4 Corner of Section 4;

THENCE North 00 degrees 33 minutes 15 seconds West along the west line of Section 4 for a distance of 2331.39 feet to a 1/2" rebar;

THENCE along a non-tangent curve to the right for a distance of 382.72 feet to a 1/2" rebar, said curve having a radius of 1320.00 feet, a delta angle of 16 degrees 36 minutes 44 seconds, and a long chord bearing of North 60 degrees 50 minutes 15 seconds East for a distance of 381.38 feet;

THENCE North 00 degrees 33 minutes 15 seconds West for a distance of 98.62 feet to a 1/2" rebar;

THENCE North 00 degrees 33 minutes 15 seconds West for a distance of 25.00 feet to the Point Of Beginning.

PARCEL 3: (RP0101802)

Part of the N1/2 of Section 5 in Township 15 South, Range 30 East of the Boise Meridian, Oneida County, State of Idaho.

Beginning at the East 1/4 Corner of Section 5 in T. 15 S., R.30 E., B.M. said corner marked by a U.S. G.L.O. iron pipe; Thence North 00 degrees 33 minutes 15 seconds West along the east line of Section 5 for a distance of 221.65 feet to a 1/2" rebar on the east side of Juniper Road which shall be the Point of Beginning;

THENCE North 46 degrees 35 minutes 39 seconds West along the East side of said road for a distance of 1353.59 feet to a 1/2" rebar;

THENCE North 00 degrees 33 minutes 15 seconds West for a distance of 936.30 feet to a 1/2" rebar;

THENCE North 84 degrees 12 minutes 34 seconds West for a distance of 605.33 feet to a 1/2" rebar;

THENCE South 00 degrees 15 minutes 22 seconds West for a distance of 182.80 feet to a 1/2" rebar;

THENCE South 81 degrees 56 minutes 27 seconds West for a distance of 219.59 feet to a 1/2" rebar on the East side of Juniper Road;

THENCE North 51 degrees 58 minutes 26 seconds West along the East side of said road for a distance of 1196.62 feet to a 1/2" rebar;

THENCE North 51 degrees 58 minutes 26 seconds West along the East side of said road for a distance of 68.04 feet to the North line of Section 5;

THENCE South 88 degrees 38 minutes 07 seconds East along said section line for a distance of 144.58 feet to a 5/8" rebar at the North 1/4 Corner of Section 5;

THENCE South 88 degrees 38 minutes 30 seconds East along the North line of Section 5 for a distance of 2641.87 feet to a U.S. G.L.O. iron pipe with brass cap at the Northeast Corner of Section 5;

THENCE South 00 degrees 33 minutes 15 seconds East along the East line of Section 5 for a distance of 2426.99 feet to the Point of Beginning.

PARCEL 4:

Part of the NW 1/4 of Section 4 in Township 15 South, Range 30 East of the Boise Meridian, Oneida County, State of Idaho.

Beginning at the Northwest Corner of Section 4 in T.15 S., R.30 E., B.M. said corner marked by a U.S. GLO iron pipe with brass cap on top which shall be the Point of Beginning;

THENCE South 88 degrees 40 minutes 09 seconds East along the north line of Section 4 for a distance of 335.00 feet;

THENCE South 00 degrees 33 minutes 15 seconds East for a distance of 25.00 feet to 1/2" a rebar;

THENCE South 00 degrees 33 minutes 15 seconds East for a distance of 98.62 feet to a 1/2" rebar;

THENCE along a non-tangent curve to the left for a distance of 382.72 feet to a 1/2" rebar on the west line of Section 4, said curve having a radius of 1320.00 feet, a delta angle of 16 degrees 36 minutes 44 seconds, and a long chord bearing of South 60 degrees 50 minutes 15 seconds West for a distance of 381.38 feet;

THENCE North 00 degrees 33 minutes 15 seconds West along said section line for a distance of 317.25 feet to the Point Of Beginning.

PARCEL 5:

Part of the NE1/4 of Section 5 in Township 15 South, Range 30 East of the Boise Meridian, Oneida County, State of Idaho.

Beginning at the East 1/4 Corner of Section 5 in Township 15 South, Range 30 East, Boise Meridian, said corner marked by a U.S. G.L.O. iron pipe;

Thence North 00°33'15" West along the east line of Section 5 for a distance of 221.65 feet to a 1/2" rebar on the east side of Juniper Road; Thence North 46°35'39" West along the east side of said road for a distance of 1353.59 feet to a 1/2" rebar which shall be the Point of Beginning;

THENCE North 46°35'39" West along the east side of said road for a distance of 64.63 feet to a 1/2" rebar;

THENCE North 46°32'25" West along the east side of said road for a distance of 1059.31 feet to a 1/2" rebar;

THENCE North 51°58'26" West along the east side of said road for a distance of 17,35 feet to a 1/2" rebar;

THENCE North 81°56'27" East for a distance of 219.59 feet to a 1/2" rebar;

THENCE North 00°15'22" East for a distance of 182.80 feet to a 1/2" rebar;

THENCE South 84°12'34" East for a distance of 605.33 feet to 1/2" rebar;

THENCE South 00°33'15" East for a distance of 936.30 feet to the Point of Beginning.

Part of the NE1/4 Section 5 in Township 15 South, Range 30 East of the Boise Meridian, Oneida County, State of Idaho.

Subject to and together with an easement described as follows:

Part of the NE¼ of section 5 in Township 15 South, Range 30 East of the Boise Meridian, Oneida County, State of Idaho.

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THENCE North 51°58'26" West along the east side of said road for a distance of 17.35 feet to a 1/2" rebar;

THENCE North 51°58'26" West along the east side of said road for a distance of 17.35 feet;

THENCE North 81°56'27" East for a distance of 220.82 feet;

THENCE North 00°15'22" East for a distance of 708.85 feet to the north line of Section 5;

THENCE South 88°38'30" East along said section line for a distance of 25.00 feet;

THENCE South 00°15'22" West for a distance of 729.98 feet;

THENCE South 81°56'27" West for a distance of 218.36 feet to the Point of Beginning.



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

Idaho Department of Water Resources
650 Addison Avenue West
Suite 500
Twin Falls, ID 83301

RECEIVED

JAN 13 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGION

Date: January 10, 2025

Escrow No. 24523312

Greetings,

Enclosed please find the following:

- TitleOne check No. 55548 in the amount of \$75.00
- Original executed Notice of Change in Water Right Ownership
- Copy of original executed Warranty Deed recorded on 12/30/24 as Instrument No. 166932, records of Oneida Co., ID

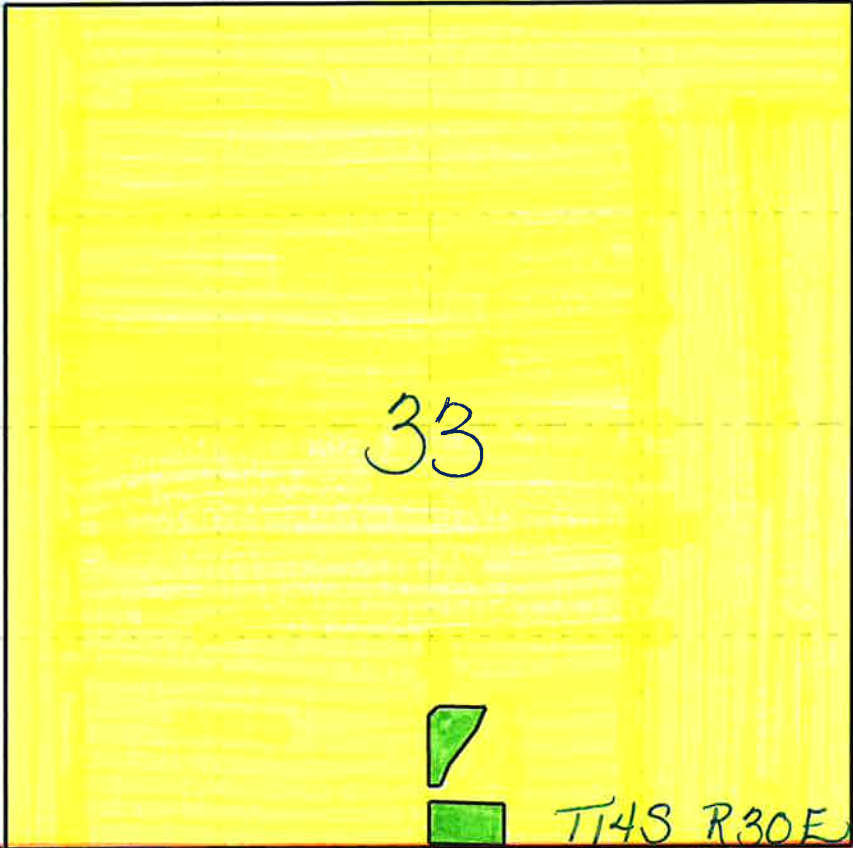
Please make the necessary changes to reflect new ownership and send a receipted copy to TitleOne, P.O. Box 177 Burley, ID 83318. Please feel free to contact us at the number above should you have any questions.

Best Regards,
TITLEONE

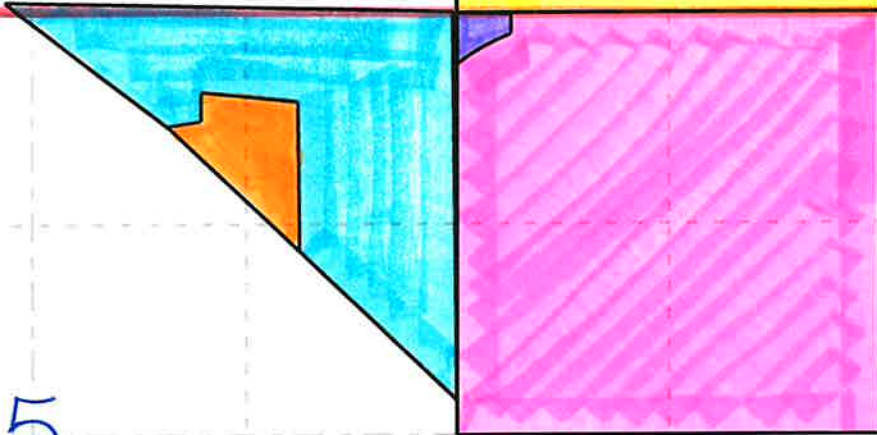
Balvina Castaneda
Delivery Specialist

AR/bc
Enc.
Fedex

Parcel 1
 Parcel 1 Exceptions
 Parcel 2
 Parcel 2 Exception
 Parcel 3
 Parcel 4
 Parcel 5



T14S R30E
 T15S R30E



166932 Joseph M Caton & Mary M Caton TO & HBG LLC

1/22/2025

Scale: 1 inch = 1200 feet

File:

- Tract 1: 640.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=21120 ft.
- Tract 2: 2.7748 Acres (120872 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1447 ft.
- Tract 3: 2.3726 Acres (103352 Sq. Feet), Closure: n47.3459e 0.01 ft. (1/164543), Perimeter=1458 ft.
- Tract 4: 160.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=10560 ft.
- Tract 5: 1.6134 Acres (70282 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/795720), Perimeter=1159 ft.
- Tract 6: 64.1781 Acres, Closure: n27.0228w 0.01 ft. (1/986639), Perimeter=9776 ft.
- Tract 7: 9.9864 Acres (435007 Sq. Feet), Closure: n43.2238w 0.01 ft. (1/381963), Perimeter=3085 ft.

Tract Data and Deed Calls

Tract 01: 640.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=21120 ft.
Tract 02: 2.7748 Acres (120872 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1447 ft.
Tract 03: 2.3726 Acres (103352 Sq. Feet), Closure: n47.3459e 0.01 ft. (1/164543), Perimeter=1458 ft.
Tract 04: 160.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=10560 ft.
Tract 05: 1.6134 Acres (70282 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/795720), Perimeter=1159 ft.
Tract 06: 64.1781 Acres, Closure: n27.0228w 0.01 ft. (1/986639), Perimeter=9776 ft.
Tract 07: 9.9864 Acres (435007 Sq. Feet), Closure: n43.2238w 0.01 ft. (1/381963), Perimeter=3085 ft.
Tract 07: 9.9864 Acres (435007 Sq. Feet), Closure: n43.2238w 0.01 ft. (1/381963), Perimeter=3085 ft.

1: /ne,33,14s,30e
2: s0w 5280.00
3: s90w 5280.00
4: n0e 5280.00
5: n90e 5280.00
6: @0
7: /se,sw,33,14s,30e
8: /n00e 25
9: s88.05e 461.6
10: n00e 262.0
11: n88.05w 461.6
12: s00e 262.0
13: @0
14: /se,sw,33,14s,30e
15: /n00.2449w 288.98
16: /n00.2449w 95.00
17: n00.2449w 440.56
18: n45.2235e 83.67
19: s88.5000e 292.33
20: s23.3237w 152.93
21: s36.2114w 279.44
22: s21.4742w 137.94
23: s89.5752w 70.70
24: @0
25: /ne,nw,4,15s,30e
26: s0w 2640.00
27: s90w 2640.00
28: n0e 2640.00
29: n90e 2640.00
30: @0
31: /nw,4,15s,30e
32: s88.4009e 335.00
33: s00.3315e 25.00
34: s00.3315e 98.62
35: curve left radius 1320 arc 382.72 delta 16.3644 chord s60.5015w 381.38
36: n00.3315w 317.25
37: @0
38: /se,ne,5,15s,30e
39: /n00.3315w 221.65
40: n46.3539w 1353.59
41: n00.3315w 936.30
42: n84.1234w 605.33
43: s00.1522w 182.80
44: s81.5627w 219.59
45: n51.5826w 1196.62
46: n51.5826w 68.04
47: s88.3807e 144.58
48: s88.3830e 2641.87
49: s00.3315e 2426.99
50: @0
51: /ne,se,5,15s,30e
52: /n00.3315w 221.65
53: /n46.3539w 1353.59

Tract Data and Deed Calls

54: n46.3539w 64.63
55: n46.3225w 1059.31
56: n51.5826w 17.35
57: n81.5627e 219.59
58: n00.1522e 182.80
59: s84.1234e 605.33
60: s00.3315e 936.30

**IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report**

1/22/2025

Water Right 17-7008A

Owner Type **Name and Address**
 Current Owner JOSEPH M CATON
 2165 S 37300 W
 MALTA, ID 83342-8697
 (209) 993-4533

Current Owner MARY M CATON
 2165 S 37300 W
 MALTA, ID 83342-8697
 (209) 993-4533

Priority Date: 9/15/1970

Basis: License

Status: Active

Source
 GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	4/01	10/31	4.010 CFS	794.5 AF
STOCKWATER	1/01	12/31	0.020 CFS	0.1 AF
	<u>Total Diversion</u>		4.010 CFS	794.6 AF

Source and Point(s) of Diversion:

GROUND WATER NWNE Sec. 5, Twp 15S, Rge 30E, ONEIDA County

Place Of Use:

IRRIGATION within ONEIDA County

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
15S	30E	4					39.0	39.0	39.0	40.0									157.0
15S	30E	5	36.0	18.0		16.0													70.0
POU Total Acres: 227.0																			

STOCKWATER within ONEIDA County

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
15S	30E	5			X														

Conditions of Approval:

1. 001 A measuring device of a type approved by the Department shall be permanently installed and maintained as part of the diverting works.



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

March 05, 2025

2 HBG LLC
707 E 600 N
RUPERT ID 83350-9466

Re: Change in Ownership for Water Right No(s): 17-7008A, 17-7076, 17-7180

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 497-3787.

Sincerely,

Jonie Baily
Technical Records Specialist 1

Enclosure(s)

cc: AgWest Farm Credit FLCA



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

January 22, 2025

2 HBG LLC
707 E 600 N
RUPERT ID 83350

RE: Change in Ownership Water Right No. 17-7008A, 17-7076, 17-7180

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership. The department has sufficient evidence to update 17-7008A, 17-7076, however additional information is required to update 17-7180.

Our review of your notice indicates that additional information is required before we can process the change. The information required is indicated below:

**** **Evidence of Ownership:** The current owners as listed on 17-7180 is Joseph M Caton and Mary M Caton and Northwest Farm Credit Services PCA. This is because of an Assignment of Permit from Joseph M Caton and Mary M Caton to Joseph M Caton and Mary M Caton and Northwest Farm Credit Services PCA filed in 2022 (copy attached). In order to update the ownership a quit claim deed or other legal document is required releasing Northwest Farm Credit Services PCA ownership.

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

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Baily
Technical Records Specialist

cc: NORTHWEST FARM CREDIT SERVICES PCA

SCANNED
JAN 22 2025