

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
MAY 06 2024
DEPT. OF WATER RESOURCES
SOUTHERN REGION

Notice of Security Interest in a Water Right
and a request to be notified of a change in ownership or any proposed
or final action to amend, transfer, or otherwise modify the water right(s)

Attach pages with additional information. Incomplete forms will be returned.

1.	Water Right/Claim No.	Water Right/Claim No.	Water Right/Claim No.	Water Right/Claim No.
	45-682			

2. The following **REQUIRED** information must be submitted with this form:

A) Evidence of the security interest. This may be a copy of a **DEED of TRUST, MORTGAGE, CONTRACT OF SALE** or other legal document indicating your interest in the property and water rights or claims in question, **WITH ATTACHED LEGAL DESCRIPTION**.

B) A **FEE of \$25.00** per water right or adjudication claim.

3. Name and Mailing Address of Person or Company Holding Security Interest

United States of America Acting Thru Farm Service Agency

98C S 200 W

Rupert, ID 83350

Phone 208 436-4777

Email april.bryngelson@usda.gov

4. Name of Water Right Owner/Claimant(s)

Bryce Martin Adams

5. Expiration Date of Notification Period

4/30/2064

6. Is this a Renewal of Request for Notification?

☐ YES

☒ NO

7. Signature(s) of Security Interest Holder(s)

A. P. B.
Farm Loan Manager

Title, if applicable

For Office Use Only

Received by A. SKINNER

Date 5/6/2024

Receipt No. 5040206

Fee \$25.00

Processed by AJ

Date

WR dm

Date

5-21-2025

RETURNED

This Mortgage is junior and subordinate to only that mortgage executed by Bryce Martin Adams and Keisha Gay Adams and delivered to Ryan C. Hawker and Christy A. Hawker, dated 05/01/2024 and recorded as Instrument No. 2024001498.

CASSIA COUNTY
RECORDED FOR:
TITLEONE - BURLEY
09:58:09 AM 05-01-2024
2024-001499
NO. PAGES: 8 FEE: \$45.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: EV
Electronically Recorded by Simplifile

THIS MORTGAGE IS TO BE FILED AND INDEXED NOT ONLY AS A MORTGAGE, BUT ALSO AS A FIXTURE FILING

FSA-2029 ID
(05-04-18)

Position 5
Form Approved – OMB No. 0560-0237
(See Page 7 for Privacy Act and Paperwork Reduction Act Statements)

UNITED STATES DEPARTMENT OF AGRICULTURE
Farm Service Agency

MORTGAGE FOR IDAHO

THIS MORTGAGE ("instrument") is made on April 30, 20 24. The mortgagor is BRYCE MARTIN ADAMS AND KEISHA GAY ADAMS*, HUSBAND AND WIFE
("Borrower") whose mailing address is 2030 S 00 E OAKLEY, ID 83346
This instrument is given to the United States of America, acting
through the Farm Service Agency, United States Department of Agriculture ("Government") located at 98C S 200 W RUPERT, ID 83350-9133

This instrument secures the following promissory notes, assumption agreements, and/or shared appreciation agreements (collectively called "note"), which have been executed or assumed by the Borrower unless otherwise noted, are payable to the Government, and authorize acceleration of the entire debt upon any default:

<u>Date of Instrument</u>	<u>Principal Amount</u>	<u>Annual Rate of Interest</u>	<u>Due Date of Final Installment</u>
APRIL 30, 2024		5.250%	APRIL 30, 2064

(The interest rate for any limited resource farm ownership or limited resource operating loans secured by this instrument may be increased as provided in Government regulations and the note.)

By execution of this instrument, Borrower acknowledges receipt of all of the proceeds of the loan or loans evidenced by the above note.

This instrument secures to the Government: (1) payment of the note and all extensions, renewals, and modifications thereof; (2) recapture of any amount due under any Shared Appreciation Agreement entered into pursuant to 7 U.S.C. § 2001; (3) payment of all advances and expenditures, with interest, made by the Government; and (4) the obligations and covenants of Borrower set forth in this instrument, the note, and any other loan agreements.

In consideration of any loan made by the Government pursuant to the Consolidated Farm and Rural Development Act, 7 U.S.C. § 1921 *et. seq.* as evidenced by the note, Borrower irrevocably mortgages, grants and conveys to the Government the following described property situated in the State of Idaho, County or Counties of CASSIA

See attached Exhibit A for legal description.

together with all rights (including the rights to mining products, gravel, oil, gas, coal or other minerals), interests, easements, fixtures, hereditaments, appurtenances, and improvements now or later attached thereto, the rents, issues and profits thereof, revenues and

Initial BA YA date 4-30-24

FSA-2029 ID (05-04-18) Page 1 of 7

income therefrom, all water, water rights, and water stock pertaining thereto, and all payments at any time owing to Borrower by virtue of any sale, lease, transfer, or condemnation of any part thereof or interest therein (collectively called "the property"). This instrument constitutes a security agreement and financing statement under the Uniform Commercial Code and creates a security interest in all items which may be deemed to be personal property, including but not limited to proceeds and accessions that are now or hereafter included in, affixed, or attached to "the property."

Borrower COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the property and that the property is unencumbered, except for encumbrances of record. Borrower warrants and will defend the title to the property against all claims and demands, subject to any encumbrances of record.

This instrument combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform mortgage covering real property.

UNIFORM COVENANTS. Borrower COVENANTS AND AGREES as follows:

1. **Payment.** Borrower shall pay promptly when due any indebtedness to the Government secured by this instrument.
2. **Fees.** Borrower shall pay to the Government such fees and other charges that may now or later be required by Government regulations.
3. **Application of payments.** Unless applicable law or Government's regulations provide otherwise, all payments received by the Government shall be applied in the following order of priority: (a) to advances made under this instrument; (b) to accrued interest due under the note; (c) to principal due under the note; (d) to late charges and other fees and charges.
4. **Taxes, liens, etc.** Borrower shall pay when due all taxes, liens, judgments, encumbrances, and assessments lawfully attaching to or assessed against the property and promptly deliver to the Government without demand receipts evidencing such payments.
5. **Assignment.** Borrower grants and assigns as additional security all the rights, title and interest in: (a) the proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or taking by eminent domain or otherwise of any part of the property, or for conveyance in lieu of condemnation; (b) all bonuses, rentals, royalties, damages, delay rentals and income that may be due or become due and payable to the Borrower or Borrower's assigns under any existing or future oil, gas, mining or mineral lease covering any portion of the property; and (c) all rents, issues, profits, income and receipts from the property and from all existing or future leases, subleases, licenses, guaranties and any other agreements for the use and occupancy of any portion of the property, including any extensions, renewals, modifications or substitutions of such agreements. Borrower warrants the validity and enforceability of this assignment.

Borrower authorizes and directs payment of such money to the Government until the debt secured by this instrument is paid in full. Such money may, at the option of the Government, be applied on the debt whether due or not. The Government shall not be obligated to collect such money, but shall be responsible only for amounts received by the Government. In the event any item so assigned is determined to be personal property, this instrument will also be regarded as a security agreement.

Borrower will promptly provide the Government with copies of all existing and future leases. Borrower warrants that as of the date of executing this instrument no default exists under existing leases. Borrower agrees to maintain, and to require the tenants to comply with, the leases and any applicable law. Borrower will obtain the Government's written authorization before Borrower consents to sublet, modify, cancel, or otherwise alter the leases, or to assign, compromise, or encumber the leases or any future rents. Borrower will hold the Government harmless and indemnify the Government for any and all liability, loss or damage that the Government may incur as a consequence of this assignment.

6. **Insurance.** Borrower shall keep the property insured as required by and under insurance policies approved by the Government and, at its request, deliver such policies to the Government. If property is located in a designated flood hazard area, Borrower also shall keep property insured as required by 42 U.S.C. § 4001 *et. seq.* and Government regulations. All insurance policies and renewals shall include a standard mortgagee clause.

7. **Advances by Government.** The Government may at any time pay any other amounts required by this instrument to be paid by Borrower and not paid by Borrower when due, as well as any cost for the preservation, protection, or enforcement of this lien, as advances for the account of Borrower. Advances shall include, but not be limited to, advances for payments of real property taxes, special assessments, prior liens, hazard insurance premiums, and costs of repair, maintenance, and improvements. All such advances shall bear interest at the same rate as the note which has the highest interest rate. All such advances, with interest, shall be immediately due and payable by Borrower to the Government without demand. No such advance by the Government shall relieve Borrower from breach of Borrower's covenant to pay. Any payment made by Borrower may be applied on the note or any secured debt to the Government, in any order the Government determines.

8. **Protection of lien.** Borrower shall pay or reimburse the Government for expenses reasonably necessary or incidental to the protection of the lien and its priority and the enforcement or compliance with this instrument and the note. Such expenses include, but are not limited to: costs of evidence of title to, and survey of, the property, costs of recording this and other instruments, attorneys' fees, trustees' fees, court costs, and expenses of advertising, selling, and conveying the property.

9. **Authorized purposes.** Borrower shall use the loan evidenced by the note solely for purposes authorized by the Government.

Initial BK KA date 4-30-24

FSA-2029 ID (05-04-18) Page 2 of 7

2024-001499

10. **Repair and operation of property.** Borrower shall: (a) maintain improvements in good repair; (b) make repairs required by the Government; (c) comply with all farm conservation practices and farm management plans required by the Government; and (d) operate the property in a good and husbandlike manner. Borrower shall not (e) abandon the property; (f) cause or permit waste, lessening or impairment of the property; or (g) cut, remove, or lease any timber, gravel, oil, gas, coal, or other minerals without the written consent of the Government, except as necessary for ordinary domestic purposes.

11. **Legal compliance.** Borrower shall comply with all laws, ordinances, and regulations affecting the property.

12. **Transfer or encumbrance of property.** Except as provided by Government regulations, the Borrower shall not lease, assign, sell, transfer, or encumber, voluntarily or otherwise, any of the property without the written consent of the Government. The Government may grant consents, partial releases, subordinations, and satisfactions in accordance with Government regulations.

13. **Inspection.** At all reasonable times the Government may inspect the property to ascertain whether the covenants and agreements contained in this instrument are being performed.

14. **Hazardous substances.** Borrower shall not cause or permit the presence, use, disposal, storage, or release of any hazardous substances on or in the property. The preceding sentence shall not apply to the presence, use, or storage on the property of small quantities of hazardous substances that are generally recognized to be appropriate to normal use and maintenance of the property. Borrower covenants that Borrower has made full disclosure of any such known, existing hazardous conditions affecting the property. Borrower shall not do, nor allow anyone else to do, anything affecting the property that is in violation of any Federal, state, or local environmental law or regulation. Borrower shall promptly give the Government written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the property and any hazardous substance or environmental law or regulation of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any hazardous substance affecting the property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with applicable environmental law and regulations. As used in this paragraph, "hazardous substances" are those substances defined as toxic or hazardous substances by environmental law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph, "environmental law" means Federal laws and regulations and laws and regulations of the jurisdiction where the property is located that relate to health, safety or environmental protection.

15. **Adjustment; release; waiver; forbearance.** In accordance with Government regulations, the Government may (a) adjust the interest rate, payment, terms or balance due on the loan, (b) increase the mortgage by an amount equal to deferred interest on the outstanding principal balance, (c) extend or defer the maturity of, and renew and reschedule the payments on the note, (d) release any party who is liable under the note from liability to the Government, (e) release portions of the property and subordinate its lien, and (f) waive any other of its rights under this instrument. Any and all of this can and will be done without affecting the lien or the priority of this instrument or Borrower's liability to the Government for payment of the note secured by this instrument unless the Government provides otherwise in writing. HOWEVER, any forbearance by the Government - whether once or often - in exercising any right or remedy under this instrument, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

16. **Graduation.** If the Government determines that Borrower may be able to obtain a loan from a responsible cooperative or private credit source at reasonable rates and terms for loans for similar purposes and periods of time, Borrower will, upon the Government's request, apply for and accept such a loan in sufficient amount to pay the note secured by this instrument and to pay for stock necessary to be purchased in a cooperative lending agency in connection with such loan.

17. **Forfeiture.** Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in the Government's good faith judgment could result in forfeiture of the property or otherwise materially impair the lien created by this instrument or the Government's security interest. Borrower may cure such default by causing the action or proceeding to be dismissed with a ruling that precludes forfeiture of the Borrower's interest in the property or other material impairment of the lien created by this security instrument or the Government's security interest.

18. **False statement.** Borrower also shall be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to the Government (or failed to provide the Government with any material information) in connection with the loan evidenced by the note.

19. **Cross collateralization.** Default under this instrument shall constitute default under any other security instrument held by the Government and executed or assumed by Borrower. Default under any other such security instrument shall constitute default under this instrument.

20. **Highly erodible land; wetlands.** Any loan secured by this instrument will be in default if Borrower uses any loan proceeds for a purpose that will contribute to excessive erosion of highly erodible land or to the conversion of wetlands to produce an agricultural commodity as provided in 7 C.F.R. part 1940, subpart G, or any successor Government regulation.

21. **Non-discrimination.** If any part of the loan for which this instrument is given shall be used to finance the purchase, construction or repair of property to be used as an owner-occupied dwelling (herein called "the dwelling") and if Borrower intends to sell or rent the dwelling and has obtained the Government's consent to do so (a) neither Borrower nor anyone authorized to act for Borrower will, after receipt of a bona fide offer, refuse to negotiate for the sale or rental of the dwelling or will otherwise make unavailable or deny the dwelling to anyone because of race, color, religion, sex, national origin, disability, familial status or age, and (b) Borrower recognizes as illegal and hereby disclaims, and will not comply with or attempt to enforce any restrictive covenants on the dwelling relating to race, color, religion, sex, national origin, disability, familial status or age.

Initial BA KA date 4-30-24

22. **Notices.** Notices given under this instrument shall be sent by certified mail unless otherwise required by law. Such notices shall be addressed, unless and until some other address is designated in a notice, in the case of the Government to the State Executive Director of the Farm Service Agency at the mailing address shown above, and in the case of Borrower at the address shown in the Government's Finance Office records (which normally will be the same as the mailing address shown above).

23. **Governing law; severability.** This instrument shall be governed by Federal law. If any provision of this instrument or the note or its application to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this instrument or the note which can be given effect without the invalid provision or application. The provisions of this instrument are severable. This instrument shall be subject to the present regulations of the Government, and to its future regulations not inconsistent with the express provisions hereof. All powers and agencies granted in this instrument are coupled with an interest and are irrevocable by death or otherwise; and the rights and remedies provided in this instrument are cumulative to remedies provided by law.

24. **Successors and assigns; joint and several covenants.** The covenants and agreements of this instrument shall bind and benefit the successors and assigns of Government and Borrower. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this instrument but does not execute the note: (a) is co-signing this instrument only to mortgage, grant and convey that Borrower's interest in the property under this instrument; (b) is not personally obligated to pay the sums secured by this instrument; and (c) agrees that the Government and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this instrument or the note without that Borrower's consent.

25. **No merger.** If this instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the property, the leasehold and the fee title shall not merge unless the Government agrees to the merger in writing. If the property is conveyed to the Government, title shall not merge (unless the Government elects otherwise) and the lien provided under this instrument shall not be affected by such conveyance.

26. **Time is of the essence.** Time is of the essence in the Borrower's performance of all duties and obligations under this instrument.

NON-UNIFORM COVENANTS. Borrower further COVENANTS AND AGREES as follows:

27. **Default; death; incompetency; bankruptcy.** Should default occur in the performance or discharge of any obligation in this instrument or secured by this instrument, or should the Borrower die or be declared incompetent, or should the Borrower be discharged in bankruptcy or declared an insolvent or make an assignment for the benefit of creditors, the Government, at its option, with or without notice, may: (a) declare the entire amount unpaid under the note and any debt to the Government hereby secured immediately due and payable, (b) for the account of Borrower incur and pay reasonable expenses for repair or maintenance of, and take possession of, operate or rent the property, (c) upon application by it and production of this instrument, without other evidence and without notice of hearing of said application, have a receiver appointed for the property, with the usual powers of receivers in like cases, (d) foreclose this instrument and sell the property as prescribed by law, and (e) enforce any and all other rights and remedies provided herein or by present or future law.

28. **Assignment of lease and rents.** Borrower agrees that the assignment of leases and rents in this instrument is immediately effective on the recording of this instrument. Upon default, the Borrower will receive any rents in trust for the Government, and Borrower will not commingle the rents with any other funds. Any amounts collected shall be applied at the Government's discretion first to costs of managing, protecting and preserving the property, and to any other necessary related expenses. Any remaining amounts shall be applied to reduce the debt evidenced by the note. Borrower agrees that the Government may demand that Borrower and Borrower's tenants pay all rents due or to become due directly to the Government if the Borrower defaults and the Government notifies Borrower of the default. Upon such notice, Borrower will endorse and deliver to the Government any payments of rents. If the Borrower becomes subject to a bankruptcy, then Borrower agrees that the Government is entitled to receive relief from the automatic stay in bankruptcy for the purpose of enforcing this assignment.

29. **Application of foreclosure proceeds.** The proceeds of foreclosure sale shall be applied in the following order to the payment of: (a) costs and expenses incident to enforcing or complying with this instrument, (b) any prior liens required by law or a competent court to be so paid, (c) the debt evidenced by the note and all other debt to the Government secured by this instrument, (d) inferior liens of record required by law or a competent court to be so paid, (e) at the Government's option, any other debt of Borrower to the Government, and (f) any balance to Borrower. If the Government is the successful bidder at foreclosure or other sale of all or any part of the property, the Government may pay its share of the purpose price by crediting such amount on any debts of Borrower owing to the Government in the order prescribed above.

Initial BA KA date 4-30-24

FSA-2029 ID (05-04-18) Page 4 of 7

2024-001499

By signing below, Borrower accepts and agrees to the terms and covenants contained in this instrument and in any rider executed by Borrower and recorded with this instrument.

____ (SEAL)

____ (SEAL)

Bryce Martin Adams (SEAL)
Keisha Gay Adams (SEAL)
BRYCE MARTIN ADAMS
KEISHA GAY ADAMS*

ACKNOWLEDGMENTS

STATE OF IDAHO }
COUNTY OF Cassia (Individual)

On this 30TH day of APRIL, 2024, before me personally appeared BRYCE MARTIN ADAMS
AND KEISHA GAY ADAMS*, to be known to me to be the same person(s) whose name is subscribed
to the foregoing instrument, and acknowledged that (he or she) signed and delivered the instrument as (his or her) free and voluntary
act, for the uses and purposes set forth.

My commission expires:

8-4-2029



Annette Roth
NOTARY PUBLIC

Notes: Page 6 of 7, and page 7 of 7 apply to entities and will not be recorded for individuals.
Page 7 of 7 contains the privacy act paperwork reduction act and USDA nondiscrimination statements and will not be recorded.

* Keisha Gay Adams is mortgaging the real property described herein for security purposes only in
consideration of Farm Service Agency making a loan to Bryce Martin Adams as evidenced by the Promissory
Note described herein.

Initial BMA date 4-30-24

STATE OF IDAHO

COUNTY OF _____

}

ss. (Corporation)

The foregoing instrument was acknowledged before me this _____ day of _____, by _____, President and _____ Secretary of _____, a _____ corporation, on behalf of the corporation.

My commission expires:

NOTARY PUBLIC

STATE OF IDAHO

COUNTY OF _____

}

ss. (Partnership)

The foregoing instrument was acknowledged before me this _____ day of _____, by _____, Partners, on behalf of the _____, a _____ partnership.

My commission expires:

NOTARY PUBLIC

Initial RAVH date 4-30-24

FSA-2029 ID (05-04-18) Page 6 of 7

2024-001499

STATE OF IDAHO

COUNTY OF _____

} ss. (Limited Liability Company)

On this _____ day of _____, in the year of 20____, personally appeared before me, _____, known or identified to me to be the manager or a member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

NOTARY PUBLIC

Residing at _____

(SEAL)

My commission expires: _____

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a – as amended). The authority for requesting the information identified on this form is 7 CFR Part 764, 7 CFR Part 765, 7 CFR Part 766, the Consolidated Farm and Rural Development Act (7 U.S.C. 1921 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to establish the borrower's agreement to the terms and conditions for obtaining the requested FSA Farm Loan Programs benefits. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the requested FSA Farm Loan Programs benefits.

The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided.

According to the Paperwork Reduction to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0237. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Initial BLVA date 4-30-24

FSA-2029 ID (05-04-18) Page 7 of 7

2024-001499

EXHIBIT "A"

Legal Description:

**TOWNSHIP 13 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 32: SW $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$

SAVE AND EXCEPT, that part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 32, more particularly described as follows:

**Beginning at the Southwest corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 32, said corner marked by a $\frac{1}{2}$ inch rebar; Thence North 0°50'25" West along the West line of Section 32 for 12.00 feet to a $\frac{1}{2}$ inch rebar which shall be the POINT OF BEGINNING;
Thence North 00°50'25" West along the West line of Section 32 for a distance of 208.71 feet to a $\frac{1}{2}$ inch rebar;
Thence South 89°20'00" East for a distance of 208.71 feet to a $\frac{1}{2}$ inch rebar;
Thence South 00°50'25" East for a distance of 208.71 feet to a $\frac{1}{2}$ inch rebar in the approximate center of a county road;
Thence North 89°20'00" West along the approximate center of a county road for a distance of 208.71 feet to the POINT OF BEGINNING.**

Initial BA/VA Date 4-30-24

2024-001499

Escrow #: 23491496

Real Estate Mortgage

THIS MORTGAGE, Made by **Bryce M. Adams and Keisha G. Adams, husband and wife**, Mortgagor, and **Ryan C. Hawker and Christy A. Hawker, husband and wife**, Mortgagee,

WITNESSETH, That Mortgagor, in consideration of
the receipt whereof is hereby acknowledged, does hereby grant,
bargain, sell and convey unto Mortgagee, and assigns forever, the following real estate situated in **Cassia** County,
State of Idaho, to wit:

**TOWNSHIP 13 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 32: SW $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$

SAVE AND EXCEPT, that part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 32, more particularly described as follows:

**Beginning at the Southwest corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 32, said corner marked by a ½ inch rebar;
Thence North 0°50'25" West along the West line of Section 32 for 12.00 feet to a ½ inch rebar which shall be
the POINT OF BEGINNING;
Thence North 00°50'25" West along the West line of Section 32 for a distance of 208.71 feet to a ½ inch rebar;
Thence South 89°20'00" East for a distance of 208.71 feet to a ½ inch rebar;
Thence South 00°50'25" East for a distance of 208.71 feet to a ½ inch rebar in the approximate center of a
county road;
Thence North 89°20'00" West along the approximate center of a county road for a distance of 208.71 feet to
the POINT OF BEGINNING.**

TOGETHER with all the improvements, privileges and appurtenances thereunto belonging and all rights of
homestead exemption; together with all ditch and water rights of every nature, however evidenced, used on the said
land or belonging to the same and water rights against all persons whomsoever, and agree to defend the same.

THIS CONVEYANCE is intended as a mortgage to secure the payment of a certain promissory note of even
date herewith for

Dollars executed and delivered by the said Mortgagor to the said Mortgagee.

The date of maturity of the obligation or indebtedness secured hereby is the November 1, 2033

The said Mortgagor does hereby covenant and agree to pay, before the same becomes delinquent, all taxes and assessments upon said premises, or this mortgage, or the debt secured hereby, laid or assessed in said County, also personal taxes; also all dues or assessments upon said ditch or water rights or water stock, and in the even of a default so to do, the holder hereof may pay the same; to keep the buildings located upon said premises insured in the sum of at least full insurable value, with loss, if any, payable to the said Mortgagee or assigns, in some company to be approved by the mortgagee, and deliver all policies and the renewals thereof to the said Mortgagee, and in event of some default so to do, the holder hereof may insure the same. In case of foreclosure hereof the said Mortgagor agrees to pay a reasonable attorney's fee, the same to be a lien upon said premises and due and payable when suit is begun.

Also that the failure to pay when due any sum herein covenanted to be paid, or secured hereby, or failure to comply any of the agreements thereof, shall cause the whole debt to become due and collectible at the option of the Mortgagee without notice; that all money paid by the said Mortgagee for insurance, taxes, or water or ditch dues, rents or assessment, or any sum paid in protection of the lien of this mortgage shall bear interest from the date of such payment at the highest legal rate allowable by law, payable annually, and shall be secured hereby and collectible with the said principal note.

This mortgage and the note secured hereby shall be governed and construed according to the laws of the State of Idaho at the date of execution.

IN WITNESS THEREOF, the said Mortgagor hereunto subscribe their names this 30 day of April in the year of 2024.

Bryce M. Adams
Bryce M. Adams

Keisha G. Adams
Keisha G. Adams

State of Idaho, County of Cassia, ss.

On this 30 day of April, in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Bryce M. Adams and Keisha G. Adams, 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.

Annette Roth
Notary Public
Residing In: Rupert ID
My Commission Expires: 8-4-2029



Maline, Denise

From: Maline, Denise
Sent: Thursday, May 22, 2025 11:16 AM
To: IdwrPayable
Subject: Refund Request - TitleOne in Burley
Attachments: Refund request TitleOne Burley.pdf

Good morning,

Attached please 2 refund requests being submitted for processing. There are 2 separate receipts but they both go to TitleOne in Burley.

Please let me know if there are any questions.

Thank you,

Denise



Denise Maline, Administrative Assistant I
Idaho Dept. of Water Resources, Southern Region
650 Addison Ave W Ste 500
Twin Falls ID 83301-5858
(208) 293-9908
denise.maline@idwr.idaho.gov

Idaho Department of Water Resources Receipt

Receipt ID: S040206

Payment Amount	\$25.00	Date Received	5/6/2024	Region	SOUTHERN
Payment Type	Check	Check Number	51623		
Payer	TITLEONE				
Comments	NOTICE OF SECURITY INTEREST FROM: UNITED STATES OF AMERICA ACTING THRU FARM				
SERVICE AGENCY	FOR: BRYCE MARTIN ADAMS				
	WR# 45-682				

Fee Details

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
\$25.00	OWNERSHIP CHANGES/SECURITY INTERESTS	64140	0229	21		1155



Signature Line (Department Representative)

Notice of Security Interest: 45-682

Notice of Security Interest was not processed for this water right. The associated Change in Ownership could not be processed, therefore the Security Interest was not processed either.

To date, additional information / filing fees requested for the Change in Ownership have not been received by the department.

~~\$25 -~~
Please issue a \$50.00 refund to:

TitleOne
PO Box 177
Burley ID 83318-0177
(208) 878-3524

DM 5/22/2025



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

May 21, 2025

BRYCE M ADAMS
KEISHA G ADAMS
2030 S 00 E
OAKLEY ID 83346-8704

Re: Change in Ownership for Water Right No(s): 45-682

Dear Mr. & Mrs. Adams:

The Department received a Notice of Change in Water Right Ownership (Notice) on May 6, 2024 for the above referenced water right. This Notice was submitted on your behalf by TitleOne in Burley, Idaho, along with a Notice of Security Interest in the name of USDA Farm Service Agency for this water right.

The department is unable to process the Change in Water Right Ownership and Notice of Security Interest at this time. Water Right No. 45-682 needs to be split because only a portion of the property covered under this water right was conveyed to you, per the Warranty Deed submitted. A letter was sent to you on January 24, 2025, requesting additional information and filing fees. Per our phone conversation around the end of January, you indicated that the property should *not* be split, and you would look into the matter further. To date, no response has been received, and the Notices are being returned.

Because neither of these Notices can be processed, a refund request in the amount of \$50.00 has been submitted for processing and will be sent to TitleOne in Burley, Idaho under separate cover. You may re-submit your request with the necessary documents and fees if you wish to do so.

If you have any questions regarding this matter, please contact our office at (208) 736-3033.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: TitleOne, Burley, Idaho (File #23491496)
USDA Farm Service Agency, Rupert, Idaho



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

January 24, 2025

BRYCE M ADAMS
KEISHA G ADAMS
2030 S 00 E
OAKLEY ID 83346

Re: Change in Water Right Ownership for Water Right No(s): 45-682

Dear Property Owner(s):

The department has received your Notice of Change of Water Right Ownership (Notice) submitted to our office by TitleOne. After further review, it was determined that the water right referenced above needs to be split.

- The water right referenced above is appurtenant to a total of 83 acres in Township 13 South, Range 23 East, Section 32 (blue outlined area on attached map). Per the Warranty Deed submitted, there are 3 parcels that were not conveyed. The ground which was not conveyed consists of a 1-acre parcel in the NW $\frac{1}{4}$ SW $\frac{1}{4}$; as well as 2 parcels in the NE $\frac{1}{4}$ SW $\frac{1}{4}$. These areas are shown in the red lined area on the attached map.

In order to complete the process of splitting these water rights, additional fees are required. The fees for splitting a water right are \$100 *per water right*. We have already received \$25.00, therefore we will need an additional \$75.00.

Please submit the additional fees at your earliest convenience and we can move forward with processing this Notice. If you believe this water right should not be split, please contact our office and we can look into this further.

Thank you in advance for your patience and cooperation. Please feel free to contact this office if you have questions concerning this information.

Sincerely,

Denise Maline
Administrative Assistant

Enclosures

c: TitleOne, Burley, ID (File #23491496)



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

ID Dept of Water Resources
650 Addison Ave. West, Suite 500
Twin Falls, ID 83301

RECEIVED

MAY 06 2024

DEPT. OF WATER RESOURCES
SOUTHERN REGION

Date: 05/03/2024

Escrow No. 23491496 Bryce M. Adams and Keisha G. Adams/Craig S. Hawker

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 Water Right Report
- TitleOne check no. 51626 in the amount of \$25.00
- The original executed Notice of Security Interest in a Water Right
- A copy of the recorded Warranty Deed
- TitleOne check no. 51623

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

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

Best regards,
TITLEONE

Nancy Garrett
Ag Escrow Assistant

AR./nrg
Enc.
FedEx