

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

FEB 25 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?
45-10435	Yes ☐	Yes ☐		Yes ☐	Yes ☐
45-10436	Yes ☐	Yes ☐		Yes ☐	Yes ☐
45-10924	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Dewey Acres #2 L.C.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Six S Ranch, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 1354 E. Six S Ranch Rd. Declo Idaho 83323
Mailing address City State Zip
208-654-2564 claudia@moffattfarm.com
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: October 14, 2004
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.

8. Signature: Claudia Luttrell Member 2/25/2025
Signature of new owner/claimant Title, if applicable Date
Claudia Luttrell
Print name

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

Received by SG Date 2-25-2025 For IDWR Office Use Only: Receipt No. 5040534 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 _____ Processed by DM Date 4/25/2025

SUPPORT DATA

IN FILE # 45-10435

298272

CORRECTION WARRANTY DEED

THIS INDENTURE, made this 19 day of September, 2004, between **SIX S RANCH, INC.**, ("GRANTOR"), and **SIX S RANCH, LLC** whose address is P. O. Box 1760 Eagle, ID 83616, ("GRANTEE").

WITNESSETH:

WHEREAS the Grantor conveyed to the Grantee by Warranty Deed recorded as Instrument No. 297591, records of Cassia County, Idaho, on August 20, 2004.

It has been determined that the description on said Deed on page 2 of Exhibit A relating to Section 29 was in error in that it did not except a small parcel of land, and therefore it is the intent of this Deed to correct said description only as to that parcel. All other parcels described on the Deed remain unchanged.

NOW THEREFORE in consideration of correcting an error in the description the Grantor has bargain, sold and by these presents does grant, bargain and sell, convey and confirm unto the Grantee, and to the successors and assigns of Grantee forever, all of the following described real estate situated in the County of Cassia, State of Idaho, described on Exhibit A attached hereto and incorporated herein by reference.

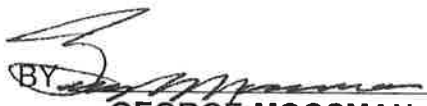
This description corrects the Section 29 description on page 2 of Exhibit A of that Warranty Deed recorded as Instrument No. 297591, records of Cassia County, Idaho, on August 20, 2004.

1 All other terms and conditions of said Instrument No. 297591 remain in full
2 force and effect and are not hereby modified. The only description modified is the
3 description that is attached on this Deed.

4 **IN WITNESS WHEREOF**, the Grantor has executed this Deed the day and
5 year first above written.
6

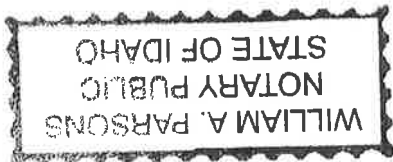
7 **GRANTOR**

8 **SIX S RANCH, INC.**

9
10 BY 
11 **GEORGE MOOSMAN**
12 Vice-President

13
14 STATE OF IDAHO)
15) ss
16 County of Cassia)

17 On this 30 day of September, in the year 2004, before me, the
18 undersigned, a Notary Public in and for said State, personally appeared **GEORGE**
19 **MOOSMAN**, known or identified to me to be the Vice President of Six S Ranch, Inc., the
20 corporation that executed the instrument or the person who executed the instrument on
21 behalf of said corporation, and acknowledged to me that such corporation executed the
22 same.



26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100


Notary Public for Idaho
Residing at Burley
My Commission Expires: 7/20/2010

(SixSRanch\CorrectionWD.wpd)

Correction Warranty Deed - 2

Section 29: S½ and that part of the S½NW¼ and the S½NE¼ lying South of the right-of-way of the Idahome Branch of the Oregon Short Line Railroad Company, EXCEPTING THEREFROM the following described tract:

Beginning at a point on a course North 57°40' East 2660.06 feet, and South 83°35' East 50 feet from the Southwest corner of said Section 29;

Thence South 83°35' East 581 feet;

Thence North 56°35' East 450 feet;

Thence North 26°38' East 90 feet;

Thence North 11°13' West 396 feet;

Thence South 76°33' West 650 feet;

Thence South 27½°26' West 550 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM the following described property:

A strip of land of the following described widths, being a strip on each side of the following described line:

Beginning at a point on the west side of Section 29, Township 10 South, Range 25 East, Boise meridian which point is one thousand five hundred eighty-four (1584) feet north of the southwest corner of said section; thence northeasterly in a straight line, at an angle of sixty-two (62) degrees, fifty-seven (57) minutes with said west line of Section 29, with a width on the north side of thirty (30) feet, and on the south side of thirty-five (35) feet for a distance of four hundred (400) feet; thence in the same direction, with a width on the north side of one hundred forty (140) feet, and on the south side of sixty (60) feet, for a distance of one hundred (100) feet, said strip containing one and one-tenth (1.1) acres, more or less.

298272
CASSIA COUNTY, IDAHO
LARRY A. MICKELSEN
RECORDER
FEE 900 DEPUTY *VG*
2001 OCT 1 PM 3 55
RECORDED AT THE REQUEST OF
Calvin Smith & Wife

EXHIBIT A

To Correction Warranty Deed Six S Ranch, Inc. - Six S Ranch, LLC

TOWNSHIP 10 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

- Section 21: That portion of the S½ of Section 21 lying South of the State Highway
- Section 22: All that portion of the S½ of Section 22, lying South of State Highway, the South side of which is described as follows:
- Beginning at a point on the intersection of the West side of said Section 22 and the South side of said highway, a point on curve 500 feet, more or less, from the West quarter corner of said Section 22, Highway Station 696+47;
- Thence Easterly around curve right 1152.4 feet with central angle of 6°35', a radius of 10,051.8 feet to Station 707+99.4 the point, which is a point of equation, 707+99.4 back = 710+59.2 ahead;
- Thence North 86°20' East 4040.8 feet to the intersection with the East side of said Section 22, 160 feet South, more or less, from the East quarter corner.
- Section 23: All that portion of the SW¼ and SE¼NW¼, Section 23, lying South of the centerline of State Highway, said line described as follows:
- Beginning at a point on the West side of said Section 23, the intersection of said centerline and West side, 90 feet South of the West quarter corner of said Section 23;
- Thence North 86°20' East 2648 feet, to the intersection with the East side of SE¼NW¼ of said Section 23;
- EXCEPTING THEREFROM the highway right-of-way.
- Section 24: That portion of Section 24, lying South of the centerline of U.S. Highway No. 30 as constructed, more particularly described as follows:
- The W¼SW¼, SE¼SW¼ of said Section 24 and those portions of the S½NW¼, NE¼SW¼, W¼SE¼ and SE¼SE¼ lying southerly of the following described centerline of said U.S. Highway No. 30;
- Beginning at Highway Station 804+05 which point is on a curve and on a section line North 320 feet, more or less, from the West quarter corner of said Section 24;
- Thence 1706.3 feet around curve with a 2° curve right, said curve having a central angle of 34°25' and radius of 2865 feet to Station 821+11.3, which station is a point on tangent;
- Thence South 59°15' East on tangent 4348.7 feet to Station 864+60, which station is a point on tangent approximately 344 feet North from the Southeast corner of Section 24.

EXCEPTING THEREFROM the highway right-of-way.

Section 27: ALL

Section 28: ALL, EXCEPTING THEREFROM Railroad Right of Way, and further EXCEPTING:

Beginning at the South Quarter Corner of said Section 28 which shall be the Point of Beginning;

Thence North along the quarter section line for 25 feet;

Thence East for 2640 feet, more or less, to a point on the East line of said Section 28;

Thence South along said East section line for 25 feet to the Southeast corner of Section 28;

Thence West along the South line of Section 28 for 2640 feet, more or less, to the Point of Beginning.

Section 29: ~~S $\frac{1}{2}$ and that part of the S $\frac{1}{4}$ NW $\frac{1}{4}$ and the S $\frac{1}{4}$ NE $\frac{1}{4}$ lying South of the right-of-way of the Idaho Branch of the Oregon Short Line Railroad Company, EXCEPTING THEREFROM the following described tract:~~

~~Beginning at a point on a course North 57°40' East 2660.06 feet, and South 83°35' East 50 feet from the Southwest corner of said Section 29;~~

~~Thence South 83°35' East 581 feet;~~

~~Thence North 56°35' East 450 feet;~~

~~Thence North 26°38' East 90 feet;~~

~~Thence North 11°13' West 396 feet;~~

~~Thence South 76°33' West 650 feet;~~

~~Thence South 27°26' West 550 feet to the Point of Beginning.~~

Section 30: That part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ lying East of the Government Third Lift "J" Canal and South of the railroad right-of-way.

Section 30: E $\frac{1}{4}$ SE $\frac{1}{4}$, EXCEPT that part of said E $\frac{1}{4}$ SE $\frac{1}{4}$ lying West of the Government Third Lift or "J" Canal, and EXCEPT the following described tract:

Beginning at a point in the East and West centerline of said Section 30 that is 530 feet, more or less, distant West from the East Quarter corner; said point being 50 feet distant Southeasterly measured at right angles, from the centerline of the main track of the Raft River Branch of the Oregon Short Line Railroad Company as formerly constructed and operated;

Thence South 83°37' West along a line parallel with and 50 feet distance Southeasterly, measured at right angles, from said centerline of main track as formerly constructed and operated, a distance of 820 feet, more or less, to a point in the West line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$;

Thence North along said West line a distance of 105 feet, more or less, to a point in said East and West centerline of Section;

Thence East along said East and West centerline a distance of 810 feet, more or less, to the Point of Beginning.

EXHIBIT App 2

See deed #298272 for corrected legal (s-29).

Section 30:

A triangular parcel of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 30, more particularly described as follows:

Beginning at a point in the East and West centerline of said Section 30 that is 530 feet, more or less, distant West from the East Quarter corner; said point being 50 feet distant Southeasterly measured at right angles, from the centerline of the main track of the Raft River Branch of the Oregon Short Line Railroad Company as formerly constructed and operated;

Thence South 83°37' West along a line parallel with and 50 feet distance Southeasterly, measured at right angles, from said centerline of main track as formerly constructed and operated, a distance of 820 feet, more or less, to a point in the West line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$;

Thence North along said West line a distance of 105 feet, more or less, to a point in said East and West centerline of Section;

Thence East along said East and West centerline a distance of 810 feet, more or less, to the Point of Beginning.

Section 30:

An irregular tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 30, more particularly described as follows:

Beginning at the East Quarter corner of said Section 30;

Thence North along the East line of said Section a distance of 231.6 feet to a point 100 feet distance Northwesterly, measured at right angles from said centerline of main track of the Raft River Branch as formerly constructed and operated;

Thence South 83°37' West along a line parallel with and 100 feet distance Northwesterly, measured at right angles, from said centerline of main track of the Raft River Branch as formerly constructed and operated, a distance of 1332.8 feet to a point in the West line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$;

Thence South along said West line a distance of 47.3 feet to a point in the East and West centerline of said Section;

Thence East along said East and West centerline a distance of 1320 feet, more or less to the Point of Beginning.

-Continued-

Section 31;

N $\frac{1}{4}$ NE $\frac{1}{4}$ EXCEPT that part lying West and North of the Government Third Lift or "J" Canal, and EXCEPT the following described tracts:

Tract No. 1:

Beginning at the Northwest corner of the NE $\frac{1}{4}$ of said Section 31;

Thence South 0°10' East 1320 feet;

Thence North 89°50' East 50 feet;

Thence North 0°10' West 1320 feet;

Thence North 89°50' West 50 feet to the Point of Beginning.

Tract No. 2:

Part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ more particularly described as follows:

Beginning at the Southeast corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 31, said point marked by a 5/8 inch rebar; Thence North 88°31'11" West along the 1/16th section line for 220.65 feet to a 1/2 inch rebar on the centerline of a gravel road which shall be the True Point of Beginning;

Thence North 88°31'11" West along the 1/16th section line for 429.35 feet to a 1/2 inch rebar;

Thence North 40°31'03" West for 147.19 feet to a P.K. nail on the centerline of a county road;

Thence North 78°29'39" East along the centerline of a gravel road for 212.66 feet to a 1/2 inch rebar;

Thence South 85°18'31" East along said gravel road centerline for 113.99 feet to a 1/2 inch rebar;

Thence South 61°00'06" East along said gravel road centerline for 112.70 feet to a 1/2 inch rebar;

Thence South 45°47'12" East along said gravel road centerline for 145.48 feet to the True Point of Beginning.

Tract No. 3:

Part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 31, more particularly described as follows:

Beginning at the Southeast corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 31, said point marked by a 5/8 inch rebar; Thence North 88°31'11" West along the 1/16th section line for 650.00 feet to a 1/2 inch rebar which shall be the True Point of Beginning;

Thence North 88°31'11" West along the 1/16th section line for 332.79 feet to a 1/2 inch rebar;

Thence North 66°27'20" East for 258.59 feet to a P.K. nail;

Thence South 40°31'03" East for 147.19 feet to the True Point of Beginning.

Section 31;

Part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 31, more particularly described as follows:

Beginning at the Northeast corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 31, said point marked by a 5/8 inch rebar which shall be the True Point of Beginning;

Thence South 0°47'27" West along the Section line for 210.80 feet to a 1/2 inch rebar on the centerline of a gravel road;

Thence North 45°09'24" West along the centerline of a gravel road for 306.99 feet to a 1/2 inch rebar on the North line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$;

Thence South 88°31'11" East along the 1/16th section for 220.65 feet to the True Point of Beginning.

Section 32:

ALL, EXCEPT the following described tract:

Beginning at the Northwest corner of said Section 32; thence South $49^{\circ}23'$ East for 1236.95 feet to a point on the centerline of a county road; thence South $79^{\circ}16'53''$ East for 237.45 feet to a point which is a steel pin and shall be the True Point of Beginning;
Thence South $79^{\circ}16'53''$ East for 1104.94 feet to a point;
Thence North $79^{\circ}00'57''$ East for 107.58 feet to a point;
Thence North $61^{\circ}44'57''$ East for 194.0 feet to a point;
Thence South $28^{\circ}37'06''$ East for 1923.88 feet to a point;
Thence West for 779.57 feet to a point;
Thence North $40^{\circ}09'55''$ West for 2331.91 feet to the True Point of Beginning.

EXCEPTING FROM said Sections 29, 31 and 32, the following described tract:

Beginning at a point 901.6 feet North $89^{\circ}55'$ East from the Southwest corner of said Section 29;
Thence North $34^{\circ}11'$ East 142.5 feet;
Thence North $54^{\circ}36'$ East 1145.35 feet;
Thence North $27^{\circ}26'$ East 1321.4 feet;
Thence North $76^{\circ}33'$ East 1262 feet;
Thence North $38^{\circ}16'$ East 345 feet, more or less, to a point 100 feet South of the Northwest corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 29;
Thence South 62.6 feet;
Thence South $38^{\circ}16'$ West 344 feet;
Thence South $76^{\circ}33'$ West 1212 feet;
Thence South $27^{\circ}26'$ West 1271.4 feet;
Thence South $54^{\circ}36'$ West 1145.35 feet;
Thence South $34^{\circ}11'$ West 375.6 feet;
Thence South $51^{\circ}00'$ West 507 feet;
Thence South $41^{\circ}04'$ West 391 feet;
Thence South $65^{\circ}37'$ West 1170 feet;
Thence North $47^{\circ}46'$ West 50 feet;
Thence North $65^{\circ}37'$ East 1170 feet;
Thence North $41^{\circ}04'$ East 391 feet;
Thence North $51^{\circ}00'$ East 507 feet;
Thence North $34^{\circ}11'$ East 233 feet to the Point of Beginning.

Section 33:

All

Section 34:

All

SAVE AND EXCEPTING from Sections 27, 28, 33 and 34 the following described tracts:

TRACT NO. 1:

Beginning 1320 feet North of the Southeast corner of said Section 33;
Thence North 1020 feet;
Thence West 370 feet;
Thence North 300 feet;
Thence West 2552 feet;
Thence South 60 feet;
Thence East 2502 feet;
Thence South 300 feet;
Thence East 370 feet;
Thence South 970 feet;
Thence East 50 feet to the Point of Beginning.
(This tract being deeded to the Albion highway District by a Deed dated May 26, 1932 and recorded September 10, 1943 as Instrument No. 146042 in Book 48 of Deeds, Page 378, records of Cassia County, Idaho.)

TRACT NO. 2:

Beginning at the North Quarter corner of Section 33;
Thence West 50 feet;
Thence South 2°53' West 2662.5 feet, more or less, to a point on the East and West subdivision line of said Section, said point being 212.4 feet West of center corner of Section 33;
Thence East 50 feet;
Thence North 2°53' East 2662.5 feet to the Point of Beginning.
(This tract being deeded to the Burley Highway District by a Deed dated May 10, 1932 and recorded June 29, 1932 as Instrument No. 105732 in Book 42 of Deeds, Pages 372 and 373, records of Cassia County, Idaho.)

TRACT NO. 3:

Beginning at the Quarter corner between Sections 28 and 33;
Thence North 25 feet;
Thence East 4020 feet;
Thence South 50 feet;
Thence West 4020 feet;
Thence North 25 feet to the Point of Beginning.
(This tract being deeded to the Burley Highway District by a deed dated March 22, 1963 and recorded November 5, 1963 as Instrument No. 15462 on Film No. 23, records of Cassia County, Idaho.)

Section 35:

W $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$

TOWNSHIP 10 SOUTH, RANGE 26 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

- Section 19: Part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, more particularly described as follows:
- Beginning at the Southwest corner of said Section 19, said corner being marked by a 5/8 inch rebar which shall be the Point of Beginning;
Thence North 00°02'12" West along section line for a distance of 288.27 feet to a 1/2 inch rebar on the South right of way of State Highway 81;
Thence South 59°09'16" East along the South right of way of State Highway for a distance of 562.26 feet to a 1/2 inch rebar on the South line of Section 19;
Thence North 89°59'54" West along the South line of Section 19 for a distance of 482.54 feet to the Point of Beginning.
- Section 29: All that part of the N $\frac{1}{2}$ SW $\frac{1}{4}$ lying South and West of U.S. Highway No. 30 South.
- Section 29: That part of the S $\frac{1}{4}$ S $\frac{1}{2}$ lying South and West of U.S. Highway No. 30 South, to-wit:
- Section 30: That part of the following described parcel (Tax Number 1025) which lies South and West of U.S. Highway No. 30 South, to-wit:
Beginning at the Northeast corner of the NW $\frac{1}{4}$ of said Section 30;
Thence South 1320 feet;
Thence West 648 feet;
Thence Northwesterly to the Northwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 30;
Thence East to the Point of Beginning.
- Section 30: NE $\frac{1}{4}$ lying South and West of U.S. Highway No. 30 South.
- Section 30: All that part of the N $\frac{1}{2}$ SE $\frac{1}{4}$ lying South and West of U.S. Highway No. 30 South.
- Section 30: SE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ EXCEPT railroad right of way, and the E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$
- Section 30: Lots 1, 2, and 3, EXCEPT highway right of way and railroad right of way, AND EXCEPTING THEREFROM that portion in the Northeast corner of said Lot 1 lying North and East of State Highway No. 30 South.
- Section 30: NE $\frac{1}{4}$ SW $\frac{1}{4}$, EXCEPT railroad right of way.
- Section 30: That part of the following described parcel (Tax No. 1024) which lies South and West of U.S. Highway No. 30 South, to-wit:

Beginning at the Northwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 30;
Thence South 1320 feet;
Thence East 660 feet;
Thence Northwesterly to the Point of Beginning, EXCEPTING railroad right of way.

Section 30: SE $\frac{1}{4}$ NW $\frac{1}{4}$, EXCEPT railroad right of way

ALSO EXCEPTING AND RESERVING a right of way two rods wide extending East and West along the South side of the land above described, said right of way to be used for road purposes and an electric power line.

Section 30: E $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, W $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$

EXCEPT railroad right of way AND EXCEPTING that portion of the above described property dedicated for public use as shown on the recorded plat of Cotterel Townsite.

Section 31: E $\frac{1}{4}$, E $\frac{1}{2}$ W $\frac{1}{2}$

EXCEPT railroad right of way AND EXCEPTING that portion of the above described property dedicated for public use as shown on the recorded plat of Cotterel Townsite.

Section 32: S $\frac{1}{2}$, NW $\frac{1}{4}$, W $\frac{1}{4}$ NE $\frac{1}{4}$, EXCEPT railroad right of way.

Section 32: All that part of the E $\frac{1}{4}$ NE $\frac{1}{4}$ lying South and West of U.S. Highway No. 30 South.

Section 33: All that part of the W $\frac{1}{4}$ lying South and West of U.S. Highway No. 30 South, EXCEPTING THEREFROM the following described tract:

Beginning at a point where the East boundary line of the W $\frac{1}{4}$ of said Section 33, Township 10 South, Range 26 East of the Boise Meridian, intersects the Southwest right-of-way line of U.S. Highway No. 30 South;
Thence South along the said East boundary line 990 feet;
Thence North 59° 15' West parallel to the South right-of-way line of U.S. Highway No. 30 South, a distance of 2640 feet;
Thence North parallel with the said East boundary line 990 feet to the Southwest right-of-way line of U.S. Highway No. 30 South;
Thence Southeasterly along said right-of-way a distance of 2640 feet to the Point of Beginning.

Section 33: Beginning at a point where the East boundary line of the W $\frac{1}{4}$ of said Section 33 intersects the Southwest right-of-way line of U.S. Highway No. 30 South;

Thence South along the said East boundary line 990 feet;
Thence North 59° 15' West parallel to the South right-of-way line of U.S. Highway No. 30 South, a distance of 2640 feet;
Thence North parallel with the said East boundary line 990 feet to the Southwest right-of-way line of U.S. Highway No. 30 South;
Thence Southeasterly along the said right-of-way a distance of 2640 feet to the Point of Beginning.

TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 13: S $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$ and SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 24: N $\frac{1}{2}$ and NE $\frac{1}{4}$ SW $\frac{1}{4}$

TOWNSHIP 11 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

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

Section 3: All

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

Section 5: E $\frac{1}{2}$ NE $\frac{1}{4}$ and West Half of Lot 4

Section 6: Lot 1

Section 7: SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 8: S $\frac{1}{2}$

Section 9: S $\frac{1}{2}$ N $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 10: ALL

Section 11: W $\frac{1}{2}$

Section 14: NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$

Section 15: ALL, EXCEPT SW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 16: All

Section 17: W $\frac{1}{2}$

Section 18: E $\frac{1}{2}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$

Section 19: Lots 1 and 2, E $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$ AND SE $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 20: S $\frac{1}{2}$ SW $\frac{1}{4}$

Section 22: NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$

Section 29: W $\frac{1}{2}$ W $\frac{1}{2}$

Section 29:

Part of the SE $\frac{1}{4}$, more particularly described as follows:

Beginning at the Southeast corner of said Section 29, said corner marked by a 5/8 inch rebar which shall be the Point of Beginning;
Thence North 89°38'32" West along section line for 1511.20 feet to a 1/2 inch rebar;
Thence North 14°03'08" East for 30.37 feet to a 1/2 inch rebar;
Thence North 27°52'13" East for 226.46 feet to a 1/2 inch rebar;
Thence North 50°26'40" East for 101.28 feet to a 1/2 inch rebar;
Thence North 27°27'34" East for 449.80 feet to a 1/2 inch rebar;
Thence North 32°53'45" East for 857.51 feet to a 1/2 inch rebar;
Thence North 19°14'26" East for 587.88 feet to a 1/2 inch rebar;
Thence North 78°17'51" East for 454.81 feet to a 1/2 inch rebar on section line;
Thence South 0°13'00" East along section line for 2070.17 feet to the Point of Beginning.

Section 30:

Part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$, more particularly described as follows:

Beginning at the Southwest corner of said NW $\frac{1}{4}$ NE $\frac{1}{4}$;
Thence East along the South line to the Southeast corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$;
Thence North along the East line to the Northeast corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$;
Thence Southwesterly to the Point of Beginning.

Section 30:

E $\frac{1}{2}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$

Section 31:

E $\frac{1}{2}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 32:

W $\frac{1}{2}$, N $\frac{1}{2}$ NE $\frac{1}{4}$

TOWNSHIP 11 SOUTH, RANGE 26 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 5:

NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, EXCEPT railroad right of way.

Section 6:

Lots 1 and 2.

Section 8:

NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$.

Section 9:

SW $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$, EXCEPT railroad right of way.

TOWNSHIP 12 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 14:

NE $\frac{1}{4}$ SE $\frac{1}{4}$

WATER RIGHT NO.	SOURCE	PRIORITY DATE	CFS
A45-241	Marsh Creek	4-12-1892	3.20
A45-257	Marsh Creek	4-12-1892	24.90
A45-258	Land Creek	3-01-1875	2.00
A45-259B	Rose Creek	3-01-1875	.60
A45-261	Marsh Creek	3-31-1882	1.00
A45-262	Marsh Creek	11-30-1879	1.20
A45-263	Marsh Creek	4-16-1881	1.20
A45-264	Marsh Creek	7-21-1884	1.20
A45-265	Marsh Creek	6-25-1887	9.60
A45-267	Marsh Creek	6-05-1875	1.00
A45-268	Marsh Creek	5-30-1879	2.67
A45-269	Marsh Creek	4-20-1881	10.00
A45-270	Marsh Creek	4-20-1881	10.00
A45-281	Marsh Creek	4-30-1873	3.20
A45-282	Marsh Creek	4-30-1874	2.00
A45-298	Marsh Creek	4-01-1881	.80
A45-302	Marsh Creek	3-31-1882	.80
A45-307D	Marsh Creek	4-01-1873	.60
A45-308A	Marsh Creek	3-01-1875	1.08
A45-318	Marsh Creek	4-01-1885	3.20
A45-328	Howell Creek	3-10-1881	3.20
A45-527	Marsh Creek	3-31-1878	.90
A45-13503	Marsh Creek	4-12-1892	33.64
A45-2454	Well	8-18-1953	2.96
A45-2625	Well	9-29-1960	2.39
A45-2738	Well	3-06-1967	1.80
A45-7021	Well	12-01-1967	1.55
A45-7024	Well	2-01-1968	6.00
A45-7031	Well	7-24-1968	10.52
A45-13507	Well	8-25-1969	

EXHIBIT

B

2001 AUG 20 PM 4 16
RECORDED AT THE REQUEST OF
Cassia County & Lewis

CASSIA COUNTY, IDAHO
LARRY A. MICKELSEN
RECORDER
FEE \$9.00 DEPUTY 26

297591

297591

WARRANTY DEED

THIS INDENTURE, made this 6th day of August, 2004, between Six S Ranch, Inc., of P.O. Box 1760 Eagle, Idaho 83616 ("Grantor"), and Six S Ranch, LLC, whose address is P.O. Box 1760 Eagle, Idaho 83616, ("Grantee").

WITNESSETH:

The Grantor for and in consideration of the corporate reorganization, and other good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, and sold and by these presents does grant, bargain and sell, convey and confirm unto the Grantee, and to the successors and assigns of Grantee forever, all of the following described real estate situated in the County of Cassia, State of Idaho, to-wit:

See Exhibit "A"

SUBJECT TO: Accruing taxes, levies and assessments, easements and right of ways of record.

TOGETHER with all water rights appurtenant including but not limited to those described on Exhibit "B," attached hereto and made a part hereof by reference, all mineral rights, 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 said property as well in law as in equity of the Grantor.

TO HAVE AND TO HOLD, all and singular the above-mentioned and described premises, together with appurtenances unto the Grantee and to the

1 successors and assigns of Grantee forever.

2 The Grantor shall and will warrant and by these presents will forever
3 defend the said premises in the quiet and peaceable possession of the Grantee, and
4 the successors and assigns of Grantee against all and every person and persons
5 whomsoever lawfully claiming the same, except as aforesaid.

6 IN WITNESS WHEREOF, the Grantor has executed this Deed the day
7 and year first above written.

8
9 SIX S RANCH, INC.

10
11 By: [Signature]
12 Its: Vice President & Gen. Manager

13
14 STATE OF IDAHO)
15) ss.
16 County of Cassia)

17 On this 6 day of AUGUST, in the year 2004, before me, the undersigned, a
18 Notary Public in and for said State, personally appeared GEORGE MOOSMAN,
19 known or identified to me to be the Vice President of Six S Ranch, Inc., the
20 corporation that executed the instrument or the person who executed the instrument
21 on behalf of said corporation, and acknowledged to me that such corporation
22 executed the same.

23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000

WILLIAM A. PARSONS
NOTARY PUBLIC
STATE OF IDAHO

Notary Public for Idaho
Residing at Burley
My commission expires on 7/22/2010

TOWNSHIP 10 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

- Section 21: That portion of the S½ of Section 21 lying South of the State Highway
- Section 22: All that portion of the S½ of Section 22, lying South of State Highway, the South side of which is described as follows:
- Beginning at a point on the intersection of the West side of said Section 22 and the South side of said highway, a point on curve 500 feet, more or less, from the West quarter corner of said Section 22, Highway Station 696+47;
- Thence Easterly around curve right 1152.4 feet with central angle of 6°35', a radius of 10,051.8 feet to Station 707+99.4 the point, which is a point of equation, 707+99.4 back = 710+59.2 ahead;
- Thence North 86°20' East 4040.8 feet to the intersection with the East side of said Section 22, 160 feet South, more or less, from the East quarter corner.
- Section 23: All that portion of the SW¼ and SE¼NW¼, Section 23, lying South of the centerline of State Highway, said line described as follows:
- Beginning at a point on the West side of said Section 23, the intersection of said centerline and West side, 90 feet South of the West quarter corner of said Section 23;
- Thence North 86°20' East 2648 feet, to the intersection with the East side of SE¼NW¼ of said Section 23;
- EXCEPTING THEREFROM the highway right-of-way.
- Section 24: That portion of Section 24, lying South of the centerline of U.S. Highway No. 30 as constructed, more particularly described as follows:
- The W¼SW¼, SE¼SW¼ of said Section 24 and those portions of the S¼NW¼, NE¼SW¼, W¼SE¼ and SE¼SE¼ lying southerly of the following described centerline of said U.S. Highway No. 30;
- Beginning at Highway Station 804+05 which point is on a curve and on a section line North 320 feet, more or less, from the West quarter corner of said Section 24;
- Thence 1706.3 feet around curve with a 2° curve right, said curve having a central angle of 34°25' and radius of 2865 feet to Station 821+11.3, which station is a point on tangent;
- Thence South 59°15' East on tangent 4348.7 feet to Station 864+60, which station is a point on tangent approximately 344 feet North from the Southeast corner of Section 24.

EXHIBIT Apq 1

- EXCEPTING THEREFROM the highway right-of-way.
- Section 27: ALL
- Section 28: ALL, EXCEPTING THEREFROM Railroad Right of Way, and further EXCEPTING:
- Beginning at the South Quarter Corner of said Section 28 which shall be the Point of Beginning;
- Thence North along the quarter section line for 25 feet;
- Thence East for 2640 feet, more or less, to a point on the East line of said Section 28;
- Thence South along said East section line for 25 feet to the Southeast corner of Section 28;
- Thence West along the South line of Section 28 for 2640 feet, more or less, to the Point of Beginning.
- Section 29: S½ and that part of the S½NW¼ and the S½NE¼ lying South of the right-of-way of the Idaho Branch of the Oregon Short Line Railroad Company, EXCEPTING THEREFROM the following described tract:
- Beginning at a point on a course North 57°40' East 2660.06 feet, and South 83°35' East 50 feet from the Southwest corner of said Section 29;
- Thence South 83°35' East 581 feet;
- Thence North 56°35' East 450 feet;
- Thence North 26°38' East 90 feet;
- Thence North 11°13' West 396 feet;
- Thence South 76°33' West 650 feet;
- Thence South 27°26' West 550 feet to the Point of Beginning.
- Section 30: That part of the NW¼SE¼ lying East of the Government Third Lift "J" Canal and South of the railroad right-of-way.
- Section 30: E¼SE¼, EXCEPT that part of said E¼SE¼ lying West of the Government Third Lift or "J" Canal, and EXCEPT the following described tract:
- Beginning at a point in the East and West centerline of said Section 30 that is 530 feet, more or less, distant West from the East Quarter corner; said point being 50 feet distant Southeasterly measured at right angles, from the centerline of the main track of the Raft River Branch of the Oregon Short Line Railroad Company as formerly constructed and operated;
- Thence South 83°37' West along a line parallel with and 50 feet distance Southeasterly, measured at right angles, from said centerline of main track as formerly constructed and operated, a distance of 820 feet, more or less, to a point in the West line of said NE¼SE¼;
- Thence North along said West line a distance of 105 feet, more or less, to a point in said East and West centerline of Section:
- Thence East along said East and West centerline a distance of 810 feet, more or less, to the Point of Beginning.

Section 30:

A triangular parcel of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 30, more particularly described as follows:

Beginning at a point in the East and West centerline of said Section 30 that is 530 feet, more or less, distant West from the East Quarter corner; said point being 50 feet distant Southeasterly measured at right angles, from the centerline of the main track of the Raft River Branch of the Oregon Short Line Railroad Company as formerly constructed and operated;

Thence South 83°37' West along a line parallel with and 50 feet distance Southeasterly, measured at right angles, from said centerline of main track as formerly constructed and operated, a distance of 820 feet, more or less, to a point in the West line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$;

Thence North along said West line a distance of 105 feet, more or less, to a point in said East and West centerline of Section;

Thence East along said East and West centerline a distance of 810 feet, more or less, to the Point of Beginning.

Section 30:

An irregular tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 30, more particularly described as follows:

Beginning at the East Quarter corner of said Section 30;

Thence North along the East line of said Section a distance of 231.6 feet to a point 100 feet distance Northwesterly, measured at right angles from said centerline of main track of the Raft River Branch as formerly constructed and operated;

Thence South 83°37' West along a line parallel with and 100 feet distance Northwesterly, measured at right angles, from said centerline of main track of the Raft River Branch as formerly constructed and operated, a distance of 1332.8 feet to a point in the West line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$;

Thence South along said West line a distance of 47.3 feet to a point in the East and West centerline of said Section;

Thence East along said East and West centerline a distance of 1320 feet, more or less to the Point of Beginning.

-Continued-

Section 31;

N $\frac{1}{4}$ NE $\frac{1}{4}$ EXCEPT that part lying West and North of the Government Third Lift or "J" Canal, and EXCEPT the following described tracts:

Tract No. 1:

Beginning at the Northwest corner of the NE $\frac{1}{4}$ of said Section 31;
Thence South 0°10' East 1320 feet;
Thence North 89°50' East 50 feet;
Thence North 0°10' West 1320 feet;
Thence North 89°50' West 50 feet to the Point of Beginning.

Tract No. 2:

Part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ more particularly described as follows:

Beginning at the Southeast corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 31, said point marked by a 5/8 inch rebar; Thence North 88°31'11" West along the 1/16th section line for 220.65 feet to a 1/2 inch rebar on the centerline of a gravel road which shall be the True Point of Beginning;
Thence North 88°31'11" West along the 1/16th section line for 429.35 feet to a 1/2 inch rebar;
Thence North 40°31'03" West for 147.19 feet to a P.K. nail on the centerline of a county road;
Thence North 78°29'39" East along the centerline of a gravel road for 212.65 feet to a 1/2 inch rebar;
Thence South 85°18'31" East along said gravel road centerline for 113.99 feet to a 1/2 inch rebar;
Thence South 61°00'06" East along said gravel road centerline for 112.70 feet to a 1/2 inch rebar;
Thence South 45°47'12" East along said gravel road centerline for 145.48 feet to the True Point of Beginning.

Tract No. 3:

Part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 31, more particularly described as follows:

Beginning at the Southeast corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 31, said point marked by a 5/8 inch rebar; Thence North 88°31'11" West along the 1/16th section line for 650.00 feet to a 1/2 inch rebar which shall be the True Point of Beginning;
Thence North 88°31'11" West along the 1/16th section line for 332.79 feet to a 1/2 inch rebar;
Thence North 66°27'20" East for 258.59 feet to a P.K. nail;
Thence South 40°31'03" East for 147.19 feet to the True Point of Beginning.

Section 31;

Part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 31, more particularly described as follows:
Beginning at the Northeast corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 31, said point marked by a 5/8 inch rebar which shall be the True Point of Beginning;
Thence South 0°47'27" West along the Section line for 210.80 feet to a 1/2 inch rebar on the centerline of a gravel road;
Thence North 45°09'24" West along the centerline of a gravel road for 306.99 feet to a 1/2 inch rebar on the North line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$;
Thence South 88°31'11" East along the 1/16th section for 220.65 feet to the True Point of Beginning.

EXHIBIT A pg 4

Section 32:

ALL, EXCEPT the following described tract:

Beginning at the Northwest corner of said Section 32; thence South $49^{\circ}23'$ East for 1236.95 feet to a point on the centerline of a county road; thence South $79^{\circ}16'53''$ East for 237.45 feet to a point which is a steel pin and shall be the True Point of Beginning;
Thence South $79^{\circ}16'53''$ East for 1104.94 feet to a point;
Thence North $79^{\circ}00'57''$ East for 107.58 feet to a point;
Thence North $61^{\circ}44'57''$ East for 194.0 feet to a point;
Thence South $28^{\circ}37'06''$ East for 1923.88 feet to a point;
Thence West for 779.57 feet to a point;
Thence North $40^{\circ}09'55''$ West for 2331.91 feet to the True Point of Beginning.

EXCEPTING FROM said Sections 29, 31 and 32, the following described tract:

Beginning at a point 901.6 feet North $89^{\circ}55'$ East from the Southwest corner of said Section 29;
Thence North $34^{\circ}11'$ East 142.5 feet;
Thence North $54^{\circ}36'$ East 1145.35 feet;
Thence North $27^{\circ}26'$ East 1271.4 feet;
Thence North $76^{\circ}33'$ East 1262 feet;
Thence North $38^{\circ}16'$ East 345 feet, more or less, to a point 100 feet South of the Northwest corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 29;
Thence South 62.6 feet;
Thence South $38^{\circ}16'$ West 344 feet;
Thence South $76^{\circ}33'$ West 1212 feet;
Thence South $27^{\circ}26'$ West 1271.4 feet;
Thence South $54^{\circ}36'$ West 1145.35 feet;
Thence South $34^{\circ}11'$ West 375.6 feet;
Thence South $51^{\circ}00'$ West 507 feet;
Thence South $41^{\circ}04'$ West 391 feet;
Thence South $65^{\circ}37'$ West 1170 feet;
Thence North $47^{\circ}46'$ West 50 feet;
Thence North $65^{\circ}37'$ East 1170 feet;
Thence North $41^{\circ}04'$ East 391 feet;
Thence North $51^{\circ}00'$ East 507 feet;
Thence North $34^{\circ}11'$ East 233 feet to the Point of Beginning.

Section 33:

All

-Continued-

Section 34:

All

SAVE AND EXCEPTING from Sections 27, 28, 33 and 34 the following described tracts:

TRACT NO. 1:

Beginning 1320 feet North of the Southeast corner of said Section 33;

Thence North 1020 feet;

Thence West 370 feet;

Thence North 300 feet;

Thence West 2552 feet;

Thence South 60 feet;

Thence East 2502 feet;

Thence South 300 feet;

Thence East 370 feet;

Thence South 970 feet;

Thence East 50 feet to the Point of Beginning.

(This tract being deeded to the Albion Highway District by a Deed dated May 26, 1932 and recorded September 10, 1943 as Instrument No. 146042 in Book 48 of Deeds, Page 378, records of Cassia County, Idaho.)

TRACT NO. 2:

Beginning at the North Quarter corner of Section 33;

Thence West 50 feet;

Thence South 2°53' West 2662.5 feet, more or less, to a point on the East and West subdivision line of said Section, said point being 212.4 feet West of center corner of Section 33;

Thence East 50 feet;

Thence North 2°53' East 2662.5 feet to the Point of Beginning.

(This tract being deeded to the Burley Highway District by a Deed dated May 10, 1932 and recorded June 29, 1932 as Instrument No. 105732 in Book 42 of Deeds, Pages 372 and 373, records of Cassia County, Idaho.)

TRACT NO. 3:

Beginning at the Quarter corner between Sections 28 and 33;

Thence North 25 feet;

Thence East 4020 feet;

Thence South 50 feet;

Thence West 4020 feet;

Thence North 25 feet to the Point of Beginning.

(This tract being deeded to the Burley Highway District by a deed dated March 22, 1963 and recorded November 5, 1963 as Instrument No. 15462 on Film No. 23, records of Cassia County, Idaho.)

Section 35:

W $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$

TOWNSHIP 10 SOUTH, RANGE 26 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

- Section 19: Part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, more particularly described as follows:
- Beginning at the Southwest corner of said Section 19, said corner being marked by a 5/8 inch rebar which shall be the Point of Beginning;
Thence North 00°02'12" West along section line for a distance of 288.27 feet to a 1/2 inch rebar on the South right of way of State Highway 81;
Thence South 59°09'16" East along the South right of way of State Highway for a distance of 562.26 feet to a 1/2 inch rebar on the South line of Section 19;
Thence North 89°59'54" West along the South line of Section 19 for a distance of 482.54 feet to the Point of Beginning.
- Section 29: All that part of the N $\frac{1}{4}$ SW $\frac{1}{4}$ lying South and West of U.S. Highway No. 30 South.
- Section 29: That part of the S $\frac{1}{4}$ S $\frac{1}{2}$ lying South and West of U.S. Highway No. 30 South, to-wit:
- Section 30: That part of the following described parcel (Tax Number 1025) which lies South and West of U.S. Highway No. 30 South, to-wit:
Beginning at the Northeast corner of the NW $\frac{1}{4}$ of said Section 30;
Thence South 1320 feet;
Thence West 648 feet;
Thence Northwesterly to the Northwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 30;
Thence East to the Point of Beginning.
- Section 30: NE $\frac{1}{4}$ lying South and West of U.S. Highway No. 30 South.
- Section 30: All that part of the N $\frac{1}{4}$ SE $\frac{1}{4}$ lying South and West of U.S. Highway No. 30 South.
- Section 30: SE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ EXCEPT railroad right of way, and the E $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$
- Section 30: Lots 1, 2, and 3, EXCEPT highway right of way and railroad right of way, AND EXCEPTING THEREFROM that portion in the Northeast corner of said Lot 1 lying North and East of State Highway No. 30 South.
- Section 30: NE $\frac{1}{4}$ SW $\frac{1}{4}$, EXCEPT railroad right of way.
- Section 30: That part of the following described parcel (Tax No. 1024) which lies South and West of U.S. Highway No. 30 South, to-wit:
Beginning at the Northwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 30;
Thence South 1320 feet;
Thence East 660 feet;
Thence Northwesterly to the Point of Beginning, EXCEPTING railroad right of way.

Section 30: SE $\frac{1}{4}$ NW $\frac{1}{4}$, EXCEPT railroad right of way

ALSO EXCEPTING AND RESERVING a right of way two rods wide extending East and West along the South side of the land above described, said right of way to be used for road purposes and an electric power line.

Section 30: E $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, W $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$

EXCEPT railroad right of way AND EXCEPTING that portion of the above described property dedicated for public use as shown on the recorded plat of Cotterel Townsite.

Section 31: E $\frac{1}{4}$, E $\frac{1}{2}$ W $\frac{1}{2}$

EXCEPT railroad right of way AND EXCEPTING that portion of the above described property dedicated for public use as shown on the recorded plat of Cotterel Townsite.

Section 32: S $\frac{1}{4}$, NW $\frac{1}{4}$, W $\frac{1}{4}$ NE $\frac{1}{4}$, EXCEPT railroad right of way.

Section 32: All that part of the E $\frac{1}{4}$ NE $\frac{1}{4}$ lying South and West of U.S. Highway No. 30 South.

Section 33: All that part of the W $\frac{1}{4}$ lying South and West of U.S. Highway No. 30 South, EXCEPTING THEREFROM the following described tract:

Beginning at a point where the East boundary line of the W $\frac{1}{4}$ of said Section 33, Township 10 South, Range 26 East of the Boise Meridian, intersects the Southwest right-of-way line of U.S. Highway No. 30 South;
Thence South along the said East boundary line 990 feet;
Thence North 59° 15' West parallel to the South right-of-way line of U.S. Highway No. 30 South, a distance of 2640 feet;
Thence North parallel with the said East boundary line 990 feet to the Southwest right-of-way line of U.S. Highway No. 30 South;
Thence Southeasterly along said right-of-way a distance of 2640 feet to the Point of Beginning.

Section 33: Beginning at a point where the East boundary line of the W $\frac{1}{4}$ of said Section 33 intersects the Southwest right-of-way line of U.S. Highway No. 30 South;

Thence South along the said East boundary line 990 feet;
Thence North 59° 15' West parallel to the South right-of-way line of U.S. Highway No. 30 South, a distance of 2640 feet;
Thence North parallel with the said East boundary line 990 feet to the Southwest right-of-way line of U.S. Highway No. 30 South;
Thence Southeasterly along the said right-of-way a distance of 2640 feet to the Point of Beginning.

TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 13: S $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$ and SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 24: N $\frac{1}{2}$ and NE $\frac{1}{4}$ SW $\frac{1}{4}$

TOWNSHIP 11 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

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

Section 3: All

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

Section 5: E $\frac{1}{2}$ NE $\frac{1}{4}$ and West Half of Lot 4

Section 6: Lot 1

Section 7: SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 8: S $\frac{1}{2}$

Section 9: S $\frac{1}{2}$ N $\frac{1}{2}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 10: ALL

Section 11: W $\frac{1}{2}$

Section 14: NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$

Section 15: ALL, EXCEPT SW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 16: All

Section 17: W $\frac{1}{2}$

Section 18: E $\frac{1}{2}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$

Section 19: Lots 1 and 2, E $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$ AND SE $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 20: S $\frac{1}{2}$ SW $\frac{1}{4}$

Section 22: NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$

Section 29: W $\frac{1}{2}$ W $\frac{1}{2}$

Section 29:

Part of the SE $\frac{1}{4}$, more particularly described as follows:

Beginning at the Southeast corner of said Section 29, said corner marked by a 5/8 inch rebar which shall be the Point of Beginning;
Thence North 89°38'32" West along section line for 1511.20 feet to a 1/2 inch rebar;
Thence North 14°03'08" East for 30.37 feet to a 1/2 inch rebar;
Thence North 27°52'13" East for 226.46 feet to a 1/2 inch rebar;
Thence North 50°26'40" East for 101.28 feet to a 1/2 inch rebar;
Thence North 27°27'34" East for 449.80 feet to a 1/2 inch rebar;
Thence North 32°53'45" East for 857.51 feet to a 1/2 inch rebar;
Thence North 19°14'26" East for 587.88 feet to a 1/2 inch rebar;
Thence North 78°17'51" East for 454.81 feet to a 1/2 inch rebar on section line;
Thence South 0°13'00" East along section line for 2070.17 feet to the Point of Beginning.

Section 30:

Part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$, more particularly described as follows:

Beginning at the Southwest corner of said NW $\frac{1}{4}$ NE $\frac{1}{4}$;
Thence East along the South line to the Southeast corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$;
Thence North along the East line to the Northeast corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$;
Thence Southwesterly to the Point of Beginning.

Section 30:

E $\frac{1}{2}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$

Section 31:

E $\frac{1}{2}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 32:

W $\frac{1}{2}$, N $\frac{1}{2}$ NE $\frac{1}{4}$

TOWNSHIP 11 SOUTH, RANGE 26 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 5: NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, EXCEPT railroad right of way.

Section 6: Lots 1 and 2.

Section 8: NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$.

Section 9: SW $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$, EXCEPT railroad right of way.

TOWNSHIP 12 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 14: NE $\frac{1}{4}$ SE $\frac{1}{4}$

EXHIBIT A pg 10

WATER RIGHT NO.	SOURCE	PRIORITY DATE	CFS
A45-241	Marsh Creek	4-12-1892	3.20
A45-257	Marsh Creek	4-12-1892	24.90
A45-258	Land Creek	3-01-1875	2.00
A45-259B	Rose Creek	3-01-1875	.60
A45-261	Marsh Creek	3-31-1882	1.00
A45-262	Marsh Creek	11-30-1879	1.20
A45-263	Marsh Creek	4-16-1881	1.20
A45-264	Marsh Creek	7-21-1884	1.20
A45-265	Marsh Creek	6-25-1887	9.60
A45-267	Marsh Creek	6-05-1875	1.00
A45-268	Marsh Creek	5-30-1879	2.67
A45-269	Marsh Creek	4-20-1881	10.00
A45-270	Marsh Creek	4-20-1881	10.00
A45-281	Marsh Creek	4-30-1873	3.20
A45-282	Marsh Creek	4-30-1874	2.00
A45-298	Marsh Creek	4-01-1881	.80
A45-302	Marsh Creek	3-31-1882	.80
A45-307D	Marsh Creek	4-01-1873	.60
A45-308A	Marsh Creek	3-01-1875	1.08
A45-318	Marsh Creek	4-01-1885	3.20
A45-328	Howell Creek	3-10-1881	3.20
A45-527	Marsh Creek	3-31-1878	.90
A45-13503	Marsh Creek	4-12-1892	33.64
A45-2454	Well	8-18-1953	2.96
A45-2625	Well	9-29-1960	2.39
A45-2738	Well	3-06-1967	1.80
A45-7021	Well	12-01-1967	1.55
A45-7024	Well	2-01-1968	6.00
A45-7031	Well	7-24-1968	10.52
A45-13507	Well	8-25-1969	

EXHIBIT

B

2001 AUG 20 PM 4 16
 RECORDED AT THE REQUEST OF
Valencia & Smith

CASSIA COUNTY, IDAHO
 LARRY A. MICKELSEN
 RECORDER
 FEE \$9.00 DEPUTY *26*

297591



0005754949



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

For Office Use Only

-FILED-

File #: 0005754949

Date Filed: 6/3/2024 9:49:32 AM

Entity Name and Mailing Address:								
Entity Name:	SIX S RANCH, LLC							
The file number of this entity on the records of the Idaho Secretary of State is:	0000108217							
Address	PO BOX 910 BURLEY, ID 83318-0910							
Entity Details:								
Entity Status	Active-Existing							
This entity is organized under the laws of:	IDAHO							
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:	W31774							
The registered agent on record is:								
Registered Agent	WILLIAM A PARSONS Registered Agent Physical Address 137 W 13TH ST BURLEY, ID 83318 Mailing Address							
Limited Liability Company Managers and Members								
<table><thead><tr><th>Name</th><th>Title</th><th>Business Address</th></tr></thead><tbody><tr><td>Claudia Luttrell</td><td>Member</td><td>6288 S. MOFFAT FARM LANE SALT LAKE, UT 84121</td></tr></tbody></table>			Name	Title	Business Address	Claudia Luttrell	Member	6288 S. MOFFAT FARM LANE SALT LAKE, UT 84121
Name	Title	Business Address						
Claudia Luttrell	Member	6288 S. MOFFAT FARM LANE SALT LAKE, UT 84121						
The annual report must be signed by an authorized signer of the entity.								
Job Title: attorney								
<u>William A Parsons</u>		<u>06/03/2024</u>						
Sign Here		Date						

B0913-6655 06/03/2024 9:49 AM Received by Office of the Idaho Secretary of State



0005523666

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane***STATEMENT OF MERGER**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$30.00

Statement of Merger	
Select one: Standard, Expedited or Same Day Service (see descriptions below) Same Day Service (+\$100; filing fee \$130)	
Surviving Entity	
Entity Name:	SIX S RANCH, LLC
The file number of this entity on the records of the Idaho Secretary of State is:	0000108217
Jurisdiction:	IDAHO
Entity Type:	Limited Liability Company (D)
Entity Subtype	Limited Liability Company
☒ The merger was approved by each domestic merging entity, if any, in accordance with this part and by each foreign merging entity, if any, in accordance with the law of its jurisdiction of formation.	
Merged Entity Name	
Entity name	SIX S RANCH, LLC
Effective Date	
The merger shall be effective when filed with the Secretary of State.	
Entities Merging Out of Existence	
Non-surviving Entity Name	Home Jurisdiction
Cottrell Farms, LLC	Utah
Signature of surviving entity	
☒ I, the authorized signer for the surviving entity, declare that I am an authorized signer for each entity participating in this merger and will therefore sign electronically for each entity.	
<i>Claudia Luttrell</i>	<i>12/13/2023</i>
Sign Here	Date
Job Title	Member
Signature of each entity merging into the survivor.	
<i>Manager</i>	<i>Claudia Luttrell</i>
<i>12/13/2023</i>	
Title	On behalf of Cottrell Farms, LLC Date

B0866-5127 12/20/2023 1:13 PM Received by Office of the Idaho Secretary of State



IDAHO DEPARTMENT OF
WATER RESOURCES

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

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

Governor Brad Little

Director Mathew Weaver

April 25, 2025

SIX S RANCH LLC
1354 E SIX S RANCH RD
DECLO ID 83323-5054

Re: Change in Ownership for Water Right No(s): 45-10435, 45-10436 & 45-10924

Dear Water Right Holder(s):

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

Please note, the Department is currently reviewing a Change in Water Right Ownership involving water right(s) 45-10435 and 45-10436. This notice was received April 8, 2025 from TitleOne. Notification will be sent to all parties upon final review and processing.

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) 293-9908.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: Travis Thompson, attorney



MARTEN LAW

February 25, 2025

Via Hand Delivery

IDWR
Southern Regional Office
650 Addison Ave. West, Suite 500
Twin Falls, Idaho 83301

RECEIVED

FEB 25 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGION

RE: Six S Ranch LLC *Notice of Change of Ownership*

Dear IDWR:

Please find enclosed an executed notice of change of ownership form and filing fees (\$75.00) for our client Six S Ranch LLC related to three water rights in Basin 45. If you have any questions or need additional information please advise.

Sincerely,

Travis Thompson
Partner

Direct: (208) 735-2227
Email: tthompson@martenlaw.com

Enclosures

cc: Claudia Luttrell, via email only