

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 16 2024

DEPT. OF WATER RESOURCES
EASTERN REGION

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
13-48	Yes ☐	Yes ☐		Yes ☐	Yes ☐
13-50	Yes ☐	Yes ☐		Yes ☐	Yes ☐
13-4317	Yes ☐	Yes ☐		Yes ☐	Yes ☐
13-7504	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Ritewood Egg Inc; Cecil Woodward, Garnet Woodward, Pearl Robinson, William Stockdale
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Oakdell Farms, LLC
New owner(s) as listed on the conveyance document

241 St. Andrews Way
Mailing address

Sioux Center
City

Name connector ☐ and ☐ or
IA 51250
State Zip

Telephone

Email

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

5. Date you acquired the water rights and/or claims listed above: December 22, 2023

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: [Signature] Authorized Director 05/03/2024
 Signature of new owner/claimant Title, if applicable Date
James R. Dean
 Print name

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

For IDWR Office Use Only:
 Received by [Signature] Date 5/16/2024 Receipt No. E050080 Receipt Amt. \$100.-
 Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing
 Name on W-9 _____ Approved by [Signature] Processed by [Signature] W-9 received? Yes ☐ No ☐
 Date 5/21/2024

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Oakdell Farms, LLC
c/o Versova Management Company
241 St. Andrews Way
Sioux Center, IA 51250

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

For the consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, RITEWOOD INC., an Idaho corporation ("Grantor"), conveys and specially warrants to OAKDELL FARMS, LLC, a Delaware limited liability company, ("Grantee"), whose address is 241 St. Andrews Way, Sioux Center, IA 51250, and its successors and assigns forever the following described real property:

See Exhibit A attached hereto and incorporated herein by this reference.

SUBJECT TO taxes and assessments for the year 2023 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, to any state of facts an accurate survey or inspection of the premises would show, and to those matters listed in Exhibit B attached hereto and incorporated herein by this reference.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well in law as in equity.

The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said premises; that the premises are free from encumbrances created or suffered by the Grantor, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims of or through Grantor, but none other.

[Signature Page follows]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 22nd day of December, 2023.

GRANTOR:

RITEWOOD INC., an Idaho corporation

By: David K. Woodward

Name: David K. Woodward

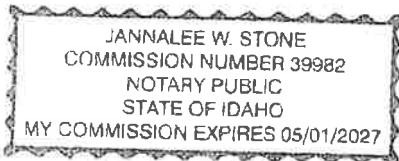
Title: President

STATE OF Idaho)

County of Franklin) ss.

On this _____ On this 22nd day of December, 2023, before me, a Notary Public in and for the above State, personally appeared David K. Woodward, known or identified to me to be the authorized representative of RITEWOOD, INC., an Idaho corporation, the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Jannalee W. Stone
Notary Public for State of Idaho
Residing at: Preston, Id
My commission expires: 5-1-27

**EXHIBIT A
LEGAL DESCRIPTION****PARCEL 1:**

A parcel of land located in Section 21, Township 16 South, Range 40 East, Boise Meridian, Franklin County, Idaho and further described as follows:

Beginning at the Northeast corner of said Section 21, from which the Southeast corner of Section 21 bears South 00° 03' 27" East 5341.89 feet;
Thence South 00° 08' 54" East 922.41 feet along the east line of said Section 21;
Thence South 89° 51' 06" West 102.09 feet to the northeast corner of that parcel of land as shown on Record of Survey instrument number 183196 in the official records of Franklin County, the True Point of Beginning;
Thence South 04° 08' 39" West 280.44 feet (South 04° 05' 12" West 280.43 feet by record);
Thence South 00° 40' 01" East 44.17 feet to a 5/8" rebar with cap labeled, "A.A. Hudson, PLS 13173";
Thence South 89° 19' 59" West 23.14 feet to a 5/8" rebar with cap;
Thence North 00° 28' 31" West 43.92 feet to a 5/8" rebar with cap set on the boundary line of said parcel on Record of Survey instrument number 183196;
Thence South 88° 42' 35" West 182.36 feet;
Thence South 00° 44' 49" East 141.64 feet (South 00° 48' 16" East 141.64 feet by record) along said boundary line;
Thence North 89° 57' 12" West 132.56 feet (North 89° 59' 12" West 132.56 feet by record) along said boundary line;
Thence South 41° 54' 09" West 110.09 feet (South 41° 50' 42" West 110.09 feet by record) along said boundary line;
Thence North 89° 56' 33" West 477.85 feet along said boundary line and it's extension to a 5/8" rebar with cap;
Thence South 01° 18' 23" East 213.59 feet to a 5/8" rebar with cap;
Thence South 87° 06' 54" West 198.69 feet to a 5/8" rebar with cap;
Thence North 00° 56' 15" West 452.97 feet to a 5/8" rebar with cap;
Thence North 87° 32' 30" East 344.12 feet to a 5/8" rebar with cap set on the west boundary line of said parcel on Record of Survey instrument number 183196;
Thence North 00° 03' 27" East 247.41 feet along said west line to a 5/8" rebar with cap;
Thence North 89° 56' 33" West 185.70 feet to a 5/8" rebar with cap;
Thence North 00° 19' 52" West 205.98 feet to a 5/8" rebar with cap;
Thence South 89° 56' 33" East 187.10 feet to a 5/8" rebar with cap set on said west line;
Thence North 00° 03' 27" East 179.96 feet to the northwest corner of said parcel, said point being on a 630.25 foot radius non-tangent curve concave to the southwest whose center bears South 16° 38' 56" West;
Thence southeasterly along said curve through a central angle of 25° 45' 14" a distance of 283.29 feet (chord = South 86° 13' 41" East 280.91 feet) along said boundary line of parcel;

Thence South 73° 21' 03" East 106.59 feet (South 73° 24' 30" East 106.59 feet by record) along said boundary line;
Thence South 18° 29' 13" East 169.49 feet (South 18° 32' 40" East 169.49 feet by record) along said boundary line;
Thence South 63° 01' 20" East 120.59 feet (South 63° 04' 47" East 120.59 feet by record) along said boundary line;
Thence South 31° 02' 16" East 145.80 feet (South 31° 05' 43" East 145.80 feet by record) along said boundary line;
Thence North 82° 27' 49" East 146.66 feet (North 82° 27' 49" East 146.66 feet by record) along said boundary line to the True Point of Beginning. (02937.02)

SUBJECT TO an easement for access twenty feet wide over the Easterly twenty feet of this parcel and more particularly described as follows: Beginning at the True Point of Beginning of this parcel thence South 04° 05' 12" West 280.43 feet; thence South 88° 39' 08" West 20.09 feet; thence North 04° 05' 12" East 278.20 feet; thence North 82° 24' 22" East 20.42 feet to the True Point of Beginning.

ALSO beginning at the Northeast corner of said Section 21; thence West 1211.80 feet (based on the East line of Section 21 being North); thence South 611.70 feet to the True Point of Beginning which is a 5/8" rebar with cap labeled AA HUDSON PLS 4735 set on the Southerly right of way of Maple Creek Road; thence South 01° 47' 24" West 83.88 feet along a fence to a 5/8" rebar with cap; thence South 71° 56' 55" West 56.06 feet along a fence to a 5/8" rebar with cap; thence South 82° 45' 58" West 145.95 feet along a fence to a 5/8" rebar with cap; thence North 46° 25' 13" West 97.83 feet along a fence to a 5/8" rebar with cap set on said Southerly right of way; thence North 78° 54' 09" East 237.11 feet along said right of way to a 5/8" rebar with cap; thence North 80° 29' 52" East 39.45 feet along said right of way to the True Point of Beginning; (02938.00)

Parcel 2:

A parcel of land located in Section 16, Township 16 South, Range 40 East of the Boise Meridian, Franklin County, Idaho and further described as follows:

Beginning at the North quarter corner of said Section 16; thence North 89° 09' 08" East 1426.50 feet (East 1426.50 feet by record) along the North Line of said Section 16; thence South 36° 53' 00" West 14.73 feet to a 5/8" rebar with cap Labeled AA HUDSON PLS 4735 set on the South right of way line of 3200 South, a county road, said point being the True Point of Beginning; thence South 36° 53' 00" West 315.27 feet (South 36° 53' West 330.0 feet by record) along the Westerly line of the Robert H. and Henriette H. Haworth property as recorded under Instrument No. 154426 in the official records of Franklin County; thence South 07° 31' 00" West 234.00 feet (South 07° 31' West 234.0 feet by record) to a 5/8" rebar with cap; thence North 85° 44' 00" West 261.07 feet (North 85° 44' West 841.0 feet by record) to a 5/8" rebar with cap set on the Easterly right of way of 3600 East, a county road; said point being on a 288.06 ft. radius non

tangent curve whose center point bears North 61° 03' 08" East; thence Northwesterly along said curve through a central angle of 26° 19' 22" a distance of 132.34 feet to the PT; thence South 87° 22' 30" West 5.00 feet to a 5/8" rebar with cap; thence North 02° 37' 30" West 336.57 feet along said Easterly right of way line to a 5/8" rebar with cap set on the Southerly right of way of 3200 South, a county road; thence North 83° 44' 18" East 66.06 feet to a 5/8" rebar with cap; thence North 89° 09' 08" East 42.49 feet to a 5/8" rebar with cap; Thence South 80° 09' 31" East 41.74 feet to a 5/8" rebar with cap; thence North 89° 43' 53" East 387.00 feet to the True Point of Beginning; (02867.00)

A parcel of land located in Sections 9 and 16, Township 16 South, Range 40 East of the Boise Meridian, Franklin County, Idaho and further described as follows:

Beginning at the North quarter corner of said Section 16; thence North 88° 09' 08" East 513.23 feet (East 666 feet by record) along the North line of said Section 16; thence North 03° 06' 44" East 136.34 feet to a 5/8" rebar with cap labeled "A.A. HUDSON, PLS 4735", the True Point of Beginning; thence North 83° 21' West 1300.00 feet (North 83° 21' West 682 feet by record) to the East bank of the Cub River; thence following said East bank South 305.68 feet to a point on the North Line of said Section 16; thence South 21° 03' 18" East 771.82 feet more or less following the center of said Cub River; thence South 85° 23' 00" East 495.00 feet to a point which is South 771.54 feet from the North quarter corner of said Section 16; thence South 85° 23' 00" East 94.49 feet to a point on a fence line; thence along a fence line through the following courses: South 87° 40' 35" East 119.36 feet; North 82° 03' 21" East 129.19 feet; North 02° 12' 37" East 335.71 feet; South 86° 27' 38" East 134.80 feet; South 84° 47' 07" East 126.41 feet; South 87° 43' 40" East 258.28 feet along said fence line to a 5/8" rebar with cap set on the Westerly right of way of the county road, said point being on a 348.06 foot radius non tangent curve whose center point bears North 65° 25' 41" East; thence Northwesterly along said curve through a central angle of 13° 41' 10", a distance of 83.14 feet (chord=South 17° 43' 44" East 82.94 feet); thence North 00° 23' 57" East 90.43 feet; thence South 87° 22' 30" West 8.38 feet; thence North 02° 37' 30" West 298.54 feet to the South right of way line of 3200 South Street; thence South 89° 43' 53" West 46.63 feet along said right of way to the beginning of a 162.08 foot radius curve concave to the Northeast; thence Northwesterly along said curve through a central angle of 13° 59' 29", a distance of 39.58 feet (chord = North 83° 16' 23" West 39.48 feet) thence South 89° 09' 08" West 74.42 feet; thence North 07° 55' 00" West 49.77 feet to a point on said South right of way line on a 162.08 foot radius non tangent curve concave to the Northeast whose center point bears North 47° 36' 54" East; thence Northwesterly along said curve through a central angle of 26° 22' 33", a distance of a 74.61 feet (chord = North 29° 11' 50" West 73.96 feet); thence North 16° 00' 33" West 8.70 feet; thence North 83° 21' 00" West 100.70 feet to the True Point of Beginning; (02867.00 + 02829.00)

Note: This description is a combination of Parcel J surveyed in 1990 and recorded under Instrument No. 183197 in Franklin County and the deed descriptions of the land from the west line of parcel J to the Cub River. The deed calls were revised to force a mathematical closure. The deed descriptions are part of Instrument No. 50395.

Township 16 South, Range 40 East of the Boise Meridian, Franklin County Idaho
Section 16: Beginning at the Northeast corner of the Southeast quarter of Section 16, and running
thence West 91 rods 7 feet; thence South 66 rods; thence East 70 rods; thence North 25 rods;
thence East 21 rods 7 feet; thence North 41 rods to the point of beginning. (02878.03)

TOGETHER WITH, without warranty of title, 40 hours of Dixie Bench Irrigation water to be
used every 9 days.

ALSO TOGETHER WITH, without warranty of title, a 1/2 interest in a buried mainline and a
40% interest in an irrigation system including pump and motor, and a right of reasonable access
thereto.

Subject to Boundary Line agreement recorded March 1, 2010 as inst No. 248246

Parcel 3:

A PARCEL OF LAND LOCATED IN SECTION 10, TOWNSHIP 16 SOUTH, RANGE 40
EAST, BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO AND FURTHER DESCRIBED
AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 10 FROM WHICH THE
NORTH QUARTER CORNER OF SECTION 10 BEARS NORTH 89° 08' 44" EAST 2712.30
FEET;
THENCE NORTH 89° 08' 44" EAST 1347.40 FEET ALONG THE NORTH LINE OF THE
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10 TO A
5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 4735";
THENCE SOUTH 00° 02' 54" WEST 1366.44 FEET ALONG A FENCE LINE TO A 5/8"
REBAR WITH CAP;
THENCE SOUTH 89° 45' 52" WEST 136.23 FEET TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 00° 53' 40" EAST 1219.82 FEET TO A 5/8" REBAR WITH CAP;
THENCE NORTH 89° 10' 05" EAST 197.21 FEET TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 00° 02' 43" WEST 546.63 FEET TO A 5/8" REBAR WITH CAP;
THENCE NORTH 89° 10' 05" EAST 356.23 FEET TO A 5/8" REBAR WITH CAP;
THENCE NORTH 00° 02' 43" EAST 486.63 FEET TO A 5/8" REBAR WITH CAP SET ON
THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10;
THENCE NORTH 27° 34' 55" EAST 1002.75 FEET TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 78° 55' 25" EAST 466.41 FEET TO A 5/8" REBAR WITH CAP SET ON A
FENCE LINE ALSO BEING THE EAST LINE OF SAID NORTHWEST QUARTER;
THENCE SOUTH 00° 35' 20" WEST 819.01 FEET ALONG SAID FENCE LINE TO A 5/8"
REBAR WITH CAP SET AT A FENCE CORNER;
THENCE SOUTH 89° 59' 06" EAST 1376.41 FEET ALONG SAID FENCE LINE TO A 5/8"
REBAR WITH CAP SET AT A FENCE CORNER;

THENCE SOUTH 00° 58' 10" WEST 572.01 FEET ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 25° 06' 20" WEST 151.64 FEET ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 00° 03' 19" EAST 573.96 FEET ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP SET ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10;
THENCE SOUTH 88° 37' 23" WEST 6.25 FEET TO A 5/8" REBAR WITH CAP SET ON THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE SOUTH 00° 14' 59" WEST 447.99 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10 TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 21° 48' 46" WEST 271.89 FEET TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 43° 40' 58" WEST 157.92 FEET TO A 5/8" REBAR WITH CAP;
THENCE NORTH 45° 10' 42" WEST 338.32 FEET TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 78° 29' 48" WEST 643.90 FEET TO A 5/8" REBAR WITH CAP;
THENCE NORTH 22° 43' 20" WEST 757.93 FEET TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 47° 10' 42" WEST 233.98 FEET TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 68° 21' 51" WEST 354.18 FEET TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 30° 33' 54" WEST 63.68 FEET TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 59° 10' 15" WEST 232.36 FEET TO A 5/8" REBAR WITH CAP;
THENCE NORTH 27° 35' 37" WEST 483.07 FEET TO A 5/8" REBAR WITH CAP SET ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE SOUTH 89° 27' 45" WEST 295.29 FEET ALONG SAID NORTH LINE TO A 5/8" REBAR WITH CAP SET ON THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE NORTH 00° 02' 43" EAST 1341.07 FEET TO A 5/8" REBAR WITH CAP SET ON THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE SOUTH 89° 10' 05" WEST 1336.95 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 10;
THENCE NORTH 00° 38' 01" WEST 2644.16 FEET ALONG THE WEST LINE OF SAID SECTION 10 TO THE TRUE POINT OF BEGINNING. (02832.01)
TOGETHER WITH AND SUBJECT TO AN UNRESTRICTED EASEMENT FOR BURIED UTILITIES, A ROADWAY AND GENERAL INGRESS AND EGRESS LOCATED IN SECTION 10, TOWNSHIP 16 SOUTH, RANGE 40 EAST, BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 10 FROM WHICH THE WEST QUARTER CORNER OF SECTION 10 BEARS NORTH 00° 06' 32" WEST 2668.35 FEET;

THENCE NORTH 00° 06' 32" WEST 1334.17 FEET ALONG THE WEST LINE OF SAID SECTION 10 TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 4735" SET ON THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE NORTH 89° 27' 45" EAST 60.00 FEET;
THENCE SOUTH 00° 06' 32" EAST 1046.37 FEET;
THENCE NORTH 89° 17' 19" EAST 1068.43 FEET;
THENCE NORTH 00° 09' 33" EAST 328.55 FEET;
THENCE NORTH 72° 55' 41" EAST 250.12 FEET;
THENCE NORTH 59° 10' 15" EAST 413.25 FEET;
THENCE NORTH 27° 50' 56" WEST 30.04 FEET;
THENCE NORTH 59° 10' 15" EAST 115.66 FEET;
THENCE SOUTH 27° 35' 37" EAST 90.14 FEET TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 59° 10' 15" WEST 532.62 FEET TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 72° 55' 41" WEST 213.15 FEET TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 00° 09' 33" WEST 343.44 FEET TO A 5/8" REBAR WITH CAP SET ON A FENCE LINE;
THENCE SOUTH 89° 17' 19" WEST 1128.16 FEET ALONG SAID FENCE LINE;
THENCE SOUTH 00° 06' 32" EAST 191.43 FEET;
THENCE SOUTH 53° 08' 25" WEST 61.49 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 89° 45' 29" WEST 10.73 FEET ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING.

ALSO;

A PARCEL OF LAND LOCATED IN SECTION 10, TOWNSHIP 16 SOUTH, RANGE 40 EAST, BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 10 FROM WHICH THE WEST QUARTER CORNER OF SECTION 10 BEARS NORTH 00° 06' 32" WEST 2668.35 FEET;
THENCE NORTH 00° 06' 32" WEST 227.62 FEET ALONG THE WEST LINE OF SAID SECTION 10 TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 4735";
THENCE NORTH 89° 17' 19" EAST 320.03 FEET TO A 5/8" REBAR WITH CAP SET AT A FENCE CORNER;
THENCE SOUTH 53° 08' 25" WEST 386.00 FEET ALONG A FENCE LINE TO A 5/8" REBAR WITH CAP SET ON THE SOUTH LINE OF SAID SECTION 10;
THENCE SOUTH 89° 45' 29" WEST 10.73 FEET ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING. (02832.05)

ALSO;

TOWNSHIP 16 SOUTH, RANGE 40 EAST OF THE BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO SECTION 10: NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (02834.00)

ALSO;
A PARCEL OF LAND LOCATED IN SECTION 10 AND 11, TOWNSHIP 16 SOUTH, RANGE 40 EAST, BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 10 FROM WHICH THE NORTHEAST CORNER OF SECTION 10 BEARS NORTH 89°08'44" EAST 2596.12 FEET; THENCE SOUTH 00°11'53" WEST 973.89 FEET ALONG THE MERIDIONAL CENTER LINE OF SAID SECTION 10 TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON PLS 4735" SET ON RIDGE LINE, THE TRUE POINT OF BEGINNING; THENCE SOUTH 75°06'55" EAST 1140.31 FEET ALONG SAID RIDGE LINE TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 45°19'56" EAST 478.77 FEET ALONG SAID RIDGE LINE TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 82°04'55" EAST 726.92 FEET ALONG SAID RIDGE LINE TO A 5/8" REBAR WITH CAP;
THENCE NORTH 79°51'12" EAST 673.92 FEET ALONG SAID RIDGE LINE TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 81°00'57" EAST 793.19 FEET ALONG SAID RIDGE LINE TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 05°53'02" EAST 767.46 FEET ALONG SAID RIDGE LINE TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 09°03'37" EAST 141.39 FEET ALONG SAID RIDGE LINE TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;
THENCE NORTH 89°48'44" WEST 1125.11 FEET ALONG SAID SOUTH LINE TO THE EAST QUARTER CORNER OF SAID SECTION 10;
THENCE SOUTH 00°18'09" WEST 1323.38 FEET ALONG THE EAST LINE OF SAID SECTION 10 TO A 5/8" REBAR WITH CAP SET ON THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10;
THENCE SOUTH 88°37'23" WEST 1288.45 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO A FOUND 5/8" REBAR WITH CAP LABELED, PLS 4735 SET ON A FENCE LINE, SAID POINT BEING THE POINT OF BEGINNING OF A BOUNDARY LINE AGREEMENT BETWEEN KNAPP FAMILY TRUST AND STOCKDALE FAMILY TRUST AS RECORDED UNDER INSTRUMENT NUMBER 234668 IN THE OFFICIAL RECORDS OF FRANKLIN COUNTY;
THENCE FOLLOWING SAID BOUNDARY LINE AGREEMENT THE NEXT 5 COURSES:
THENCE NORTH 00°03'19" WEST 573.96 FEET ALONG A FENCE LINE TO A FOUND 5/8" REBAR WITH CAP;

THENCE NORTH 25°06'20" EAST 151.64 FEET ALONG SAID FENCE LINE TO A FOUND 5/8" REBAR WITH CAP;
THENCE NORTH 00°58'10" EAST 572.01 FEET ALONG SAID FENCE LINE TO A FOUND 5/8" REBAR WITH CAP;
THENCE NORTH 89°59'06" WEST 1376.41 FEET ALONG SAID FENCE LINE TO A FOUND 5/8" REBAR WITH CAP;
THENCE NORTH 00°35'20" EAST 1297.65 FEET ALONG SAID FENCE LINE TO A FOUND 5/8" REBAR WITH CAP;
THENCE SOUTH 89°45'52" WEST 1.95 FEET TO A 5/8" REBAR WITH CAP SET ON SAID MERIDIONAL CENTERLINE OF SECTION 10;
THENCE NORTH 00°11'57" EAST 407.32 FEET ALONG SAID CENTERLINE TO THE TRUE POINT OF BEGINNING. (02830.01 + 02838.01)

ALSO;

A parcel of land located in the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of Section 10, Township 16 South, Range 40 East, Boise Meridian, Franklin County, Idaho, and more particularly described as follows:

Beginning at the Northwest corner of said SE1/4SE1/4 from which the Northeast corner of said SE1/4SE1/4 bears North 88° 42' 58" East;
Thence South 00° 20' 00" West 447.99 feet to a 5/8" rebar and cap (LS 4735) at the Northeast corner of "Parcel 4" as depicted and described on Record of Survey instrument number 234806;
Thence North 21° 53' 47" East 25.18 feet, more or less, to a fence line;
Thence North 00° 21' 15" East 424.83 feet, more or less, along a fence line to a 5/8" rebar and cap (PLS 9163) at the North boundary of said SE1/4SE1/4;
Thence South 88° 42' 58" West 9.41 feet along said North boundary to the Point of Beginning.(02838.01)

Parcel 4:

township 16 South, Range 40 East of the Boise Meridian Section 15: Commencing at the Southwest corner of the NW1/4 SW1/4 NW1/4 of said Section 15, and running thence North 230 feet; thence East 152 feet; Thence South 230 feet; thence west 152 feet to the point of beginning. (02856.01)

ALSO, conveying, without warranty of title, the following water rights: 7/20 interest or more in the Flack Ditch and one-half (1/2) interest in the Woodward Ditch

ALSO, Beginning at the West quarter corner of said Section 15; thence North 00° 11' 30" East 666.32 feet along the West line of said Section 15 (based on the East line of Section 21 being North); thence East 26.32 feet to a 5/8" rebar with cap labeled AA HUDSON PLS 4735 set on the Easterly right of way of 4000 East, a county road and on the South line of that parcel recorded under instrument No. 160335 in the official records of Franklin County, the True Point

of Beginning; thence East 132.44 feet to a 5/8" rebar with cap; thence South 00° 03' 40" West 15.26 feet to a 5/8" rebar with cap; thence North 88° 52' 17" West 33.60 feet to a 5/8" rebar with cap; thence South 00° 35' 34" West 159.94 feet along a fence to a 5/8" rebar with cap set at a fence corner; thence North 88° 20' 31" West 96.92 feet along said fence to a 5/8" rebar with cap set on the East right of way of the county road; thence North 00° 05' 52" West 171.73 feet along said right of way to the True Point of Beginning; containing (02856.01)

Township 16 South, Range 40 East of the Boise Meridian, Franklin County, Idaho

Section 15: Beginning at the West quarter corner of said Section 15; thence North 00° 11' 30" East 216.73 feet along the West line of said Section 15 (Based on the East line of Section 21 being North) ; Thence East 28.59 feet to the True Point of Beginning which is a 5/8" rebar with cap labeled AA Hudson PLS 4735 set on the Easterly right of way of 4000 East, a county road; thence North 89° 58' 39" East 674.61 feet a fence to a 5/8" rebar with cap set in a fence corner; thence South 00° 04' 03" East 680.67 feet along a fence to a 5/8" rebar with cap set at a fence corner; South 84° 06' 12" West 174.33 feet along a fence to a 5/8" rebar with cap set in a fence corner; thence South 01° 06' 15" West 559.28 feet along a fence to a 5/8" rebar with cap; thence South 87° 55' 47" West 85.51 feet to a 5/8" rebar with cap; thence South 00° 37' 27" East 94.95 feet to a 5/8" rebar with cap; thence South 86° 48' 14" West 269.70 feet to a 5/8" rebar with cap; thence North 24° 38' 29" West 25.65 feet to a 5/8" rebar with cap; thence South 87° 39' 39" West 122.65 feet to a 5/8" rebar with cap set on the Easterly right of way of said county road; thence North 00° 10' 54" West 1352.26 feet along said right of way to the True Point of Beginning; (02859.00) +(02858.01)

ALSO beginning at the West quarter corner of said Section 15; thence North 00° 11' 30" East 216.73 feet along the West line of said Section 15 (based on the East line of Section 21 being North) ; thence east 28.59 feet; thence North 89° 58' 39" East 674.61 feet along a fence to a 5/8" rebar with cap set in fence corner; thence South 73° 52' 15" East 733.95 feet to a 5/8" rebar with cap set on the South line of an access easement, the True Point of Beginning; thence North 89° 39' 48" East 76.35 feet to a 5/8" rebar with cap; thence South 88.85 feet to a 5/8" rebar with cap; thence West 76.30 feet to a 5/8" rebar with cap; thence North 88.40 feet to the True Point of Beginning; (02859.00)

ALSO, Beginning at the West quarter corner of said Section 15; thence North 00° 11' 30" East 216.73 feet along the West line of said Section 15 (based on the East line of Section 21 being North) ; Thence East 28.59 feet; thence North 89° 58' 39" East 674.61 feet along a fence to a 5/8" rebar with cap set in a fence corner; thence South 79° 23' 32" East 990.39 feet to a 5/8" rebar with cap set on the North line of an access easement, the True Point of Beginning; thence North 134.77 feet to a 5/8" rebar with cap; thence East 132.87 feet to a 5/8" rebar with cap; thence South 133.99 feet to a 5/8" rebar with cap; Thence South 89° 39' 48" West 132.87 feet along said North line to the True Point of Beginning; (02859.00)

Township 16 South, Range 40 East of the Boise Meridian, Franklin County, Idaho

Section 10: Commencing at the Southwest corner of Section 10, and running thence East 1685 feet; thence North 29° 36' West 85.8 feet; thence North 18° 09' West 100 feet; thence North 22° 14' East 83.6 feet; thence West 1310 feet; thence Southwest 410 feet to the Place of Beginning. (02833.00)

Section 15: NW1/4 NE1/4; N1/2 NW1/4; NE1/4 SW1/4 NW1/4; N1/2 SE1/4 NW1/4; (02856.00)

Township 16 South, Range 40 East of the Boise Meridian, Franklin County, Idaho

Section 15: NW1/4 SW1/4 NW1/4 (02856.00)

Except: Commencing at the Southwest corner of the NW1/4 SW1/4 NW1/4 of said Section 15, and running thence North 230 feet; thence East 152 feet; thence South 230 feet; thence West 152 feet to the POINT OF BEGINNING. *Included earlier in deed*

EXCEPTING THEREFROM:

A PARCEL OF LAND LOCATED IN SECTIONS 10 AND 15, TOWNSHIP 16 SOUTH, RANGE 40 EAST, BOISE MERIDIAN, FRANKLIN COUNTY IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 10 FROM WHICH THE SOUTH QUARTER BEARS NORTH 89° 45' 29" EAST 2659.25 FEET;
THENCE ALONG THE SOUTHERLY LINE OF THE PARCEL OF LAND OWNED BY RITEWOOD, INC., WHICH PARCEL IS DESCRIBED IN INSTRUMENT # 267746 IN THE OFFICIAL RECORDS OF FRANKLIN COUNTY THE FOLLOWING 2 COURSES:
THENCE NORTH 89° 45' 29" EAST 10.73 FEET;
THENCE NORTH 53° 08' 25" EAST 203.89 FEET TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 13173";
THENCE SOUTH 00° 15' 09" WEST 315.90 FEET TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 89° 45' 29" WEST 173.33 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 15;
THENCE NORTH 00° 15' 09" EAST 194.27 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. (02856.02)

Township 16 South, Range 40 East of the Boise Meridian, Franklin County, Idaho, Section 15: Beginning at the Northwest corner of the South half of the Southwest Quarter of said Section; thence South 59 feet to the True Point of Beginning; thence continuing South 121 feet; thence East 360 feet; thence North 121 feet; thence West 360 feet to the True Point of Beginning. (02860.00)

Together with any water rights appurtenant or appertaining thereto.

Subject to Boundary Line Agreement recorded July 30, 2019 under instrument number 278341

Township 16 South, Range 40 East of the Boise Meridian, Franklin County, Idaho
Section 15: That part of the South half of the Southwest quarter of Section 15 described as follows:

Commencing at the Northwest corner of the said S1/2 SW1/4, running South 180 feet, thence East 172 feet, thence South 395 feet; thence East 60 feet; thence South 48° 27' East 493.05 feet; thence East 2039 feet; thence North 902 feet; thence West 2640 feet to the place of beginning. (02860.02)

Excepting Therefrom:

Beginning at the Northwest Corner of the South Half of the Southwest Quarter of said Section; thence South 59 feet to the True Point of Beginning; thence continuing South 121 feet; thence East 360 feet; thence North 121 feet; thence West 360 feet to the True Point of Beginning.

Subject to Boundary Line Agreement recorded August 11, 2006 under instrument number 234667 & Subject to Boundary Line Agreement recorded July 30, 2019 under instrument number 278341

EXCEPTING THEREFROM:

A parcel of land located in Section 10, Township 16 South, Range 40 East, Boise Meridian, Franklin County, Idaho and more particularly described as follows:

Beginning at the Northwest corner of said Section 10 and running thence North 89° 08'44" East 1347.40 feet along the North line of said Section 10;

Thence along fence lines the following 5 courses:

Thence South 00° 02' 54" West 45.89 feet;

Thence South 89° 11' 08" West 504.68 feet;

Thence North 87° 23' 21" West 452.14 feet;

Thence South 40° 38' 06" West 528.40 feet;

Thence South 00° 55' 08" West 903.82 feet;

Thence West 17.72 feet to a point on the West line of said Section 10;

Thence North 00° 38' 01" West 1317.15 feet along the said West line of Section 10 to the Point of Beginning.

Subject to Boundary Line Agreement recorded May 8, 1991 as instrument number 183637

Subject to Boundary Line Agreement recorded August 11, 2006 as instrument number 234666

Subject to Boundary Line Agreement recorded August 11, 2006 as instrument number 234668

PARCEL 5:

A parcel of land located in Section 16, Township 16 South, Range 40 East, Boise Meridian, Franklin County, Idaho and further described as follows:

SPECIAL WARRANTY DEED - 13

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Beginning at the East quarter corner of said Section 16, from which the Southeast corner of Section 16 bears South 00° 33' 20" West 2626.51 feet;
Thence South 00° 33' 20" West 1359.40 feet along the east line of said Section 16 to the True Point of Beginning;
Thence South 00° 33' 20" West 152.48 feet along said east line;
Thence North 89° 21' 55" West 19.96 feet to a 5/8" rebar with cap labeled, "A.A. Hudson, PLS 13173 set on the west right of way line of 4000 East Street;
Thence North 89° 21' 55" West 30.89 feet to a 5/8" rebar with cap;
Thence South 00° 39' 05" East 138.23 feet to a 5/8" rebar with cap;
Thence North 89° 26' 40" West 200.07 feet to a 5/8" rebar with cap;
Thence North 15° 05' 10" East 263.05 feet to a 5/8" rebar with cap;
Thence South 83° 58' 31" East 78.20 feet to a 5/8" rebar with cap;
Thence North 06° 01' 29" East 43.76 feet to a 5/8" rebar with cap set on a fence line;
Thence South 89° 21' 55" East 83.05 feet along said fence line to a 5/8" rebar with cap set on said west right of way line of 4000 East Street;
Thence South 89° 21' 55" East 16.93 feet to the True Point of Beginning.

Subject to a right of way for 4000 East Street located in Section 16, Township 16 South, Range 40 East, Boise Meridian, Franklin County, Idaho and further described as follows:

Beginning at the East quarter corner of said Section 16, from which the Southeast corner of Section 16 bears South 00° 33' 20" West 2626.51 feet;
Thence South 00° 33' 20" West 1359.40 feet along the east line of said Section 16 to the True Point of Beginning;
Thence South 00° 33' 20" West 152.48 feet along said east line;
Thence North 89° 21' 55" West 19.96 feet to a 5/8" rebar with cap labeled, "A.A. Hudson, PLS 13173 set on the west right of way line of 4000 East Street;
Thence North 01° 53' 11" East 88.68 feet along said right of way line to the beginning of a 3970.00 foot radius curve concave to the northwest;
Thence northeasterly along said curve through a central angle of 00° 55' 16" a distance of 63.82 feet (chord = North 01° 25' 33" East 63.82 feet) to a 5/8" rebar with cap set on said right of way line;
Thence South 89° 21' 55" East 16.93 feet to the True Point of Beginning.

EXHIBIT B
PERMITTED EXCEPTIONS

Inclusion of matter on this Exhibit B does not affect the rights or obligations of the parties under the Asset Purchase Agreement dated December 22, 2023, or render such matter a "Permitted Encumbrance" thereunder except to the extent expressly included in the definition of such term in such Agreement.

1. An easement for access twenty feet wide over the Easterly twenty feet of this parcel and more particularly described as follows: Beginning at the True Point of Beginning of this parcel thence South 04° 05' 12" West 280.43 feet; thence South 88° 39' 08" West 20.09 feet; thence North 04° 05' 12" East 278.20 feet; thence North 82° 24' 22" East 20.42 feet to the True Point of Beginning. (PARCEL 1)
2. An unrestricted easement for buried utilities, a roadway and general ingress and egress located in section 10, township 16 south, range 40 east, Boise Meridian, Franklin County (parcel 3)
3. Right of Way along the the Northerly portion of said parcel 5 described as follows: Commencing 75 rods, more or less, North of the Southeast corner of Section 16; and running thence West 20 rods; thence North 2 rods; thence East 20 rods; thence South 2 rods to the point of beginning.
4. Easement recorded in Franklin County Recorder's office on May 27, 1909, under Instrument Number 12074.
5. Easement recorded in Franklin County Recorder's office on August 31, 1909, under instrument number 14137.
6. Easement recorded in Franklin County Recorder's office on August 31, 1909, under instrument number 14143.
7. Right of Way recorded in Franklin County Recorder's office on August 31, 1909, under instrument number 14166.
8. Utah Power & Light Easement recorded in Franklin County Recorder's office on October 13, 1932, under instrument number 40153.
9. Utah Power & Light Easement recorded in Franklin County Recorder's office on October 13, 1932, under instrument number 40154.

10. Utah Power & Light Easement recorded in Franklin County Recorder's office on August 7, 1961, under instrument number 108638.
11. Terms in Deed recorded in Franklin County Recorder's office on December 30, 1969, under Instrument Number 125435.
12. Utah Power & Light Easement recorded in Franklin County Recorder's office on May 1, 1974, under instrument number 134967.
13. Utah Power & Light Easement recorded in Franklin County Recorder's office on May 1, 1974, under instrument number 134968.
14. Right of Roadway recorded in Franklin County Recorder's office on May 26, 1978, under instrument number 146477.
15. Boundary Line Agreement recorded in Franklin County Recorder's office on May 8, 1991, under instrument number 183637.
16. Easement recorded in Franklin County Recorder's office on August 5, 1991, under instrument number 184141.
17. All easements and right of ways as set out on Survey recorded in Franklin Recorder's office on March 8, 1991, under instrument number 183195 & 183196 & 183197.
18. Right of Way recorded in Franklin County Recorder's office on December 23, 1992, under Instrument Number 187265.
19. Easement recorded in Franklin County Recorder's office on November 9, 1993, under instrument number 189539.
20. Terms Contained in Deed recorded in Franklin County Recorder's office on February 3, 1995, under instrument number 192811.
21. Right of Way recorded in Franklin County Recorder's office on August 17, 1995, under instrument number 196312.
22. All easements and right of ways as set out on Survey recorded in Franklin Recorder's office on December 13, 1995, under instrument number 194900.
23. Terms contained in Deed recorded in Franklin County Recorder's office on January 8, 1998, under instrument number 203802.

24. Access Easement recorded in Franklin County Recorder's office on May 25, 1999, under instrument number 206396.
25. Terms contained in Deed recorded in Franklin County Recorder's office on September 23, 2002, under instrument number 218755.
26. Boundary Line Agreement recorded in Franklin County Recorder's office on August 11, 2006, under instrument number 234666.
27. Boundary Line Agreement recorded in Franklin County Recorder's office on August 11, 2006, under instrument number 234667.
28. Boundary Line Agreement recorded in Franklin County Recorder's office on August 11, 2006, under instrument number 234668.
29. All easements and right of ways as set out on Survey recorded in Franklin Recorder's office on August 24, 2006, under instrument number 234806.
30. Easement Agreement recorded in Franklin County Recorder's office on October 4, 2006, under instrument number 235373.
31. All easements and right of ways as set out on Survey recorded in Franklin Recorder's office on February 8, 2007, under instrument number 236711.
32. Boundary Line Agreement recorded in Franklin County Recorder's office on March 1, 2010, under instrument number 248246.
33. All matters, not limited to easements and right of ways as set out on Survey recorded in Franklin Recorder's office on May 12, 2010, under instrument number 248820.
34. Easement recorded in Franklin County Recorder's office on May 7, 2015, under instrument number 264355.
35. All easements and right of ways as set out on Boundary Line Agreement recorded in Franklin Recorder's office on July 30, 2019, under instrument number 278341.
36. Statement of Intent to Declare Manufactured Home Real Property recorded in Franklin County Recorder's office on September 18, 2020, under instrument number 283285.
37. Rights of tenants under the leases set forth on Exhibit C attached hereto.

EXHIBIT C
LEASES

1. The certain oral rental agreement, by and between the Seller and Robbie and Ken Hobbs, for 160 semi-irrigated acres and 35 dry farm acres around the farm in Land to the North, West and South surrounding Franklin farm on 4000 East, Franklin County, Idaho at \$10,000 per year.

2. The certain oral rental agreement, by and between the Seller and Mike Porter, for 44 irrigated acres and 68 dry farm acres around the farm North of Franklin farm on 4000 East, Franklin, Franklin County, Idaho at \$4,000 per year.
3. The certain oral rental agreement, by and between the Seller and Vince Castillo, for 20 acres below the feed mill area West of Feedmill at Franklin farm 3700 E 3200 S, Franklin, Franklin County, Idaho at \$65 per acre for a total of \$1,200 per year.

by stipulation of the counsel for all the respective parties, filed herein.

48 Wherefore, by reason of the law and the premises, it is ordered, adjudged and decreed that the Plaintiff John J. Flack, and the intervenors, William Stockdale and Alexander Stalker Sr., are entitled to use 5.45 cubic feet per second of time of the waters of Maple Creek a tributary of Cub River, situated near the town of Franklin, in Oneida County, State of Idaho, their right to the use of said waters to date from the year, 1876, the water herein decreed to be conveyed through what is known as the Flack Ditch, taken from the said stream a short distance below the dam of the defendant to be appurtenant to and a part of the following described lands to be used for irrigation, domestic and stock purposes thereon, to-wit:

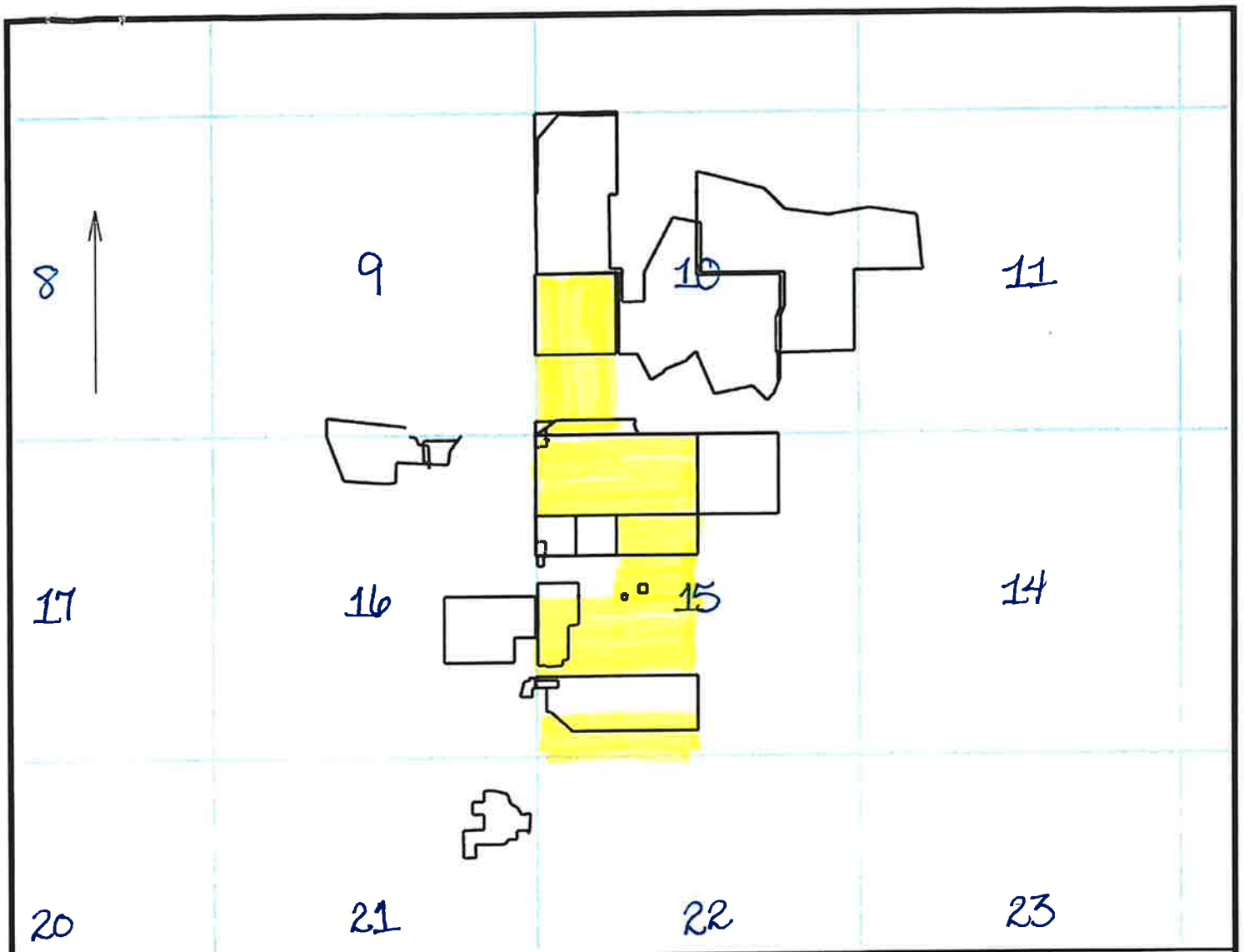
The North half of the S. W. quarter and the E half of the N W quarter and the N W quarter of the N W quarter of section 15, township 16 S of Range 40 E. of Boise Meridian.

Also the W half of the S.W quarter, and the S W quarter of Section 10, Township 16 S. of Range 40 E. of Boise Meridian; the same being the lands owned by the Plaintiff, J. J. Flack; also forty acres of lands situated in the S. half of the S. W. quarter of section 15, in township 16 S. of Range 40 E. of Boise Meridian, belonging to Alexander Stalker; also the E. half of the S. W. quarter of the S. W. quarter of section 10, Township 16 South of Range 40 E. of Boise Meridian, belonging to William Stockdale all of said lands being situated in Oneida County, State of Idaho.

50 That the Intervenor, William Woodward, is entitled to the use at all times of 8 cubic feet per second of time of the waters of said Maple Creek, his right to the use of said water to date from the year, 1881, to be appurtenant to and become a part of the following described lands to be used for irrigation, domestic and stock purposes thereon, to-wit:

The S. W. quarter of the N W quarter of Sec. 15, Township 16 S. of Range 40 E. Boise Meridian, in Oneida County, State of Idaho, said water to be conveyed through what is known as the Woodward Private Ditch.

That the Franklin Maple Creek Pioneer Irrigation Company a corporation, organized and existing under the laws of the State of Idaho, for the purpose of distributing the waters of said Maple Creek to its several stock holders is entitled at all times, for the use and benefit of such



5/16/2024

Scale: 1 inch= 2500 feet

File:

Tract 1: 14.9722 Acres, Closure: s35.5237w 0.02 ft. (1/301350), Perimeter=4624 ft.
 Tract 2: 4.1216 Acres (179538 Sq. Feet), Closure: n45.4913e 124.76 ft. (1/15), Perimeter=1822 ft.
 Tract 3: 26.2820 Acres, Closure: n17.4350w 165.88 ft. (1/30), Perimeter=4946 ft.
 Tract 4: 34.3650 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5195 ft.
 Tract 5: 190.6495 Acres, Closure: s74.5638w 0.08 ft. (1/269634), Perimeter=20228 ft.
 Tract 6: 0.8645 Acres (37656 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/307933), Perimeter=944 ft.
 Tract 7: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
 Tract 8: 136.5581 Acres, Closure: s01.1508w 0.09 ft. (1/135485), Perimeter=12840 ft.
 Tract 9: 0.0935 Acres (4071 Sq. Feet), Closure: n17.1902w 0.01 ft. (1/110081), Perimeter=907 ft.
 Tract 10: 0.8026 Acres (34960 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=764 ft.
 Tract 11: 0.4007 Acres (17456 Sq. Feet), Closure: s34.2729w 0.01 ft. (1/112772), Perimeter=610 ft.
 Tract 12: 18.0444 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=4040 ft.
 Tract 13: 0.1553 Acres (6764 Sq. Feet), Closure: n88.2258w 0.05 ft. (1/6774), Perimeter=330 ft.
 Tract 14: 0.4099 Acres (17855 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/221903), Perimeter=535 ft.
 Tract 15: 8.3452 Acres (363519 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/824152), Perimeter=3679 ft.
 Tract 16: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
 Tract 17: 80.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=7920 ft.
 Tract 18: 10.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=2640 ft.
 Tract 19: 20.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=3960 ft.
 Tract 20: 10.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=2640 ft.
 Tract 21: 0.9986 Acres (43499 Sq. Feet), Closure: s00.1143w 0.80 ft. (1/1122), Perimeter=897 ft.
 Tract 22: 1.0000 Acres (43560 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=962 ft.
 Tract 23: 49.9809 Acres, Closure: n25.0637e 0.03 ft. (1/231262), Perimeter=6881 ft.
 Tract 24: 3.6119 Acres (157333 Sq. Feet), Closure: s83.4903w 0.02 ft. (1/288721), Perimeter=5117 ft.
 Tract 25: 1.1889 Acres (51789 Sq. Feet), Closure: s00.0314e 16.41 ft. (1/63), Perimeter=1027 ft.

Tract Data and Deed Calls

36: s87.2230w 5.00
37: n02.3730w 336.57
38: n83.4418e 66.06
39: n89.0908e 42.49
40: s80.0931e 41.74
41: n89.4353e 387.00
42: @0
43: /ne,nw,16,16s,40e
44: /n88.0908e 513.23
45: /n03.0644e 136.34
46: n83.21w 1300.00
47: s00e 305.68
48: s21.0318e 771.82
49: s85.2300e 495.00
50: s85.2300e 94.49
51: s87.4035e 119.36
52: n82.0321e 129.19
53: n02.1237e 335.71
54: s86.2738e 134.80
55: s84.4707e 126.41
56: s87.4340e 258.28
57: curve left radius 348.06 arc 83.14 delta 13.4110 chord s17.4344e 82.94
58: n00.2357e 90.43
59: s87.2230w 8.38
60: n02.3730w 298.54
61: s89.4353w 46.63
62: curve right radius 162.08 arc 39.58 delta 13.5929 chord n83.1623w 39.48
63: s89.0908w 74.42
64: n07.5500w 49.77
65: curve right radius 162.08 arc 74.61 delta 26.2233 chord n29.1150w 73.96
66: n16.0033w 8.70
67: n83.2100w 100.70
68: @0
69: /ne,se,16,16s,40e
70: n90w 1508.5
71: s00e 1089
72: n90e 1155
73: n00e 412.5
74: n90e 353.5
75: n00e 676.5
76: @0
77: /nw,10,16s,40e
78: n89.0844e 1347.40
79: s00.0254w 1366.44
80: s89.4552w 136.23
81: s00.5340e 1219.82
82: n89.1005e 197.21
83: s00.0243w 546.63
84: n89.1005e 356.23
85: n00.0243e 486.63
86: n27.3455e 1002.75
87: s78.5525e 466.41
88: s00.3520w 819.01
89: s89.5906e 1376.41
90: s00.5810w 572.01
91: s25.0620w 151.64
92: s00.0319e 573.96
93: s88.3723w 6.25
94: s00.1459w 447.99
95: s21.4846w 271.89
96: s43.4058w 157.92

Tract Data and Deed Calls

158: s00.0340w 15.26
159: n88.5217w 33.60
160: s00.3534w 159.94
161: n88.2031w 96.92
162: n00.0552w 171.73
163: @0
164: /nw,sw,15,16s,40e
165: /n00.1130e 216.73
166: /n90e 28.59
167: n89.5839e 674.61
168: s00.0403e 680.67
169: s84.0612w 174.33
170: s01.0615w 559.28
171: s87.5547w 85.51
172: s00.3727e 94.95
173: s86.4814w 269.70
174: n24.3829w 25.65
175: s87.3939w 122.65
176: n00.1054w 1352.26
177: @0
178: /nw,sw,15,16s,40e
179: /n00.1130e 216.73
180: /n90e 28.59
181: /n89.5839e 674.61
182: /s73.5215e 733.95
183: n89.3948e 76.35
184: s00e 88.85
185: n90w 76.30
186: n00e 88.40
187: @0
188: /nw,sw,15,16s,40e
189: /n00.1130e 216.73
190: /n90e 28.59
191: /n89.5839e 674.61
192: /s79.2332e 990.39
193: n00e 134.77
194: n90e 132.87
195: s00e 133.99
196: s89.3948w 132.87
197: @0
198: /sw,10,16s,40e
199: n90e 1685
200: n29.36w 85.8
201: n18.09w 100
202: n22.14e 83.6
203: n90w 1310
204: s53.2628w 414.69 ;?
205: @0
206: /ne,nw,ne,15,16s,40e
207: s0w 1320.00
208: s90w 1320.00
209: n0e 1320.00
210: n90e 1320.00
211: @0
212: /ne,n,nw,15,16s,40e
213: s0w 1320.00
214: s90w 2640.00
215: n0e 1320.00
216: n90e 2640.00
217: @0
218: /ne,ne,sw,nw,15,16s,40e

Tract Data and Deed Calls

280: s89.2155e 83.05

281: s89.2155e 16.93



IDAHO DEPARTMENT OF
WATER RESOURCES

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

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

Governor Brad Little

Director Mathew Weaver

May 21, 2024

OAKDELL FARMS LLC
241 ST ANDREWS WAY
SIOUX CENTER IA 51250-2957

Re: Change in Ownership for Water Right No(s): 13-4317, 13-7504 (Complete) 13-48, 13-50 (Not Complete)

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.

The department has sufficient evidence to update ownership of 13-4317, 13-7504, which have been complete.

However, the department did not receive sufficient evidence of ownership to update 13-48 or 13-50. There is a lot of ambiguity in the water right decree (JJ Flack vs Franklin Maple Creek Pioneer Irrigation, judgement and decree dated October 16, 1905) and in the vesting deed making it difficult for the department to determine if the water right would require a split or if you are entitled to all the water right. It is our recommendation that you file a claim in the BRBA for what you own and clear up any ambiguity in the previous decree or deed. Because the department cannot update the ownership for 2 of the water rights you are entitled to a partial refund of \$50.00. The department has initiated the refund and should arrive from the State Office in a couple of weeks.

I have enclosed the Notice of Claim to Water Right (Form number 42-1409-1) and instructions for your convenience. The applications will be sent to our Preston Field Office; however, you are welcome to send them to our State Office or Eastern Regional Office as well.

The address for the Preston Office is:
Preston Field Office
325 E 600 S Ste 300
Preston ID 83263-4921

Phone number: 208-701-7200
Email: prestoninfo@idwr.idaho.gov

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

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

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

Sincerely,

Jonie Bailly
Technical Records Specialist 1

Enclosure(s)

From: [Baily, Jonie](#)
To: [IdwrPayable](#)
Subject: Refund Request
Date: Tuesday, May 21, 2024 4:17:00 PM
Attachments: [Receipt.PDF](#)

Good afternoon!

I have a refund request as follows:

Receipt number: E050080
Amount: \$50.00
Payable to: TROUT PEPPER HAMILTON SANDERS LLP
600 PEACHTREE ST NE STE 3000
ATLANTA GA 303082216

Reason: Ownership Change was submitted for 4 water rights. The department has sufficient evidence to update 2 of the 4, therefore they are entitled to a partial refund.

Ownership Change information which might be important to include with the refund Ownership Change is for Oakdell Farms LLC for water right numbers 13-48, 13-50, 13-4317, 13-7504

Let me know if you have any questions or need additional information. Have a great day!!!



IDAHO DEPARTMENT OF
WATER RESOURCES

Jonie Baily | Technical Records Specialist

900 N Skyline Drive Ste. A, Idaho Falls, ID 83402

Phone number: (208) 525-7161

Fax number: (208) 525-7177

Email: jonie.barg@idwr.idaho.gov

Website: www.idwr.idaho.gov

Troutman Pepper Hamilton Sanders LLP
3000 Two Logan Square, Eighteenth and Arch Streets
Philadelphia, PA 19103



troutman.com

Kylie C. DeMaria
D 215.981.4243
kylie.demaria@troutman.com

May 14, 2024

IDWR Eastern Region
900 N Skyline Dr.
Suite A
Idaho Falls, ID 83402-1718

Re: Notice of Change in Water Right Ownership with respect to parcels of land located in SECTION 21, TOWNSHIP 16 SOUTH, RANGE 40 EAST; SECTION 16, TOWNSHIP 16 SOUTH, RANGE 40 EAST; SECTION 10, TOWNSHIP 16 SOUTH, RANGE 40 EAST; SECTION 10 AND 15, TOWNSHIP 16 SOUTH, RANGE 40 EAST; SECTION 16, TOWNSHIP 16 SOUTH, RANGE 40 EAST

To whom it may concern:

Attached to this letter is an original executed IDWR Notice of Change in Water Right Ownership, the recorded vesting deed for the aforementioned parcels, and a check in the amount of One Hundred and 00/100 Dollars (\$100.00). Please date-stamp the extra copy of the enclosed documents and return them in the enclosed Federal Express envelope.

Please let me know if you need anything else from me. Thank you!

Best regards,

TROUTMAN PEPPER HAMILTON SANDERS LLP

By 
Kylie C. DeMaria

KCD:jms

Enclosures