

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

RECEIVED
FEB 09 2023
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?
47-2345A	Yes ☐	Yes ☐	47-7075A	Yes ☐	Yes ☐
47-2346A	Yes ☐	Yes ☐	47-7136A	Yes ☐	Yes ☐
47-2347A	Yes ☐	Yes ☐	47-17187	Yes ☐	Yes ☐
47-7136B	Yes ☐	Yes ☐	47-14153	Yes ☐	Yes ☐
47-7075B	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Salmon Falls Farm, LLC, an Idaho limited liability company
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): JK Potatoes, LLC, an Idaho limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 20511 'F' Street Rupert ID 83350
Mailing address City State Zip
(208) 532-4119 info@jfkfarms.com; information@hcanyonfarms
Telephone Email .com
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: January 31, 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 of new owner/claimant Title, if applicable **SUPPORT DATA** Date
Print name **IN FILE # 47-2345A**
- Signature: _____
Signature of new owner/claimant Title, if applicable Date
Print name **SCANNED**

MAR 06 2023

Received by SG Date 2/9/2023 For IDWR Office Use Only: Receipt No. 5039661 Receipt Amt. \$225.00
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 TW Date 2/13/2023

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - BURLEY
12:04:53 PM 02-02-2023
2023001265
NO. PAGES 7 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: AR
Electronically Recorded by Simplifile

22467499

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt of which is hereby acknowledged, Salmon Falls Farm, LLC, an Idaho limited liability company, ("**Grantor**"), conveys, grants and warrants to JK Potatoes LLC, an Idaho limited liability company, ("**Grantee**"), whose address is 20511 F Street, Rupert, ID 83350, and its successors and assigns forever, the real property described on the attached Exhibit A:

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way, Grantor's right title and interest in State of Idaho water rights listed on the attached Exhibit B, all other water rights and entitlements to receive water under ditch or canal company shares or otherwise, in anywise appertaining to the property herein described as well in law as in equity.

This conveyance, however, is SUBJECT TO taxes and assessments for the year 2023 and all subsequent years; any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record; those Permitted Exceptions listed on **Schedule 1** attached hereto; and to any existing tenancies, all zoning and property use laws and ordinances, ditch rights, and to any state of facts an accurate survey or inspection of the premises would show (collectively the "**Permitted Encumbrances**").

Grantor covenants to the Grantee that Grantor is the owner in fee simple of said premises; that the premises are free from all liens, claims and encumbrances, excepting the Permitted Encumbrances, and that Grantor will warrant and defend the same from all lawful claims done, made, or suffered by Grantor except for any claims arising from the Permitted Encumbrances.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 31 day of ~~February~~ January, 2023.

Salmon Falls Farm, LLC, an Idaho limited liability company

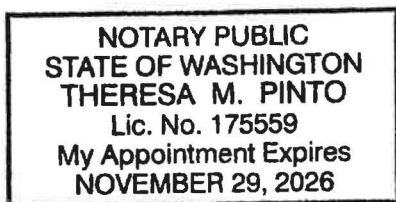
By: Its manager, HarvestWest Management, LLC, a Delaware limited liability company

By: Greg Richards
Greg Richards, Managing Director

SCANNED
MAR 06 2023

STATE OF Washington)
COUNTY OF King) :ss.

⑦ January This Special Warranty Deed was acknowledged before me on this 31 day of ~~February~~, 2023, by Greg Richards, as Managing Director of HarvestWest Management, LLC, a Delaware limited liability company, on behalf of Salmon Falls Farm, LLC, an Idaho limited liability company.



Theresa M Pinto
Notary Public for Idaho
Residing at Bothell WA
My Commission expires November 29, 2026

EXHIBIT A – Legal Description

PARCEL NO. 1:
TOWNSHIP 9 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 10: S½SE¼ and that portion of the SE¼SW¼, more particularly described as follows:

Beginning at a point on the Westerly boundary line of said SE¼SW¼, which point is 350 North from the southwest corner of said SE¼SW¼ and the POINT OF BEGINNING;
Thence from said point of beginning, South along the Western boundary line of said property a distance of 350 feet to the Southwest corner of said property;
Thence East along the Southern boundary line of said property a distance of 1320 feet to a point which is the Southeast corner of said property;
Thence North along the Eastern boundary line of said property a distance of 450 feet to a point;
Thence Southwesterly on a straight line to the POINT OF BEGINNING.

ALSO INCLUDED

TOWNSHIP 9 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 10: That part of the NE¼SE¼, more particularly described as follows:

Beginning at the Southeast corner of said NE¼SE¼;
Thence North along the East boundary line of said property a distance of 302.5 feet to a point;
Thence West on a straight line a distance of 302.5 feet to a point;
Thence South on a straight line a distance of 302.5 feet to a point on the Southerly boundary of said property;
Thence East along the Southern boundary line of said property a distance of 302.5 feet to the POINT OF BEGINNING.

PARCEL NO. 2:
TOWNSHIP 9 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 14: W½

PARCEL NO. 3:
TOWNSHIP 9 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 15: SE¼SE¼

PARCEL NO. 4:
TOWNSHIP 9 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Sections 10 and 15: Part of the W½SW¼ of Section 10 and the N½ of Section 15, more particularly described as follows:

Commencing at the Northwest Corner of said Section 15, from which the West quarter (W1/4) of Section 15 bears South 00°41'40" West 2648.04 feet, said Northwest corner of Section 15 being the TRUE POINT OF BEGINNING;
 Thence South 89°15'10" East along the North boundary of the NW¼ of Section 15 for a distance of 686.35 feet to the point of curvature of a non-tangent curve right;
 Thence Northeasterly along the arc of the non-tangent curve right for a distance of 669.20 feet to a point on the East boundary of the SW¼SW¼ of Section 10, said arc having a radius of 1459.00 feet and a chord bearing and distance of North 73°59'33" East, 663.35 feet;
 Thence South 00°32'13" West along the East boundary of the SW¼SW¼ of Section 10 for a distance of 191.23 feet to a point on the North boundary of the NW¼ of Section 15;
 Thence South 89°15'10" East along the North boundary of the NW¼ of Section 15 for a distance of 1322.25 feet to the North quarter (N1/4) corner of Section 15;
 Thence South 89°17'10" East along the North boundary of the NE¼ of Section 15 for a distance of 2641.28 feet to the Northeast corner of Section 15;
 Thence South 00°38'51" West along the East boundary of the NE¼ of Section 15 for a distance of 1322.60 feet to the Southeast corner of the NE¼NE¼ of Section 15;
 Thence North 89°18'02" West along the South boundary of the NE¼NE¼ of Section 15 for a distance of 1320.92 feet to the Northeast corner of the SW¼NE¼ of Section 15;
 Thence South 00°39'07" West along the East boundary of the SW¼NE¼ of Section 15 for a distance of 1322.38 feet to the Southeast corner of the SW¼NE¼ of Section 15;
 Thence North 89°18'10" West along the South boundary of the SW¼NE¼ of Section 15 for a distance of 1321.12 feet to the Southeast corner of the NW¼ of Section 15;
 Thence North 89°18'12" West along the South boundary of the NW¼ of Section 15 for a distance of 2645.79 feet to the West quarter (W1/4) corner of Section 15;
 Thence North 00°41'40" East along the West boundary of the NW¼ of Section 15 for a distance of 2648.04 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 5:
 TOWNSHIP 9 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN,
 TWIN FALLS COUNTY, IDAHO

Section 22: NE¼NE¼; S½NE¼ and the S½NW¼

PARCEL NO. 6:
 TOWNSHIP 9 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN,
 TWIN FALLS COUNTY, IDAHO

Section 22: NE¼SW¼; N½SE¼ and the SE¼SE¼

SAVE AND EXCEPT the following described:

Part of the SE¼SE¼, more particularly described as follows:

Commencing at the Southeast corner of said Section 22, marked by a brass cap; Thence along the South line of said Section 22, North 89°49'32" West for a distance of 268.00 feet to the POINT OF BEGINNING, marked by an iron pin;
 Thence continuing North 89°49'32" West for a distance of 1052.59 feet to the Southwest corner of the SE¼SE¼ of said Section 22, marked by an aluminum cap;
 Thence leaving said South line and along the West line of said SE¼SE¼, North 00°01'23" East for a distance of 648.78 feet to an iron pin;
 Thence leaving said West line South 58°13'09" East for a distance of 1237.93 feet to the POINT OF BEGINNING.

PARCEL NO. 7:
 TOWNSHIP 9 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN,

TWIN FALLS COUNTY, IDAHO

Section 23: NW $\frac{1}{4}$

PARCEL NO. 8:
TOWNSHIP 9 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 23: NW $\frac{1}{4}$ SW $\frac{1}{4}$

PARCEL NO. 9:
TOWNSHIP 9 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 27: W $\frac{1}{2}$

EXHIBIT B – Water Rights

Irrigation Water Rights
47-2345A
47-2346A
47-2347A
47-7075A
47-7075B
47-7136A
47-7136B
47-17187
Domestic Water Rights
47-14153

SCHEDULE 1 – Permitted Encumbrances

1. Lease dated October 2, 2017, and amended on August 30, 2022, by and between Seller, as Landlord, and 3 String Cattle of Idaho, LLC, as Tenant.
2. Unwritten, month-to-month lease for a house that is situated on the Property with 3 String Cattle of Idaho, LLC.
3. Exceptions listed in the attached Schedule B-Section II of Title Policy Commitment, File No. 22467499, issued by TitleOne, dated January 25, 2023 except as otherwise stated below:
 - a. Permitted Encumbrances in Exceptions 1 and 4 are limited to those created prior to Seller's ownership of the Property and that encumber the Property as security for a financial obligation.
 - b. With respect to Exception 5, Permitted Exceptions are limited to those liens not created by Seller or its members.
 - c. Exceptions 6 and 8 are not included as Permitted Exceptions. Seller shall be responsible for taxes and assessments on the Property for 2022 and prior years.



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 Gary Spackman

February 13, 2023

JK POTATOES LLC
20511 F ST
RUPERT ID 83350-9476

Re: Change in Ownership for Water Right No(s): 47-2345A, 47-2346A, 47-2347A, 47-7136B, 47-7075b, 47-7075A, 47-7136A, 47-17187, 47-14153

Dear Water Right Holder(s):

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

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

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

If you have any questions concerning the enclosed information, please contact me at (208) 293-9912.

Sincerely,

Tyler Wallace
Engineer Intern

Enclosure(s)

CC:
TITLEONE CORPORATION, BURLEY FILE #22467499
WATER DISTRICT 47G



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

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

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FEB 09 2023

DEPT OF WATER RESOURCES
SOUTHERN REGION

Date: 02/08/2023

Escrow No. 22467499 JK Potatoes, LLC/Salmon Falls Farm, LLC

Dear Clerk:

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

- The original executed Notice of Change in Water Right Ownership
- A copy of the recorded Special Warranty Deed
- TitleOne check no. 45864 made payable to Idaho Department of Water Resources in the amount of \$225.00

Please make the necessary changes in the records to indicate the new Owner for future water assessments and notices.

Should you have any questions, please do not hesitate to contact Ashley Martinkus at 208-878-3524.

Best regards,
TITLEONE

Nancy Garrett
Ag Escrow Assistant

AR/nrg
Enc.
FedEx

SCANNED

MAR 06 2023