

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

✓ **RECEIVED**

SEP 05 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?
See attached	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Lava Lake Land & Livestock LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Ensign Pioneer Ranches LC

New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or C7K

PO Box 540478 North Salt Lake ID UT 94054 84054
Mailing address City State Zip

801-599-4397 crobinson@theensigngroup.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: 9/2/2025

6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
- o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

7. This form must be signed and submitted with the following **REQUIRED** items:

- ☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
- ☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
- ☒ Filing fee (see instructions for further explanation):
- o \$25 per *undivided* water right.
- o \$100 per *split* water right.
- o No fee is required for pending adjudication claims.
- ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
- ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

SUPPORT DATA

IN FILE # 37-745

8. Signature: By: Christopher F. Robinson Manager of Gen Ptr of Mgr 9/2/2025
Signature of new owner/claimant Title, if applicable Date

Christopher F. Robinson
Print name

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

Print name

For IDWR Office Use Only:

Received by DM Date 9-5-2025 Receipt No. 5040763 Receipt Amt. \$1,200-

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 9-23-2025

RECORDING REQUESTED BY:

WHEN RECORDED, SEND TO:

Sun Valley Law PLLC
John Seiller, IBN 4595
511 N East Ave, Ste 2B
Post Office Box 6200
Ketchum, Idaho 83340
practice@sunvalleylaw.net
(208) 726-5962
FAX 913-0500

Ensign Pioneer Ranches, L.C.
PO Box 540478
North Salt Lake, UT 84054

Please reserve space above for Recorder's use only.

WARRANTY DEED

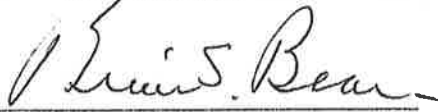
Grantor LAVA LAKE LAND & LIVESTOCK, L.L.C., an Idaho limited liability company, grants, bargains and conveys to Grantee ENSIGN PIONEER RANCHES, L.C., a Utah limited liability company, PO Box 540478, North Salt Lake, UT 84054, the real property more particularly described in Exhibit A (the "Property").

Subject to taxes for the current year; applicable ordinances and laws of any kind of any political subdivision of the United States of America, State of Idaho or Counties of Blaine, Butte or Custer; and all matters of record including, without limitation those matters referenced on Exhibit B attached hereto, including without limitation any conservation easements, restrictions and encumbrances, mineral right reservations, and rights reserved in federal patents.

TO HAVE AND TO HOLD the Property, together with all appurtenances thereto, unto the Grantee, heirs and assigns forever, subject to the matters set out on Exhibit B. And, Grantor covenants to Grantee that Grantor is the owner in fee simple of the Property; that it is free from all encumbrances except as set out in Exhibit B; and that Grantor will warrant and defend the same from all lawful claims, except from those set out in Exhibit B.

LAVA LAKE LAND & LIVESTOCK, L.L.C.

By BEAN-TEDROW FAMILY TRUST, Manager

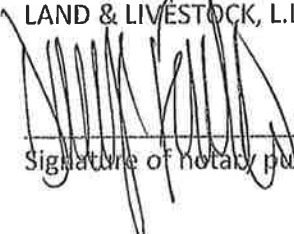

By Brian S. Bean, Trustee


By Kathleen T. Bean, Trustee

State of Idaho

County of Blaine

This record was acknowledged before me on September 1st, 2025, by BRIAN S BEAN and KATHLEEN T BEAN, as trustees of the BEAN-TEDROW FAMILY TRUST, Manager of LAVA LAKE LAND & LIVESTOCK, L.L.C.



Signature of notary public

(Stamp)

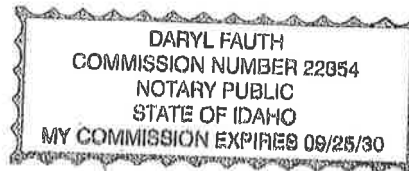


**EXHIBIT A TO WARRANTY DEED
LEGAL DESCRIPTION OF PROPERTY**

BLAINE COUNTY:

PARCEL I

TOWNSHIP 1 NORTH, RANGE 23 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO.

SECTION 1: LOTS 3 AND 4; S1/2 NW1/4; N1/2 SW1/4

SECTION 2: LOTS 1,2 AND 3; S1/2 NE1/4; S1/2 NW1/4; S1/2

SECTION 3: E1/2 SW1/4; SW1/4 SW1/4; SE1/4; S1/2 NE1/4

SECTION 4: SE1/4 SE1/4

SECTION 8: S1/2 NW1/4

SECTION 9: NE1/4 NE1/4; S1/2 NE1/4; W1/2 SE1/4; SE1/4 SW1/4

SECTION 10: NW1/4; W1/2 NE1/4

SECTION 11: NE1/4; W1/2 SE1/4; NE1/4 SE1/4; SW1/4; E1/2 NW1/4

SECTION 12: SW1/4 NW1/4

SECTION 14: NW1/4 NW1/4

SECTION 15: E1/2 E1/2; NW1/4 NE1/4; SW1/4 SE1/4

SECTION 16: ALL

SECTION 20: NE1/4 NE1/4

SECTION 21: E1/2; N1/2 NW1/4; SE1/4 SW1/4

SECTION 22: NE1/4; SW1/4; E1/2 NW1/4; SW1/4 NW1/4; NW1/4 SE1/4

SECTION 27: N1/2 NW1/4; SW1/4 NW1/4

SECTION 28: E1/2

SECTION 33: NW1/4 NE1/4

TOWNSHIP 1 NORTH RANGE 24 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO:

SECTION 6: LOTS 2, 5, 6 & 7; SW1/4 NE1/4; SE1/4 NW1/4; E1/2 SW1/4; SE1/4 NE1/4; N1/2 SE1/4; SW1/4 SE1/4

SECTION 7: LOT 1; NE1/4 NW1/4; NE1/4; N1/2 SE1/4; SE1/4 SE1/4; E1/2 SW1/4; SW1/4 SE1/4

SECTION 19: SE1/4 NE1/4

TOWNSHIP 2 NORTH, RANGE 22 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO:

SECTION 9 : SE1/4 NW1/4; NE1/4 SW1/4

SECTION 10: ALL

SECTION 14: S1/2 N1/2; S1/2

SECTION 15: E1/2 NE1/4; W1/2; W1/2 E1/2

SECTION 17: SE1/4; E1/2 SW1/4; SW1/4 SW1/4

SECTION 18: SE1/4 SE1/4

SECTION 20: E1/2 W1/2; NW1/4 NW1/4; SW1/4 NE1/4; E1/2 NE1/4; SE1/4

SECTION 21: S1/2; SW1/4 NW1/4; NE1/4

SECTION 22: W1/2; W1/2 E1/2; SE1/4 NE1/4; E1/2 SE1/4

SECTION 23: N1/2; SE1/4; S1/2 SW1/4; NE1/4 SW1/4; NW1/4 SW1/4

SECTION 24: S1/2 N1/2, N1/2 S1/2, SW1/4 SW1/4, SE1/4 SE1/4

SECTION 25: NE $\frac{1}{4}$ NE $\frac{1}{4}$
SECTION 26: E $\frac{1}{2}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; W $\frac{1}{2}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ SW $\frac{1}{4}$
SECTION 27: NW $\frac{1}{4}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NW $\frac{1}{4}$; SE $\frac{1}{4}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ NE $\frac{1}{4}$
SECTION 28: N $\frac{1}{2}$; N $\frac{1}{2}$ S $\frac{1}{2}$; SW $\frac{1}{4}$ SW $\frac{1}{4}$
SECTION 29: E $\frac{1}{2}$ E $\frac{1}{2}$

TOWNSHIP 2 NORTH, RANGE 23 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO:

SECTION 3: SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$
SECTION 4: NW $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$
SECTION 5: NE $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ E $\frac{1}{2}$, E $\frac{1}{2}$ W $\frac{1}{2}$, W $\frac{1}{2}$ SW $\frac{1}{4}$
SECTION 6: E $\frac{1}{2}$ SE $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$
SECTION 9: N $\frac{1}{2}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$
SECTION 10: NW $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$
SECTION 15: N $\frac{1}{2}$ NW $\frac{1}{4}$
SECTION 17: W $\frac{1}{2}$ W $\frac{1}{2}$
SECTION 18: S $\frac{1}{2}$ SE $\frac{1}{4}$
SECTION 19: E $\frac{1}{2}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, Lot 3, Lot 4
SECTION 20: NW $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$
SECTION 25: SE $\frac{1}{4}$; NE $\frac{1}{4}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$
SECTION 26: SE $\frac{1}{4}$ SW $\frac{1}{4}$
SECTION 27: SE $\frac{1}{4}$ SE $\frac{1}{4}$
SECTION 28: N $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$
SECTION 29: N $\frac{1}{2}$ NW $\frac{1}{4}$
SECTION 30: N $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, Lot 1
SECTION 33: NE $\frac{1}{4}$ NW $\frac{1}{4}$

TOWNSHIP 2 NORTH, RANGE 24 EAST OF THE BOISE MERIDIAN, BLAINE COUNTY, IDAHO:

SECTION 19: SE $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$
SECTION 30: LOTS 1, 2, 3 and 4; E $\frac{1}{2}$ NW $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$; and SE $\frac{1}{4}$ NE $\frac{1}{4}$
SECTION 31: LOTS 1, 2, 3 and 4; E $\frac{1}{2}$ NW $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; and NE $\frac{1}{4}$

TOWNSHIP 3 NORTH, RANGE 23 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

SECTION 27: SW $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$
SECTION 28: S $\frac{1}{2}$ N $\frac{1}{2}$, S $\frac{1}{2}$
SECTION 29: SW $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$
SECTION 30: SE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$
SECTION 31: ALL
SECTION 32: W $\frac{1}{2}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$
SECTION 33: SW $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$
SECTION 34: NW $\frac{1}{4}$

AND THE FOLLOWING DESCRIBED TRACTS:

TOWNSHIP 2 NORTH RANGE 23 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO
SECTIONS 5 & 6: A parcel of land lying within said sections, more particularly described as follows:

BEGINNING at the Northwest corner of said Section 5, thence S. 29°32'35" E., 739.27 feet to the REAL POINT OF BEGINNING, said point also lies S. 74°6'52" W., 2,363.72 feet from the North quarter corner of Section 5; thence S. 21° 44'44" E., 595.45 feet; thence S. 81°51'10" W., 591.09 feet; thence S. 57°35'00" W., 322.18 feet; thence N. 3°42'29" W., 494.31 feet; thence N. 69°9'28" E., 156.51 feet; thence N. 58°46'7" E., 247.78 feet; thence N. 68°39'8" E., 264.18 feet; thence N. 60°46'38" E., 73.67 feet to the REAL POINT OF BEGINNING. (Shown on the Blaine County Assessor roll as Tax Lot 7514)

AND

A parcel of land located in the Northwest quarter of the Northwest quarter (NW1/4NW1/4) of Section 5, Township 2 North, Range 23 East, Boise Meridian, Blaine County, Idaho, which Section is shown on a record of survey recorded as Instrument # 617334 in the official records of Blaine County, and which parcel is more particularly described as follows:

Beginning at the Northwest corner of said Section 5, from which the West quarter corner Section 5 bears South 00°10'26" West 2638.51 feet;
Thence South 89°52'55" East 1319.23 feet along the North line of the said NW1/4NW1/4 to the Northeast corner thereof;
Thence South 00°09' 03" West 1317.22 feet along the East line of the said NW1/4NW1/4 to the Southeast corner thereof;
Thence North 89°58'12" West 1319.76 feet (North 89° 58'12" West 1319.80 feet by record) along the South line of said NW1/4NW1/4 to the Southwest corner thereof;
Thence North 00°10'26" East 39.34 feet along the West line of the said NW1/4NW1/4 to a point on the boundary line of a parcel of land owned by Lava Lake Land & Livestock, L.L.C., which parcel is described in Instrument # 439872 in the official records of Blaine County; Thence along the boundary of the parcel of land described in the said Instrument # 439872 the following 5 courses:

Thence North 82°03'15" East 590.46 feet (North 81°51'10" East by record);
Thence North 21°32'37" West 595.45 feet (North 21°44'44" West 595.45 feet by record);
Thence South 60°58'43" West 73.67 feet (South 60°46'38" West 73.67 feet by record);
Thence South 68°51'13" West 264.18 feet (South 68°39'08" West 264.18 feet by record);
Thence South 58°58'12" West 62.90 feet (South 58° 46' 07" West by record) to a point on the West line of said Section 5;
Thence North 00°10'26" East 807.90 feet along the said West line of said Section 5 to the Point of Beginning. (Formerly shown on Blaine County Assessor Roll as Tax Lot 5014)

AND

A parcel of land located in the East half of the Northeast quarter (E1/2NE1/4) of Section 6, Township 2 North, Range 23 East, Boise Meridian, Blaine County, Idaho, which Section is shown on a record of survey recorded as Instrument# 617334 in the official records of Blaine County, and which parcel is more particularly described as follows:

Beginning at the Northeast corner of said Section 6, from which the East quarter corner Section 6 bears South 00°10'26" West 2638.51 feet;

Thence South 00°10'26" West 807.90 feet along the East line of said Section 6 to a point on the Northerly boundary line of a parcel of land owned by Lava Lake Land & Livestock, L.L.C., which parcel is described in Instrument# 439872 in the official records of Blaine County; Thence along the boundary of the parcel of land described in the said Instrument # 439872 the following 5 courses:

Thence South 58°58'12" West 184.87 feet (South 58°46'07" West by record);

Thence South 69°21'33" West 156.51 feet (South 69°09'28" West 156.51 feet by record);

Thence South 03°30'24" East 494.31 feet (South 03°42'29" East 494.31 feet by record);

Thence North 57°47'05" East 322.18 feet (North 57°35'00" East 322.18 feet by record);

Thence North 82°03'15" East 0.63 feet (North 81°51'10" East by record) to the East line of said Section 6; Thence South 00°10'26" West 1358.60 feet along the said East line of Section 6 to the East quarter corner of said Section 6;

Thence North 89°58'28" West 1323.53 feet along the South line of said E1/2NE1/4 Section 6 to the Southwest corner thereof;

Thence North 00°06'01" East 2632.46 feet along the West line of the said E1/2NE1/4 to the Northwest corner thereof;

Thence North 89°45'53" East 1326.94 feet along the North line of the said Section 6 to the Point of Beginning. (Formerly shown on Blaine County Assessor Roll as Tax Lot 5016)

AND

A parcel of land located in the Southwest quarter of the Northeast quarter (SW1/4NE1/4) of Section 6, Township 2 North, Range 23 East, Boise Meridian, Blaine County, Idaho and more particularly described as follows:

Commencing at the North quarter corner of said Section 6, from which the Northeast corner of Section 6 bears North 89°55'16" East 2653.80 feet;

Thence South 00°10'59" West 1313.17 feet to the Northwest corner of the said SW1/4NE1/4;

Thence continuing South 00°10'59" West along the West line of the said SW1/4NE1/4 to a point in the centerline of Fish Creek Road, the True Point of Beginning;

Thence continuing South 00°10'59" West 619.40 feet to the Southwest corner of the said SW1/4NE1/4; Thence South 89°49'09" East 1323.52 feet along the South line of the said SW1/4NE1/4 to the Southeast corner thereof;

Thence North 00°15'22" East 1316.18 feet along the East line of the said SW1/4NE1/4 to the Northeast corner thereof;

Thence North 89°56'57" West 503.67 feet along the North line of the said SW1/4NE1/4 to a point in the centerline of said Fish Creek Road, said point being the beginning of a 278.00 feet radius non tangent centerline curve concave to the Southeast whose center bears South 28°17'12" East;

Thence along the said centerline of Fish Creek Road the following 11 courses:

Thence Southwesterly along the said centerline curve through a central angle of 21°27'42" a distance of 104.13 feet (chord= South 50°58'58" West 103.52 feet);

Thence South 40°15'07" West 110.36 feet to the beginning of a 297.00 feet radius tangent centerline curve concave to the Northwest;

Thence Southwesterly along the said centerline curve through a central angle of 34°06'01" a distance of 176.76 feet (chord= South 57°18'07" West 174.17 feet);

Thence South 74°21'07" West 88.42 feet to the beginning of a 503.00 feet radius tangent centerline curve concave to the Southeast;

Thence Southwesterly along the said centerline curve through a central angle of 06°03'11" a distance of 53.14 feet (chord= South 71°19'32" West 53.12 feet);

Thence South 68°17'56" West 109.14 feet to the beginning of a 303.00 feet radius tangent centerline curve concave to the Southeast;

Thence Southwesterly along the said centerline curve through a central angle of 32°33'38" a distance of 172.19 feet (chord= South 52° 01' 07" West 169.88 feet);

Thence South 35°44'18" West 101.18 feet to the beginning of a 503.00 feet radius tangent centerline curve concave to the Southeast;

Thence Southwesterly along the said centerline curve through a central angle of 10°24'05" a distance of 91.31 feet (chord= South 30°32'15" West 91.19 feet);

Thence South 25°20'13" West 96.03 feet to the beginning of a 447.00 feet radius tangent centerline curve concave to the Northwest;

Thence Southwesterly along the said centerline curve through a central angle of 02°20'21" a distance of feet (chord= South 26°30'23" West 18.25 feet) to the True Point of Beginning.

(formerly shown on the Blaine County Assessor roll as Tax Lot 1136)

BUTTE COUNTY:

Township 2 North, Range 24 E.B.M., Butte County, Idaho

Section 20: S½SW¼; SE¼

Section 29: N½NW¼

Township 3 North, Range 22 E.B.M., Butte County, Idaho

Section 24: NW¼SE¼

Township 3 North, Range 23 E.B.M., Butte County, Idaho

Section 19: Lot 2; SE¼NW¼

CUSTER COUNTY:

Township 3 North, Range 22 E.B.M. Custer County, Idaho

Section 23: NW¼SE¼

**EXHIBIT B TO WARRANTY DEED
EXCEPTIONS TO WARRANTIES OF TITLE**

*The descriptions of and the instrument numbers referenced below, in no way affects or amends or interprets those documents recorded in the Property's chain of title.

- Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims, or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- Rights of the state or federal government and/or public in and to any portion of the land for right of way (whether or not such rights are shown by recordings of easements and/or maps in the Public Records by the State of Idaho showing the general location of these rights of way).
- Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed.
- Reservation of a perpetual public access road right-of-way, including the terms and provisions thereof, in the Patent recorded January 13, 1966, in Book 130 of Patents at page 160, as Instrument No. 123835, records of Blaine County, Idaho.
- Grant of Easement and Right of Way, including the terms and provisions thereof, in favor of the United States of America, recorded July 10, 1967, in Book 185 of Deeds at page 252, as Instrument No. 127326, records of Blaine County, Idaho.
- Judgment including the terms and provisions thereof, in favor of Blaine County and the Blaine County Board of Commissioners, that Copper Creek Road is a public highway and a part of the county road system, recorded December 3, 1982, as Instrument No. 233153, records of Blaine County, Idaho.
- Judgment including the terms and provisions thereof, in favor of Blaine County and the Blaine County Board of Commissioners, that Muldoon Creek Road is a public highway and is a part of the county road system, recorded December 3, 1982, as Instrument No. 233154, records of Blaine County, Idaho.
- Agreement of Electric Service Irrigation, by and between Lost River Electric Cooperative, Inc. and Picabo Livestock Company, Inc., recorded April 20, 1989, as Instrument No. 304870 and

Amended July 27, 1994, as Instrument No. 368664, records of Blaine County, Idaho.

- Easement Agreement by and between Brian S. Bean and Kathleen T. Bean, as co-trustees of The Bean-Tedrow Family Trust U/D/T Dated March 15, 1996, and Brent Bowman, a single man, Rick Bowman, a single man, Rusty Bowman and Alisa Bowman, husband and wife and Howard Dains and Diana Dains, husband and wife, recorded April 2, 1999, as Instrument No. 425880, records of Blaine County, Idaho, and Instrument Nos. 34253 and 34254, records of Butte County, Idaho.
- Amendment to Easement Agreement, including the terms and provisions thereof, recorded December 18, 2012, as Instrument No. 604250, records of Blaine County, Idaho.
- Terms and provisions of the Road Status Agreement by and between, Brian S. Bean and Kathleen T. Bean, as co-trustees of The Bean-Tedrow Family Trust U/D/T Dated March 15, 1996, and Brent Bowman, a single man, Rick Bowman, a single man, Rusty Bowman and Alisa Bowman, husband and wife and Howard Dains and Diana Dains, husband and wife, a memorandum of which is recorded April 2, 1999, as Instrument No. 425881, records of Blaine County, Idaho.
- Deed of Conservation Easement, including the terms and provisions thereof, in favor of The Nature Conservancy, recorded December 28, 2001, as Instrument No. 459656, records of Blaine County, Idaho.
- Agreement for Electric Service Irrigation, including the terms and provisions thereof, recorded January 2, 2003, as Instrument Nos. 476234, 476235 and 476236, records of Blaine County, Idaho.
- Notice, including the terms and provisions thereof, by and between Board of Blaine County Commissioners and Lava Lake Land & Livestock MOU, recorded June 23, 2004, as Instrument No. 505552, records of Blaine County, Idaho.
- Order in the matter of the Creation of Fish Creek Irrigation District recorded September 28, 2005, as Instrument No. 526656, records of Blaine County, Idaho.
- Conservation Easement Deed, including the terms and provisions thereof, in favor of The Nature Conservancy, a district of Columbia nonprofit corporation and the United States of America acting by and through the United States Department of Agriculture, Natural Resources Conservation Service, recorded March 29, 2011, as Instrument No. 586296, records of Blaine County, Idaho.
- Acceptance of Conservation Easement Deed, including the terms and provisions thereof, recorded October 1, 2012, as Instrument No. 601508, records of Blaine County, Idaho.
- Acceptance of Conservation Easement Deed, including the terms and provisions thereof, recorded March 5, 2013, as Instrument No. 607036, records of Blaine County, Idaho.
- Conservation Easement Deed, including the terms and provisions thereof, in favor of The Nature Conservancy, a district of Columbia nonprofit corporation and the United States of America acting by and through the United States Department of Agriculture, Natural Resources Conservation Service, recorded March 30, 2011, as Instrument No. 586339, records of Blaine County, Idaho.
- Acceptance of Conservation Easement Deed, including the terms and provisions thereof, recorded October 1, 2012, as Instrument No. 601507, records of Blaine County, Idaho.
- Acceptance of Conservation Easement Deed, including the terms and provisions thereof, recorded March 5, 2013, as Instrument No. 607037, records of Blaine County, Idaho.
- Grassland Reserve Program Conservation Easement, including the terms and provisions thereof,

in favor of the United States of America, by and through the Commodity Credit Corporation, recorded June 12, 2012, as Instrument No. 59832 9, records of Blaine County, Idaho.

- All matters depicted on that certain Survey, recorded June 27, 2012, as Instrument No. 598783, records of Blaine County, Idaho.
- All matters depicted on certain Survey, recorded September 25, 2012 as Instrument No. 601396, records of Blaine County, Idaho.
- Grassland Reserve Program Conservation Easement, including the terms and provisions thereof, by and between Lava Lake Land & Livestock, L.L.C., an Idaho Limited Liability Company and the United States of America, by and through the Commodity Credit Corporation, recorded March 19, 2013, as Instrument No. 607450, records of Blaine County, Idaho.
- Conservation Easement Deed, including the terms and provisions thereof, in favor of The Nature Conservancy, a district of Columbia nonprofit corporation, recorded November 26, 2013 as Instrument No. 615015 records of Blaine County, Idaho.
- Conservation Easement Deed, including the terms and provisions thereof, in favor of The Nature Conservancy, a district of Columbia nonprofit corporation, recorded November 26, 2013, as Instrument No. 615016, records of Blaine County, Idaho.
- All matters depicted on certain Survey, recorded March 11, 2014, as Instrument No. 617334, records of Blaine County, Idaho.
- Grassland Reserve Program Conservation Easement, including the terms and provisions thereof, by and between Lava Lake Land & Livestock, L.L.C., an Idaho Limited Liability Company and the United States of America, by and through the Commodity Credit Corporation, recorded August 25, 2014 as Instrument No. 620808 , records of Blaine County, Idaho.
- All matters depicted on that certain Survey, recorded December 4, 2014 as Instrument No. 623033 , records of Blaine County, Idaho.
- Grassland Reserve Program Conservation Easement, including the terms and provisions thereof, by and between Lava Lake Land & Livestock, L.L.C., an Idaho Limited Liability Company and the United States of America, by and through the Commodity Credit Corporation, recorded July 20, 2015 as Instrument No. 628123, records of Blaine County, Idaho.
- Grant of Conservation Easement, including the terms and provisions thereof, in favor of The Nature Conservancy, a District of Columbia nonprofit corporation, recorded April 5, 2017 as Instrument No. 642589, records of Blaine County, Idaho.

WHICH IS ALSO:

- Grant of Conservation Easement granted to The Nature Conservancy, a District of Columbia nonprofit corporation, recorded April 6, 2017, as Instrument No. 54507, records of Butte County, Idaho.

WHICH IS ALSO:

- Grant of Conservation Easement granted to The Nature Conservancy, a District of Columbia nonprofit corporation, recorded April 5, 2017, as Instrument No. 253122, records of Custer County, Idaho.
- Deed of Conservation Easement, including the terms and provisions thereof, in favor of The Nature Conservancy, a District of Columbia nonprofit corporation, the United States of America acting by and through the United States Department of Agriculture Natural Resources Conservation Service on behalf of the Commodity Credit Corporation, recorded June 27, 2017 as Instrument No. 644579 , records of Blaine County, Idaho.

- Lava Lake as to the following: (a) Rights, if any, of the property owners abutting Lava Lake or adjoining streams or water in and to the waters of the lake and in and to bed thereof. (b) Boating and fishing rights of property owners abutting the lake or the stream of water leading thereto or therefrom. (c) Navigational servitudes and all other rights, titles, and powers of the United States, the state, local government and the public over said lake, its bed, and its shore lands extending to the ordinary high-water line thereof. (d) The consequence of any change in the location of the lake which forms a boundary line of the land, including any determination that some portion of the land has been included within Lava Lake.
- Any adverse claim based upon the assertion that (a) Some portion of the land forms the bed or bank of a navigable river or lake, or lies below the mean high water mark thereof; (b) The boundary of the land has been affected by a change in the course or water level of a navigable river or lake; (c) The land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands.
- All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by survey recorded March 11, 2011, as Instrument No. 48478, records of Butte County, Idaho.
- All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by survey recorded April 5, 2012, as Instrument No. 49429 (Sec 19-T3N-R23E), records of Butte County, Idaho.
- Lack of a right of access to and from the Property or portions of the Property in Butte County, Idaho and Custer County, Idaho.

Instrument # 714361
Blaine County, Hailey, Idaho
09/02/2025 04:40:20 PM No. of Pages: 7
Recorded for: BLAINE COUNTY TITLE
Stephen McDougall Graham Fee: \$15.00
Deputy gbrower
Electronically Recorded

RECORDING REQUESTED BY:

WHEN RECORDED, SEND TO:

Sun Valley Law PLLC
John Seiller, IBN 4595
511 N East Ave, Ste 2B
Post Office Box 6200
Ketchum, Idaho 83340
practice@sunvalleylaw.net
(208) 726-5962
FAX 913-0500

Ensign Pioneer Ranches, L.C.
PO Box 540478
North Salt Lake, UT 84054

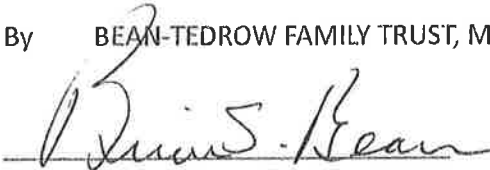
Please reserve space above for Recorder's use only.

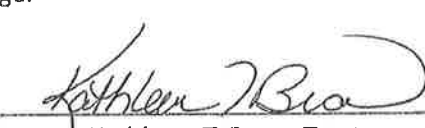
QUITCLAIM DEED
(Water Rights)

Grantor LAVA LAKE LAND & LIVESTOCK, L.L.C., an Idaho limited liability company, conveys, releases, remises and quitclaims to Grantee ENSIGN PIONEER RANCHES, L.C., a Utah limited liability company, PO Box 540478, North Salt Lake, UT 84054, any and all water rights appurtenant to real property described in Exhibit A, including but not limited to the water rights listed on Exhibit B.

LAVA LAKE LAND & LIVESTOCK, L.L.C.

By BEAN-TEDROW FAMILY TRUST, Manager

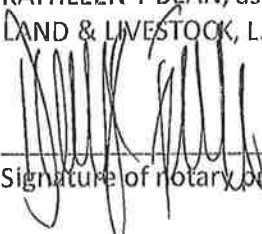

By Brian S. Bean, Trustee


By Kathleen T. Bean, Trustee

State of Idaho

County of Blaine

This record was acknowledged before me on September 2nd, 2025, by BRIAN S BEAN and KATHLEEN T BEAN, as trustees of the BEAN-TEDROW FAMILY TRUST, Manager of LAVA LAKE LAND & LIVESTOCK, L.L.C.



Signature of notary public

(Stamp)

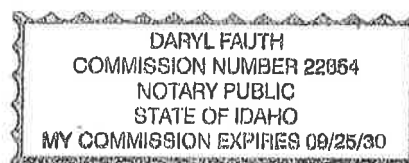


**EXHIBIT A TO QUITCLAIM DEED
LEGAL DESCRIPTION OF PROPERTY**

BLAINE COUNTY:

PARCEL I

TOWNSHIP 1 NORTH, RANGE 23 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO.

SECTION 1: LOTS 3 AND 4; S1/2 NW1/4; N1/2 SW1/4

SECTION 2: LOTS 1,2 AND 3; S1/2 NE1/4; S1/2 NW1/4; S1/2

SECTION 3: E1/2 SW1/4; SW1/4 SW1/4; SE1/4; S1/2 NE1/4

SECTION 4: SE1/4 SE1/4

SECTION 8: S1/2 NW1/4

SECTION 9: NE1/4 NE1/4; S1/2 NE1/4; W1/2 SE1/4; SE1/4 SW1/4

SECTION 10: NW1/4; W1/2 NE1/4

SECTION 11: NE1/4; W1/2 SE1/4; NE1/4 SE1/4; SW1/4; E1/2 NW1/4

SECTION 12: SW1/4 NW1/4

SECTION 14: NW1/4 NW1/4

SECTION 15: E1/2 E1/2; NW1/4 NE1/4; SW1/4 SE1/4

SECTION 16: ALL

SECTION 20: NE1/4 NE1/4

SECTION 21: E1/2; N1/2 NW1/4; SE1/4 SW1/4

SECTION 22: NE1/4; SW1/4; E1/2 NW1/4; SW1/4 NW1/4; NW1/4 SE1/4

SECTION 27: N1/2 NW1/4; SW1/4 NW1/4

SECTION 28: E1/2

SECTION 33: NW1/4 NE1/4

TOWNSHIP 1 NORTH RANGE 24 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO:

SECTION 6: LOTS 2, 5, 6 & 7; SW1/4 NE1/4; SE1/4 NW1/4; E1/2 SW1/4; SE1/4 NE1/4; N1/2 SE1/4; SW1/4 SE1/4

SECTION 7: LOT 1; NE1/4 NW1/4; NE1/4; N1/2 SE1/4; SE1/4 SE1/4; E1/2 SW1/4; SW1/4 SE1/4

SECTION 19: SE1/4 NE1/4

TOWNSHIP 2 NORTH, RANGE 22 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO:

SECTION 9 : SE1/4 NW1/4; NE1/4 SW1/4

SECTION 10: ALL

SECTION 14: S1/2 N1/2; S1/2

SECTION 15: E1/2 NE1/4; W1/2; W1/2 E1/2

SECTION 17: SE1/4; E1/2 SW1/4; SW1/4 SW1/4

SECTION 18: SE1/4 SE1/4

SECTION 20: E1/2 W1/2; NW1/4 NW1/4; SW1/4 NE1/4; E1/2 NE1/4; SE1/4

SECTION 21: S1/2; SW1/4 NW1/4; NE1/4

SECTION 22: W1/2; W1/2 E1/2; SE1/4 NE1/4; E1/2 SE1/4

SECTION 23: N1/2; SE1/4; S1/2 SW1/4; NE1/4 SW1/4; NW1/4 SW1/4

SECTION 24: S1/2 N1/2, N1/2 S1/2, SW1/4 SW1/4, SE1/4 SE1/4

SECTION 25: NE $\frac{1}{4}$ NE $\frac{1}{4}$
SECTION 26: E $\frac{1}{2}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; W $\frac{1}{2}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ SW $\frac{1}{4}$
SECTION 27: NW $\frac{1}{4}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NW $\frac{1}{4}$; SE $\frac{1}{4}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ NE $\frac{1}{4}$
SECTION 28: N $\frac{1}{2}$; N $\frac{1}{2}$ S $\frac{1}{2}$; SW $\frac{1}{4}$ SW $\frac{1}{4}$
SECTION 29: E $\frac{1}{2}$ E $\frac{1}{2}$

TOWNSHIP 2 NORTH, RANGE 23 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO:

SECTION 3: SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$
SECTION 4: NW $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$
SECTION 5: NE $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ E $\frac{1}{2}$, E $\frac{1}{2}$ W $\frac{1}{2}$, W $\frac{1}{2}$ SW $\frac{1}{4}$
SECTION 6: E $\frac{1}{2}$ SE $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$
SECTION 9: N $\frac{1}{2}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$
SECTION 10: NW $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$
SECTION 15: N $\frac{1}{2}$ NW $\frac{1}{4}$
SECTION 17: W $\frac{1}{2}$ W $\frac{1}{2}$
SECTION 18: S $\frac{1}{2}$ SE $\frac{1}{4}$
SECTION 19: E $\frac{1}{2}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, Lot 3, Lot 4
SECTION 20: NW $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$
SECTION 25: SE $\frac{1}{4}$; NE $\frac{1}{4}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$
SECTION 26: SE $\frac{1}{4}$ SW $\frac{1}{4}$
SECTION 27: SE $\frac{1}{4}$ SE $\frac{1}{4}$
SECTION 28: N $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$
SECTION 29: N $\frac{1}{2}$ NW $\frac{1}{4}$
SECTION 30: N $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, Lot 1
SECTION 33: NE $\frac{1}{4}$ NW $\frac{1}{4}$

TOWNSHIP 2 NORTH, RANGE 24 EAST OF THE BOISE MERIDIAN, BLAINE COUNTY, IDAHO:

SECTION 19: SE $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$
SECTION 30: LOTS 1, 2, 3 and 4; E $\frac{1}{2}$ NW $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$; and SE $\frac{1}{4}$ NE $\frac{1}{4}$
SECTION 31: LOTS 1, 2, 3 and 4; E $\frac{1}{2}$ NW $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; and NE $\frac{1}{4}$

TOWNSHIP 3 NORTH, RANGE 23 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

SECTION 27: SW $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$
SECTION 28: S $\frac{1}{2}$ N $\frac{1}{2}$, S $\frac{1}{2}$
SECTION 29: SW $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$
SECTION 30: SE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$
SECTION 31: ALL
SECTION 32: W $\frac{1}{2}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$
SECTION 33: SW $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$
SECTION 34: NW $\frac{1}{4}$

AND THE FOLLOWING DESCRIBED TRACTS:

TOWNSHIP 2 NORTH RANGE 23 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO
SECTIONS 5 & 6: A parcel of land lying within said sections, more particularly described as follows:

BEGINNING at the Northwest corner of said Section 5, thence S. 29°32'35" E., 739.27 feet to the REAL POINT OF BEGINNING, said point also lies S. 74°6'52" W., 2,363.72 feet from the North quarter corner of Section 5; thence S. 21° 44'44" E., 595.45 feet; thence S. 81°51'10" W., 591.09 feet; thence S. 57°35'00" W., 322.18 feet; thence N. 3°42'29" W., 494.31 feet; thence N. 69°9'28" E., 156.51 feet; thence N. 58°46'7" E., 247.78 feet; thence N. 68°39'8" E., 264.18 feet; thence N. 60°46'38" E., 73.67 feet to the REAL POINT OF BEGINNING. (Shown on the Blaine County Assessor roll as Tax Lot 7514)

AND

A parcel of land located in the Northwest quarter of the Northwest quarter (NW1/4NW1/4) of Section 5, Township 2 North, Range 23 East, Boise Meridian, Blaine County, Idaho, which Section is shown on a record of survey recorded as Instrument # 617334 in the official records of Blaine County, and which parcel is more particularly described as follows:

Beginning at the Northwest corner of said Section 5, from which the West quarter corner Section 5 bears South 00°10'26" West 2638.51 feet;
Thence South 89°52'55" East 1319.23 feet along the North line of the said NW1/4NW1/4 to the Northeast corner thereof;
Thence South 00°09' 03" West 1317.22 feet along the East line of the said NW1/4NW1/4 to the Southeast corner thereof;
Thence North 89°58'12" West 1319.76 feet (North 89° 58'12" West 1319.80 feet by record) along the South line of said NW1/4NW1/4 to the Southwest corner thereof;
Thence North 00°10'26" East 39.34 feet along the West line of the said NW1/4NW1/4 to a point on the boundary line of a parcel of land owned by Lava Lake Land & Livestock, L.L.C., which parcel is described in Instrument # 439872 in the official records of Blaine County; Thence along the boundary of the parcel of land described in the said Instrument # 439872 the following 5 courses:

Thence North 82°03'15" East 590.46 feet (North 81°51'10" East by record);
Thence North 21°32'37" West 595.45 feet (North 21°44'44" West 595.45 feet by record);
Thence South 60°58'43" West 73.67 feet (South 60°46'38" West 73.67 feet by record);
Thence South 68°51'13" West 264.18 feet (South 68°39'08" West 264.18 feet by record);
Thence South 58°58'12" West 62.90 feet (South 58° 46' 07" West by record) to a point on the West line of said Section 5;
Thence North 00°10'26" East 807.90 feet along the said West line of said Section 5 to the Point of Beginning. (Formerly shown on Blaine County Assessor Roll as Tax Lot 5014)

AND

A parcel of land located in the East half of the Northeast quarter (E1/2NE1/4) of Section 6, Township 2 North, Range 23 East, Boise Meridian, Blaine County, Idaho, which Section is shown on a record of survey recorded as Instrument# 617334 in the official records of Blaine County, and which parcel is more particularly described as follows:

Beginning at the Northeast corner of said Section 6, from which the East quarter corner Section 6 bears South 00°10'26" West 2638.51 feet;

Thence South 00°10'26" West 807.90 feet along the East line of said Section 6 to a point on the Northerly boundary line of a parcel of land owned by Lava Lake Land & Livestock, L.L.C., which parcel is described in Instrument# 439872 in the official records of Blaine County; Thence along the boundary of the parcel of land described in the said Instrument # 439872 the following 5 courses:

Thence South 58°58'12" West 184.87 feet (South 58°46'07" West by record);

Thence South 69°21'33" West 156.51 feet (South 69°09'28" West 156.51 feet by record);

Thence South 03°30'24" East 494.31 feet (South 03°42'29" East 494.31 feet by record);

Thence North 57°47'05" East 322.18 feet (North 57°35'00" East 322.18 feet by record);

Thence North 82°03'15" East 0.63 feet (North 81°51'10" East by record) to the East line of said Section 6; Thence South 00°10'26" West 1358.60 feet along the said East line of Section 6 to the East quarter corner of said Section 6;

Thence North 89°58'28" West 1323.53 feet along the South line of said E1/2NE1/4 Section 6 to the Southwest corner thereof;

Thence North 00°06'01" East 2632.46 feet along the West line of the said E1/2NE1/4 to the Northwest corner thereof;

Thence North 89°45'53" East 1326.94 feet along the North line of the said Section 6 to the Point of Beginning. (Formerly shown on Blaine County Assessor Roll as Tax Lot 5016)

AND

A parcel of land located in the Southwest quarter of the Northeast quarter (SW1/4NE1/4) of Section 6, Township 2 North, Range 23 East, Boise Meridian, Blaine County, Idaho and more particularly described as follows:

Commencing at the North quarter corner of said Section 6, from which the Northeast corner of Section 6 bears North 89°55'16" East 2653.80 feet;

Thence South 00°10'59" West 1313.17 feet to the Northwest corner of the said SW1/4NE1/4;

Thence continuing South 00°10'59" West along the West line of the said SW1/4NE1/4 to a point in the centerline of Fish Creek Road, the True Point of Beginning;

Thence continuing South 00°10'59" West 619.40 feet to the Southwest corner of the said SW1/4NE1/4; Thence South 89°49'09" East 1323.52 feet along the South line of the said SW1/4NE1/4 to the Southeast corner thereof;

Thence North 00°15'22" East 1316.18 feet along the East line of the said SW1/4NE1/4 to the Northeast corner thereof;

Thence North 89°56'57" West 503.67 feet along the North line of the said SW1/4NE1/4 to a point in the centerline of said Fish Creek Road, said point being the beginning of a 278.00 feet radius non tangent centerline curve concave to the Southeast whose center bears South 28°17'12" East;

Thence along the said centerline of Fish Creek Road the following 11 courses:

Thence Southwesterly along the said centerline curve through a central angle of 21°27'42" a distance of 104.13 feet (chord= South 50°58'58" West 103.52 feet);

Thence South 40°15'07" West 110.36 feet to the beginning of a 297.00 feet radius tangent centerline curve concave to the Northwest;

Thence Southwesterly along the said centerline curve through a central angle of 34°06'01" a distance of 176.76 feet (chord= South 57°18'07" West 174.17 feet);

Thence South 74°21'07" West 88.42 feet to the beginning of a 503.00 feet radius tangent centerline curve concave to the Southeast;

Thence Southwesterly along the said centerline curve through a central angle of 06°03'11" a distance of 53.14 feet (chord= South 71°19'32" West 53.12 feet);

Thence South 68°17'56" West 109.14 feet to the beginning of a 303.00 feet radius tangent centerline curve concave to the Southeast;

Thence Southwesterly along the said centerline curve through a central angle of 32°33'38" a distance of 172.19 feet (chord= South 52°01'07" West 169.88 feet);

Thence South 35°44'18" West 101.18 feet to the beginning of a 503.00 feet radius tangent centerline curve concave to the Southeast;

Thence Southwesterly along the said centerline curve through a central angle of 10°24'05" a distance of 91.31 feet (chord= South 30°32'15" West 91.19 feet);

Thence South 25°20'13" West 96.03 feet to the beginning of a 447.00 feet radius tangent centerline curve concave to the Northwest;

Thence Southwesterly along the said centerline curve through a central angle of 02°20'21" a distance of feet (chord= South 26°30'23" West 18.25 feet) to the True Point of Beginning. (formerly shown on the Blaine County Assessor roll as Tax Lot 1136)

BUTTE COUNTY:

Township 2 North, Range 24 E.B.M., Butte County, Idaho

Section 20: S½SW¼; SE¼

Section 29: N½NW¼

Township 3 North, Range 22 E.B.M., Butte County, Idaho

Section 24: NW¼SE¼

Township 3 North, Range 23 E.B.M., Butte County, Idaho

Section 19: Lot 2; SE¼NW¼

CUSTER COUNTY:

Township 3 North, Range 22 E.B.M. Custer County, Idaho

Section 23: NW¼SE¼

EXHIBIT B TO QUITCLAIM DEED

IDAHO DEPARTMENT OF WATER RESOURCES ("IDWR") WATER RIGHT NUMBERS:

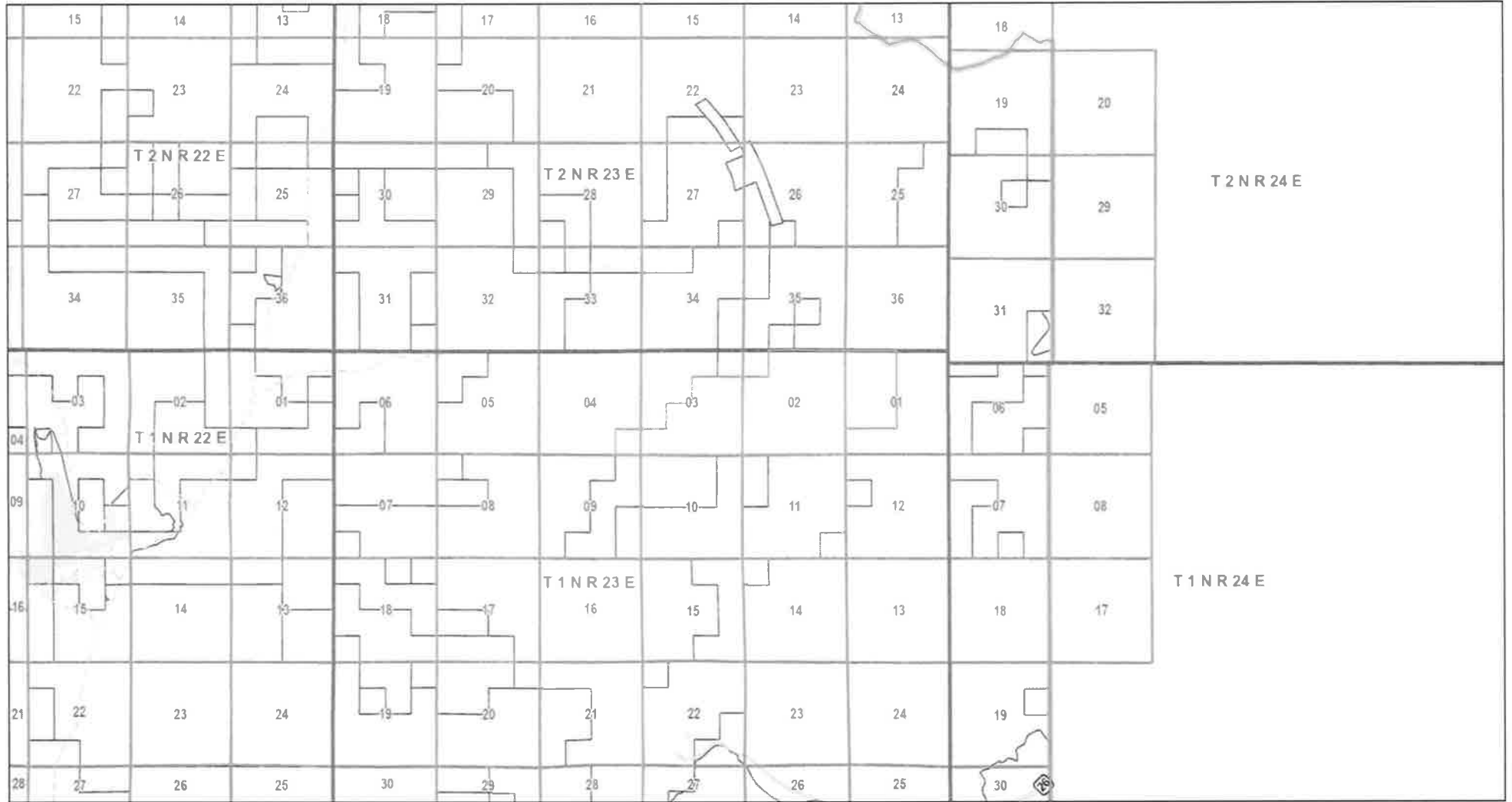
<u>Basin</u>	<u>Sequence</u>	<u>Basin</u>	<u>Sequence</u>
37	745	37	22088
37	746	37	22089
37	1156	37	22090
37	2045	37	22091
37	2123	37	22092
37	2545	37	22093
37	2688	37	22094
37	2715	37	22095
37	2799	37	22096
37	4392	37	22097
37	4393	37	22098
37	4394	37	22099
37	7072	37	22100
37	7600	37	22101
37	11936	37	22102
37	11950	37	22116
37	12014	37	22117
37	22079	37	22466
37	22080	37	22467
37	22081	37	22468
37	22082	37	22469
37	22083	37	22470
37	22086	37	22543
37	22087	37	22544

EXHIBIT B TO QUITCLAIM DEED

IDAHO DEPARTMENT OF WATER RESOURCES ("IDWR") WATER RIGHT NUMBERS:

<u>Basin</u>	<u>Sequence</u>	<u>Basin</u>	<u>Sequence</u>
37	745	37	22088
37	746	37	22089
37	1156	37	22090
37	2045	37	22091
37	2123	37	22092
37	2545	37	22093
37	2688	37	22094
37	2715	37	22095
37	2799	37	22096
37	4392	37	22097
37	4393	37	22098
37	4394	37	22099
37	7072	37	22100
37	7600	37	22101
37	11936	37	22102
37	11950	37	22116
37	12014	37	22117
37	22079	37	22466
37	22080	37	22467
37	22081	37	22468
37	22082	37	22469
37	22083	37	22470
37	22086	37	22543
37	22087	37	22544

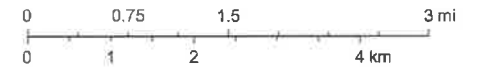
Parcel Information Map



9/3/2025, 12:24:30 PM

- | | | |
|-----------------|------------------|--------------------------------|
| Townships | Road Centerlines | Parcels |
| Sections | Highway | Waterbody |
| County Boundary | Road | BlankCountyBaseAGOL_StatePlane |
| | Seasonal Road | |

1:80,625



Blaine County GIS



0006408558



STATE OF IDAHO
Office of the secretary of state, Phil McGrane
**FOREIGN REGISTRATION STATEMENT (LIMITED
LIABILITY COMPANY)**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$100.00

For Office Use Only

-FILED-

File #: 0006408558

Date Filed: 8/20/2025 3:55:56 PM

Foreign Registration Statement (Limited Liability Company)

Select one: Standard, Expedited or Same Day Service (see descriptions below) Expedited (+\$40; filing fee \$140)

1. The name this limited liability company will use in Idaho is:

Type of Limited Liability Company Foreign Limited Liability Company
Entity name Ensign Pioneer Ranches, L.C.
Ensign Pioneer Ranches, L.C.

2. Home Jurisdiction

The jurisdiction of formation is: UTAH

3. The street address of its domestic principal office (if required by the laws of the jurisdiction of formation) is:

Street Address 925 W 100 N, SUITE F
NORTH SALT LAKE, UT 84054

4. The mailing address of its domestic principal office (if required by the laws of the jurisdiction of formation) is:

Mailing Address PO BOX 540478
NORTH SALT LAKE, UT 84054-0478

5. The complete street address of the principal office is:

Principal Office Address 925 W 100 N, SUITE F
NORTH SALT LAKE, UT 84054

6. The mailing address of the principal office is:

Mailing Address PO BOX 540478
NORTH SALT LAKE, UT 84054-0478

7. Registered Agent Name and Address

Registered Agent Douglas G Freestone
Registered Agent
Physical Address
255 WEST SHRIVES ROAD
DOWNEY, ID 83234
Mailing Address
255 W SHRIVES RD
DOWNEY, ID 83234-1506

☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.

8. Governors

Name	Title	Address
Christopher G. Todd	Chief Operating Officer	925 W 100 N STE F NORTH SALT LAKE, UT 84054-2948
Christopher F. Robinson	Manager of GP	925 W 100 N STE F NORTH SALT LAKE, UT 84054-2948

Signature of individual authorized by the entity to sign:



Christopher G. Todd

Sign Here

08/20/2025

Date

Job Title: Chief Operating Officer



SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

UTAH DEPARTMENT OF COMMERCE

Division of Corporations and Commercial Code

MARGARET W. BUSSE
Executive Director

ADAM WATSON
Division Director

August 20, 2025

CERTIFICATE OF EXISTENCE

Registration Number: 14596260-0160
Business Name: ENSIGN PIONEER RANCHES, L.C.
Principal Office Address: 925 WEST 100 NORTH, SUITE F, P.O. BOX 540478, NORTH SALT LAKE, UT 84054
Registered Date: 08/04/2025
Entity Type: DOMESTIC LIMITED LIABILITY COMPANY
Current Status: ACTIVE - CURRENT

The Division of Corporations and Commercial Code of the State of Utah, custodian of the records of business registrations, certifies that the business entity on this certificate is authorized to transact business and was duly registered under the laws of the State of Utah. The Division also certifies that this entity has paid all fees and penalties owed to this state; its most recent annual report has been filed by the Division unless the status above is delinquent; and, that Articles of Dissolution have not been filed.



Adam Watson

Adam Watson

Director

Division of Corporations and Commercial Code

Certificate Number: 202508201541742

Enter the certificate number at <https://businessregistration.utah.gov/> to verify this certification.

Division of Corporations and Commercial Code

Heber M. Wells Building • 160 East 300 South • P.O. Box 146705 Salt Lake City, UT 84114-6711

www.corporations.utah.gov • telephone (801) 530-4849 • toll-free in Utah (877) 526-3994 • fax (801) 530-6438



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

September 23, 2025

ENSIGN PIONEER RANCHES LC
PO BOX 540748
N SALT LAKE UT 84054

Re: Change in Ownership for Water Right No(s): 37-745, etc. (see attached list)

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. You will notice that Charles Honsinger is copied on this letter, as he is listed as attorney of record on water right nos. 37-22097 & 37-22100. If necessary, the department can remove Mr. Honsinger from the water right records with written authorization from either you or Mr. Honsinger.

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: Blaine County Title, Inc. (File #2526070)
Charles Honsinger, attorney (37-22097 & 37-22100)
Water District 130
Water District 37
Water District 37U

WR	Number	Process	Basis	Current Owner(s)
37-	745	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	746	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	1156	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	2045	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	2123	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	2545A	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	2688	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	2715	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	2799	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	4392	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	4393	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	4394	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	7072	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	7600	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	11936	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
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37-	12014	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	22079	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
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37-	22083	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	22086	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	22087	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	22088	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	22089	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	22090	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	22091	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	22092	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	22093	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	22094	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	22095	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	22096	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	22097	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	22098	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	22099	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	22100	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
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37-	22102	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	22116	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	22117	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	22466	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	22467	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	22468	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	22469	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	22470	Water Right	Decreed	ENSIGN PIONEER RANCHES LC
37-	22543	Water Right	License	ENSIGN PIONEER RANCHES LC
37-	22544	Water Right	License	ENSIGN PIONEER RANCHES LC