

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
MAY 19 2026
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?
25-14190 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
25-14218 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
25-10585 OK	Yes ☒	Yes ☐		Yes ☐	Yes ☐
25-10235 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Ronald Shippen
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): VH Properties LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 863 N 3900 E Rigby ID 83442
Mailing address City State Zip
208-589-4940 jrhallfarms78@gmail.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: _____
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. **\$100.00**
 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] owner 5-18-26
 Signature of new owner/claimant Title, if applicable Date
Jeremy Hall
 Print name

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

Print name 6-3-26
 Received by [Signature] Date 5/19/26 For IDWR Office Use Only: E051682
 Receipt No. E051663 Receipt Amt. add' 75.00 \$100.00
 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 [Signature] Processed by [Signature] Date 6/9/2026

25-10235 update POW

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

5/6/2026

Water Right 25-14190

Owner Type
Current Owner

Name
RONALD SHIPPEN

Priority Date: 6/1/1879

Basis: Decreed

Status: Active

Source
UNNAMED STREAM

Tributary
SPRING CREEK

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
STOCKWATER	01/01	12/31	0.020 CFS	
	<u>Total Diversion</u>		0.020 CFS	

Source and Point(s) of Diversion:

UNNAMED STREAM NESENE

Sec. 29, Twp 05N, Rge 38E, JEFFERSON
County(B)

UNNAMED STREAM NWSENW

Sec. 29, Twp 05N, Rge 38E, JEFFERSON
County(E)

Place Of Use:

STOCKWATER within JEFFERSON County

STOCKWATER within SE PERSON County																			
			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
05N	38E	29		X	X	X				X									

Conditions of Approval:

1. X02 Instream stockwater use is for 400 range cattle.
2. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
3. N11 The quantity of water decreed for this water right is not a determination of historical beneficial use.
4. N13 The quantity of water under this right shall not exceed 13,000 gallons per day.

Dates and Other Information:

Decreed Date: 9/28/2007
Civil Case Number: 39576
Judicial District: FIFTH
Water District Number: TBD
Mitigation Plan: False

State of Idaho
Department of Water Resources

Water Right

25-14190

(STOCKWATER)

RONALD SHIPPEN

38E



- Point of Diversion
- Place Of Use Boundary
- State Outline
- Townships
- Sections
- Quarter Quarters
- Parcels



Imagery: 2023 Aerial Photography
Prepared By Nebeker, Jake

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

5/21/2026

Water Right 25-14218

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	LORNA C SHIPPEN 763 N 3500 E MENAN, ID 83434 (208) 754-4157
Current Owner	RONALD SHIPPEN 763 N 3500 E MENAN, ID 83434-5066 (208) 754-4157

Priority Date: 8/5/1886

Basis: Decreed

Status: Active

Source

UNNAMED STREAM

Beneficial Use

STOCKWATER

From

11/01

To

04/30

Total Diversion

Tributary

SNAKE RIVER

Diversion Rate

0.020 CFS

Volume

0.020 CFS

Source and Point(s) of Diversion:

UNNAMED STREAM L12(SESWNE)

Sec. 18, Twp 05N, Rge 38E, JEFFERSON County(B)

UNNAMED STREAM NESESW

Sec. 7, Twp 05N, Rge 38E, JEFFERSON County(E)

Place Of Use:

STOCKWATER within JEFFERSON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
05N	38E	7																X	
05N	38E	18			X L12		X			X									

Conditions of Approval:

1. U42 Place of use does not include federal public lands.
2. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
3. X02 Stockwater use is for 300 cattle.
4. N13 The quantity of water under this right shall not exceed 13,000 gallons per day.
5. N11 The quantity of water decreed for this water right is not a determination of historical beneficial use.
6. PIN: RP05N38E182408 (WHERE BEGINNING POD IS LOCATED);
RP05N38E076608 (WHERE ENDING POD IS LOCATED).

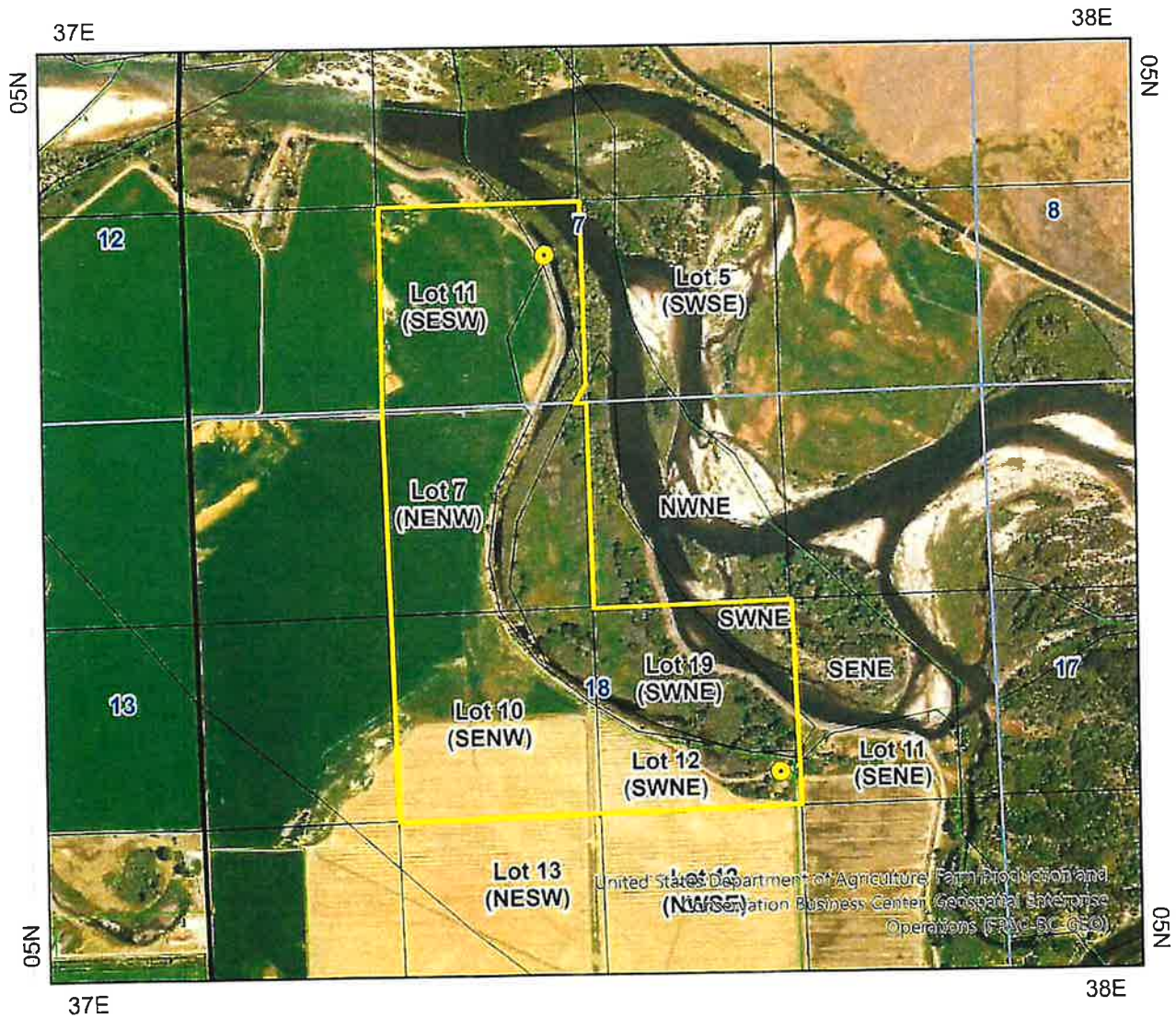
State of Idaho
Department of Water Resources

Water Right

25-14218

(STOCKWATER)

RONALD SHIPPEN



- Point of Diversion
- Place Of Use Boundary
- State Outline
- Townships
- Sections
- Quarter Quarters
- Parcels



Imagery: 2023 Aerial Photography
Prepared By Nebeker, Jake



Instrument # 498088
RIGBY, JEFFERSON, IDAHO
04-06-2026 04:47:26 PM No. of Pages: 5
Recorded for ALLIANCE TITLE - RIGBY OFFICE
COLLEEN C POOLE Fee: \$15.00
Ex-Officio Recorder Deputy: MH
Index To: WARRANTY DEED
Electronically Recorded by SimpliFile

WARRANTY DEED

Escrow No.: 1044799

FOR VALUE RECEIVED

Shippen Lands LLC, an Idaho Limited Liability Company

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

VH Properties LLC, an Idaho Limited Liability Company

whose current address is:

863 N 3900 E Rigby, ID 83442

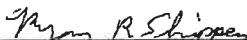
the grantee(s), the following described premises, in Jefferson County, Idaho,
TO WIT:

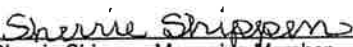
See Attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record. And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: April 6, 2026

Shippen Lands LLC, an Idaho Limited Liability Company


Ryan Ronald Shippen, Managing Member


Sherrie Shippen, Managing Member

State of Idaho} ss
County of Jefferson}

On this 6 day of April, 2026, before me, Danielle Seward, a Notary Public in and for said state, personally appeared Ryan Ronald Shippen and Sherrie Shippen known or identified to me to be the Managing Member's in the Limited Liability Company known as Shippen Lands LLC, an Idaho Limited Liability Company who executed the foregoing instrument in said LLC name and acknowledged that he/she/they executed the instrument in said LLC name.

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

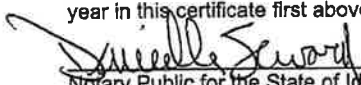

Notary Public for the State of Idaho
Residing at: Rigby, ID
Commission Expires: March 28, 2028



EXHIBIT "A"

1044799

Tract 1:

(portion of RP05N38E286000 - Tract 3 as shown on Record of Survey Instrument No. 493166)
A portion of the Southwest Quarter (SW1/4) of Section 28, Township 5 North, Range 38 East of the Boise Meridian, Jefferson County, Idaho, more particularly described as follows:
Commencing at the Southwest Corner of said Section 28, said corner monumented with a Railroad Spike, recorded as Instrument No. 348225 in the Jefferson County Clerk's Office;
thence North 00°21'13" West along the West line of said Section 28 a distance of 421.00 feet to the Point of Beginning, said point on line monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563";
thence continuing North 00°21'13" West a distance of 908.80 feet to the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 28, said corner monumented with a 5/8" iron rod with a plastic cap marked "K.L.T. PLS 10563";
thence South 89°53'40" East a distance of 1318.59 feet to the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 28, said corner monumented with a 5/8" iron rod with a plastic cap marked "K.L.T. PLS 10563";
thence South 00°16'05" East along the East line of the Southwest Quarter of the Southwest Quarter of said Section 28 a distance of 1313.61 feet, said corner monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563";
thence continuing South 00°16'05" East a distance of 13.00 feet to the Southeast Corner of the Southwest Quarter of the Southwest Quarter of said Section 28;
thence South 89°58'02" West along the South line of said Section 28 a distance of 691.59 feet;
thence North 43°54'00" East a distance of 13.00 feet, said point being on line monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563";
thence continuing North 43°54'00" East a distance of 455.00 feet, said corner monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563";
thence North 41°00'00" East a distance of 111.31 feet, said corner monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563";
thence South 89°58'02" West a distance of 8.00 feet, said point on line monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563";
thence continuing South 89°58'02" West a distance of 986.13 feet, said point on line monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563";
thence continuing South 89°58'02" West a distance of 31.00 feet to the Point of Beginning.

Tract 2:

Parcel 1: (RP05N38E215181)
Township 5 North, Range 38 East of the Boise Meridian, Jefferson County, Idaho.
Section 21: The East 1342 feet of the Southwest Quarter South of the Slough.

Parcel 2: (RP05N38E282400)
Township 5 North, Range 38 East of the Boise Meridian, Jefferson County, Idaho.
Section 28: North Half Northwest Quarter

Parcel 3: (RP05N38E290003)
Township 5 North, Range 38 East of the Boise Meridian, Jefferson County, Idaho.
Section 29: North Half Northeast Quarter

Parcel 4: (RP05N38E291810)
Township 5 North, Range 38 East of the Boise Meridian, Jefferson County, Idaho.
Section 29: South Half Northeast Quarter

Excepting Therefrom:

Township 5 North, Range 38 East of the Boise Meridian, Jefferson County, Idaho.

Section 29:

Beginning at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of said Section 29, and running

thence South 28 1/4 rods;

thence West 28 1/4 rods;

thence North 28 1/4 rods;

thence East 28 1/4 rods to the Point of Beginning.

Also Excepting Therefrom: Township 5 North, Range 38 East of the Boise Meridian, Jefferson County, Idaho.

Section 29:

Beginning at a point which is the Southeast Corner of the South Half of the Northeast Quarter of said Section 29, and running

thence North 41 rods;

thence West 50 rods;

thence South 41 rods;

thence East 50 rods to the Place of Beginning.

Also Excepting Therefrom:

A Parcel of Land Situated in Jefferson County, State of Idaho, Township 5 North, Range 38 East of the Boise Meridian,

Section 29; Beginning at the Northeast Corner of said Section 29;

Thence South 00°14'33" East along the East line of said Section 29 for a Distance of 1801.00 feet to the True Point of Beginning.

Thence South 00°14'33" East along said East line of said Section 29 for a Distance of 265.00 feet;

Thence South 89°45'27" West for a Distance of 235.00 feet;

Thence North 00°14'33" West for a Distance of 265.00 feet;

Thence North 89°45'27" East for a Distance of 235.00 feet to the True Point of Beginning,

Parcel 5: (RP05N38E292300)

Township 5 North, Range 38 East of the Boise Meridian, Jefferson County, Idaho.

Section 29: Beginning at a point which is the Southeast Corner of the South Half of the Northeast Quarter of said Section 29, and running

thence North 41 rods;

thence West 50 rods;

thence South 41 rods;

thence East 50 rods to the Place of Beginning.

Excepting Therefrom:

A Parcel of Land Situated in Jefferson County, State of Idaho, Township 5 North, Range 38 East of the Boise Meridian,

Section 29; Beginning at the Northeast Corner of said Section 29;

Thence South 00°14'33" East along the East line of said Section 29 for a Distance of 2066.00 feet to the True Point of Beginning.

Thence South 00°14'33" East along said East line of said Section 29 for a Distance of 265.00 feet;

Thence South 89°45'27" West for a Distance of 235.00 feet;

Thence North 00°14'33" West for a Distance of 265.00 feet;

Thence North 89°45'27" East for a Distance of 235.00 feet to the True Point of Beginning,

Also Excepting Therefrom:

A Parcel of Land Situated in Jefferson County, State of Idaho, Township 5 North, Range 38 East of the Boise Meridian,

Section 29; Beginning at the Northeast Corner of said Section 29;

Thence South 00°14'33" East along the East line of said Section 29 for a Distance of 1801.00 feet to the True Point of Beginning.

Thence South 00°14'33" East along said East line of said Section 29 for a Distance of 265.00 feet;
Thence South 89°45'27" West for a Distance of 235.00 feet;
Thence North 00°14'33" West for a Distance of 265.00 feet;
Thence North 89°45'27" East for a Distance of 235.00 feet to the True Point of Beginning,

Parcel 6: (RP05N38E292401)
Township 5 North, Range 38 East of the Boise Meridian, Jefferson County, Idaho.
Section 29: East Half Northwest Quarter

Parcel 7: (RP05N38E294803)
Township 5 North, Range 38 East of the Boise Meridian, Jefferson County, Idaho.
Section 29: Northeast Quarter Southwest Quarter

Parcel 8: (RP05N38E283725)
Part of the South Half Northwest Quarter of Section 28, Township 5 North, Range 38 East of the Boise Meridian, Jefferson County, Idaho, more particularly described as follows:
Commencing at the Northwest Corner of said Section 28, said corner monumented with a Railroad Spike, recorded as Instrument No. 321634 in the Jefferson County Clerk's Office:
Thence South 00°21'09" East along the West line of said Section 28 a distance of 1329.78 feet to the Northwest corner of the North 9 rods of the South Half (S1/2) of the Northwest Quarter (NW1/4) of said Section 28, said corner monumented with a 5/8" iron rod with plastic cap marked "K.L.T. PLS 10563", said corner being the Point of Beginning.
Thence North 89°57'49" East along the North line of said South Half (S1/2) of the Northwest Quarter (NW1/4) of said Section 28 a distance of 305.00 feet;
Thence South 00°21'09" East a distance of 17.92 feet;
Thence South 89°46'15" West a distance of 305.00 feet to the West line of said Section 28, said corner monumented with a MAG Spike and Washer stamped "Kevin L. Thompson 10563";
Thence North 00°21'09" West along said West line a distance of 18.95 feet to the Point of Beginning.

Tract 3: (RP05N38E076608 & RP05N38E182408)
Township 5 North, Range 38 East, Boise Meridian, Jefferson County, Idaho.
Section 7: Lot 11
Section 18: Lots 4, 5, 6, 7, 8, 9, 10, 12 and 13

EXCEPTING THEREFROM:
Township 5 North, Range 38 East of the Boise Meridian, Jefferson County, Idaho
Section 18: Beginning at the Southwest Corner of said Section 18 and running thence North 1054 feet, said point being on the North Bank of an existing Irrigation ditch; thence Easterly following the North Bank of said existing Irrigation ditch to the point of intersection with the East line of Lot 4; thence South along the East line of Lot 4 a distance of 1100 feet, more or less to the South line of said Section 18; thence West along the South line of said Section 18 a distance of 2500 feet, more or less to the point of beginning.

ALSO EXCEPTING THEREFROM:
A parcel of land situated in Jefferson County, State of Idaho, Township 5 North, Range 38, East of the Boise Meridian, Section 18 more particularly described as follows:
Beginning at the Southwest corner of Section 18, Township 5 North, Range 38 East of the Boise Meridian; thence North for a distance of 1054.00 feet to the true point of beginning; thence North for a distance of 1410.15 feet; thence East for a distance of 636.88 feet; thence South for a distance of 1387.70 feet; thence South 87°58'56" West for a distance of 637.29 feet to the true point of beginning.

Tract 5:
(portion of RP05N38E286000 - Tract 1 as shown on Record of Survey Instrument No. 493166))
A portion of the Southwest Quarter (SW1/4) of Section 28, Township 5 North, Range 38 East of the Boise Meridian, Jefferson County, Idaho, more particularly described as follows: Beginning at the Southwest

Corner of said Section 28, said corner monumented with Railroad Spike, recorded as Instrument No. 348225 in the Jefferson County Clerk's Office;
thence North 00°21'13" West along the West line of said Section 28 a distance of 201.00 feet, said corner monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563";
thence North 89°58'02" East a distance of 31.00 feet, said point on line monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563";
thence continuing North 89°58'02" East a distance of 186.00 feet, said corner monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563";
thence South 00°21'13" East a distance of 190.50 feet, said point on line monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563";
thence continuing South 00°21'13" East a distance of 10.50 feet to the South line of said Section 28;
thence South 89°58'02" West a distance of 217.00 feet to the Point of Beginning.

SPECIAL WARRANTY DEED

W. Ronald Shippen and Lorna C. Shippen, *husband and wife*, of 763 N. 3500 E., Menan, Idaho 83434, "Grantors," for and in consideration of \$10.00 and other good and valuable consideration, hereby convey and warrant unto Shippen Lands LLC, *an Idaho Limited Liability Company*, c/o W. Ronald Shippen, 763 N. 3500 E., Menan, Idaho 83434, "Grantee," the following described real property located in the county of Jefferson, State of Idaho, to-wit:

Parcel One (LDR 286876):

The S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 29, Township 5 North, Range 38 East of the Boise Meridian,

EXCEPTING THEREFROM: Beginning at the NE Corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 29, and running thence South 28 $\frac{1}{4}$ rods; thence West 28 $\frac{1}{4}$ rods; thence North 28 $\frac{1}{4}$ rods; thence East 28 $\frac{1}{4}$ rods to the point of beginning.

ALSO EXCEPTING THEREFROM: Beginning at a point which is the SE Corner of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Section 29, and running thence North 41 rods; thence West 50 rods; thence South 41 rods; thence East 50 rods to the place of beginning.

Parcel Two (LDR 286873):

The East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 29, Township 5 North, Range 38 East of the Boise Meridian, Jefferson County, Idaho.

Parcel Three (LDR 289609):

The Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 28, in Township 5 North, Range 38 East of the Boise Meridian. Jefferson County, State of Idaho.

Parcel Four (LDR 365675):

An undivided one-half (1/2) interest in and to the following property:

Section 21, Township 5 North, Range 38 East, Boise Meridian

The East 1342 feet of the SW $\frac{1}{4}$ South of the Slough;

Instrument # 396752

RIGBY, JEFFERSON, IDAHO

3-26-2012 01:02:00 No. of Pages: 3

Recorded for: BEARD ST CLAIR GAFFNEY

CHRISTINE BOULTER

Fee: 16.00

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED

Special Warranty Deed – Page 1

Parcel Five (LDR 286874):

Lots 4, 5, 6, 7, 8, 9, 10, 12 and 13 in Section 18, Township 5 North, Range 38 E.B.M.

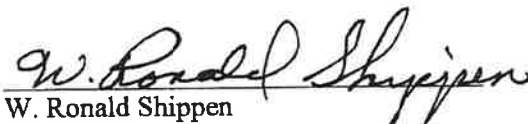
Lot 11 in Section 7, Township 5 North, Range 38 E.B.M.

Together with all improvements, appurtenances, hereditaments, reversions, remainders, profits, issue, rents, and water rights associated therewith.

Grantors, for themselves, their heirs, successors and assigns, covenant with Grantee, its successors and assigns as follows:

1. Grantors are currently the owners of the property as described in this deed.
2. Grantors have good right to convey the property described in this deed to grantee.
3. The property described in this deed is free from all encumbrances, except as otherwise shown in this deed or of record.
4. Grantors and their heirs and successors will forever warrant and defend the quiet and peaceful possession of the property granted by this deed to grantees, its successors and assigns against the lawful claims of all persons.
5. The warranty in this deed is limited to the coverage the Grantors have under any policy of title insurance or damages of \$10.00 (whichever is greater).

DATE: March 22, 2012.


W. Ronald Shippen

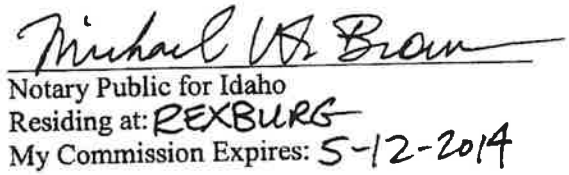

Lorna C. Shippen

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On this 22 day of March, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared W. Ronald Shippen and Lorna C. Shippen, *husband and wife*, known to me to be the persons whose names are subscribed to the above Special Warranty Deed and acknowledged to me that they executed the same.



My Commission Expires: 5-12-2014

Instrument # 416228

RIGBY, JEFFERSON, IDAHO

4-17-2015 01:00:00 PM No. of Pages: 3

Recorded for : BEARD ST CLAIR GAFFNEY

COLLEEN C. POOLE

Fee: 16.00

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, **W. Ronald Shippen and Lorna C. Shippen, Trustees of the W. Ronald Shippen and Lorna C. Shippen Living Trust dated January 14, 2014**, and any amendments thereto, of 765 N. 3500 E., Menan ID 83434 (Grantor), hereby grants, bargains, sells, conveys, and confirms unto **Shippen Lands LLC, an Idaho limited liability company, c/o W. Ronald Shippen, 763 N. 3500 E., Menan, ID** (Grantee), the following described real property located in Jefferson County, State of Idaho, to wit:

See attached Exhibit A.

Also Together with: All improvements, appurtenances, hereditaments, rents, profits, and issues pertaining thereto.

Subject to: All encumbrances, restrictions, reservations, use regulations and restrictions, and easements of sight or record, and payment of present year's taxes, which are an accruing lien.

Grantor, for itself, its heirs, successors, and assigns, covenants with Grantee, its heirs, successors, and assigns as follows:

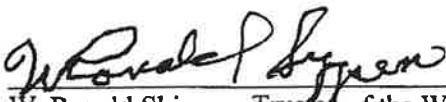
Grantor is currently the owner of the property as described in this deed.

Grantor has the right to convey the property described in this deed to Grantee.

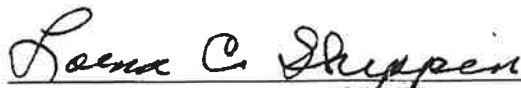
The property described in this deed is free from all encumbrances, except as otherwise shown in this deed or of record.

The warranty in this deed is limited to the amount of coverage the Grantor has under a policy of title insurance or \$10.00, whichever is greater.

Dated: April 6, 2015.



W. Ronald Shippen, Trustee of the W. Ronald Shippen and Lorna C. Shippen Living Trust dated January 14, 2014



Lorna C. Shippen, Trustee of the W. Ronald Shippen and Lorna C. Shippen Living Trust dated January 14, 2014

ACKNOWLEDGMENT

State of Idaho

ss.

County of Madison

On this April 6, 2015, before me, an Idaho notary public, personally appeared W. Ronald Shippen and Lorna C. Shippen, acting in their capacities as trustees of the W. Ronald Shippen and Lorna C. Shippen Living Trust dated January 14, 2014, and known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities.

Michael W. Brown

Notary Public for Idaho

Residing at: *REXBURG*

My commission expires: *5/12/2020*

(SEAL)

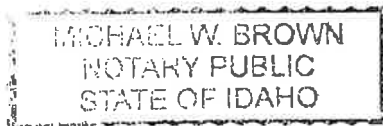


EXHIBIT A

Parcel One: The N1/2 of the NE1/4 of Section 29, Township 5 North, Range 38, East of the Boise Meridian, Jefferson County, Idaho, and ALSO, Beginning at the NE corner of the SE1/4 of the NE1/4 of said Section 29, running thence South 28-1/4 rods; thence West 28-1/4 rods; thence North 28-1/4 rods; thence East 28-1/4 rods, to the point of beginning.

Parcel Two: Township 5 North Range 38 E.B.M.

Section 29: Beginning at a point which is in the SE Corner of the S1/2 of the NE1/4 of said Section 29, and running thence North 41 rods; thence West 50 rods; thence South 41 rods; thence East 50 rods to the place of beginning.

Parcel Three: The Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 28 in Township 5 North, Range 38 East of the Boise Meridian, Jefferson County, State of Idaho.

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

5/6/2026

Water Right 25-10585

Owner Type
Current Owner
Current Owner

Name
VICTOR M JENSEN
JOSEPHINE JENSEN

Priority Date: 11/30/1886

Basis: Decreed

Status: Active

Source
GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
STOCKWATER	1/01	12/31	0.050 CFS	
DOMESTIC	1/01	12/31	0.040 CFS	
	<u>Total Diversion</u>		0.090 CFS	

Source and Point(s) of Diversion:

GROUND WATER SENE

Sec. 32, Twp 05N, Rge 39E, JEFFERSON County

Place Of Use:

STOCKWATER within JEFFERSON County

Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
05N	39E	32																	X

DOMESTIC within JEFFERSON County

Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
05N	39E	32																	X

Conditions of Approval:

1. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
2. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
3. PARCEL NO. RP05N39E321800 STOCKWATER, 175 RANGE CATTLE

Dates and Other Information:

Decreed Date: 3/26/1999
Civil Case Number: 39576
Judicial District: FIFTH

Instrument # 498087
RIGBY, JEFFERSON, IDAHO
04-08-2026 04:47:26 PM No. of Pages: 3
Recorded for: ALLIANCE TITLE - RIGBY OFFICE
COLLEEN C POOLE Fee: \$15.00
Ex-Officio Recorder Deputy: MH
Index To: QUIT CLAIM DEED
Electronically Recorded by Simplifile



QUITCLAIM DEED

Alliance Title & Escrow, LLC
ORDER NO.: 1044799

FOR VALUE RECEIVED,

Margaret Hall, spouse of Jerry Hall and Barbara Hall Spouse of Ricki Hall

do(es) hereby convey, release, remise and forever quitclaim unto

VH Properties LLC, an Idaho Limited Liability Company

whose current address is: 863 N 3900 E., Rigby, ID 83442

the following described premises:

See Exhibit "A"

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Dated: March 25, 2026

Margaret Hall Barbara Hall
Margaret Hall Barbara Hall

State of Idaho } ss
County of Jefferson}

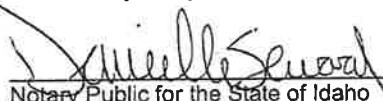
On this ^{Kathleen Brown} 27 day of March, 2026, before me, ~~Danielle Seward~~, a Notary Public in and for said state, personally appeared ~~Margaret~~, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the same. ~~xx Margaret Hall~~ ^{2/b}
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Idaho
Residing at: Rigby, ID
Commission Expires: ~~March 28, 2028~~ December 1, 2031



State of Idaho } ss
County of Jefferson}

On this 25 day of March, 2026, before me, Danielle Seward, a Notary Public in and for said state, personally appeared Barbara Hall, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Idaho
Residing at: Rigby, ID
Commission Expires: March 28, 2028

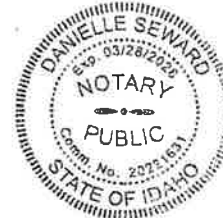


Exhibit A

(RP05N39E321817)

Township 5 North, Range 39 East, Boise Meridian, Jefferson County, Idaho.
Section 32: South Half Northeast Quarter.

Excepting therefrom: The following 2 Parcels:

Parcel 1: Township 5 North, Range 39 East, Boise Meridian, Jefferson County, Idaho.
Section 32: Beginning at a point that is South 0°57'47" East 1325.34 feet along the Section line from the Northeast corner of said Section 32, said point of beginning being 10.61 feet South of the Northeast corner of said South Half Northeast Quarter and running thence South 0°57'47" East 516.01 feet along said Section line; thence North 87°12'27" West 248.69 feet along an existing fence line; thence North 2°47'33" East 12.00 feet to an existing fence line; thence North 87°16'45" West 298.78 feet along said fence line extended; thence North 1°08'47" East 268.77 feet to the Northerly boundary of a slough; thence along meanderings of said boundary the following three (3) courses: (1) South 78°39'41" West 215.37 feet; thence (2) North 26°18'37" West 162.43 feet; thence (3) North 12°59'02" West 107.17 feet to a point in an existing fence line on the North line of the Victor Jensen farm, said point being 11.99 feet South of the North line of said South Half Northeast Quarter; thence North 89°54'54" East 839.44 feet along said fence line extended to the point of beginning.

Parcel 2: All that portion of the South Half Northeast Quarter lying North of the following described property: Section 32: Beginning at a point that is South 0°57'47" East 1325.34 feet along the Section line from the Northeast corner of said Section 32, said point of beginning being 10.61 feet South of the Northeast corner of said South Half Northeast Quarter and running thence South 0°57'47" East 516.01 feet along said Section line; thence North 87°12'27" West 248.69 feet along an existing fence line; thence North 2°47'33" East 12.00 feet to an existing fence line; thence North 87°16'45" West 298.78 feet along said fence line extended; thence North 1°08'47" East 268.77 feet to the Northerly boundary of a slough; thence along meanderings of said boundary the following three (3) courses: (1) South 78°39'41" West 215.37 feet; thence (2) North 26°18'37" West 162.43 feet; thence (3) North 12°59'02" West 107.17 feet to a point in an existing fence line on the North line of the Victor Jensen farm, said point being 11.99 feet South of the North line of said South Half Northeast Quarter; thence North 89°54'54" East 839.44 feet along said fence line extended to the point of beginning.

Bill Robinson, Esq.

QUITCLAIM DEED

Instrument # 497113

RIGBY, JEFFERSON, IDAHO

2-20-2026 03:36:02 PM No. of Pages: 2

Recorded for: JEREMY HALL

COLLEEN C. POOLE

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: QUIT CLAIM DEED

MHP

FOR VALUE RECEIVED,

Jerry Gordon Hall, a married man as his sole and separate property and
Ricki Lin Hall, a married man as his sole and separate property
do(es) hereby convey, release, remise and forever quitclaim unto

VH Properties LLC

whose current address is: 863 N. 3900 E. Rigby, ID 83442

the following described premises:

See Schedule A

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs
and assigns forever.

Dated:

2/20/26

2/20/26

Jerry Gordon Hall

Ricki Lin Hall

State of Idaho } ss
County of Jefferson }

On this 20th day of February, 2026, before me, MISTY HULT
a Notary Public in and for said state, personally appeared JERRY Gordon Hall
Ricki Lin Hall known or identified
to me to be the person(s) whose name(s) is/are subscribed to the within
Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
official seal the day and year in this certificate first above written.

Misty Hult

Notary Public for the State of

Residing at: Jefferson County, Idaho

Commission Expires: 06/06/2031

MISTY HULT
COMM. # 20252357
NOTARY PUBLIC
STATE OF IDAHO
MY COMM. EXP. 06/06/2031

Schedule A

Township 5 North, Range 39 East, Boise Meridian, Jefferson County, Idaho.

Section 32: South Half Northeast Quarter. Excepting therefrom: The following 2 Tracts

Tract 1: Township 5 North, Range 39 East, Boise Meridian, Jefferson County, Idaho.

Section 32: Beginning at a point that is South 0°57'47" East 1325.34 feet along the Section line from the Northeast corner of said Section 32, said point of beginning being 10.61 feet South of the Northeast corner of said South Half Northeast Quarter and running thence South 0°57'47" East 516.01 feet along said Section line; thence North 87°12'27" West 248.69 feet along an existing fence line; thence North 2°47'33" East 12.00 feet to an existing fence line; thence North 87°16'45" West 298.78 feet along said fence line extended; thence North 1°08'47" East 268.77 feet to the Northerly boundary of a slough; thence along meanderings of said boundary the following three (3) courses: (1) South 78°39'41" West 215.37 feet; thence (2) North 26°18'37" West 162.43 feet; thence (3) North 12°59'02" West 107.17 feet to a point in an existing fence line on the North line of the Victor Jensen farm, said point being 11.99 feet South of the North line of said (South Half, Northeast Quarter); thence North 89°54'54" East 839.44 feet along said fence line extended to the point of beginning.

Tract 2: All that portion of the South Half Northeast Quarter lying North of the following described property: Section 32: Beginning at a point that is South 0°57'47" East 1325.34 feet along the Section line from the Northeast corner of said Section 32, said point of beginning being 10.61 feet South of the Northeast corner of said South Half Northeast Quarter and running thence South 0°57'47" East 516.01 feet along said Section line; thence North 87°12'27" West 248.69 feet along an existing fence line; thence North 2°47'33" East 12.00 feet to an existing fence line; thence North 87°16'45" West 298.78 feet along said fence line extended; thence North 1°08'47" East 268.77 feet to the Northerly boundary of a slough; thence along meanderings of said boundary the following three (3) courses: (1) South 78°39'41" West 215.37 feet; thence (2) North 26°18'37" West 162.43 feet; thence (3) North 12°59'02" West 107.17 feet to a point in an existing fence line on the North line of the Victor Jensen farm, said point being 11.99 feet South of the North line of said (South Half, Northeast Quarter); thence North 89°54'54" East 839.44 feet along said fence line extended to the point of beginning..

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and which may after thereto belong or appertain, and any and all fixtures upon said premises at the time of the execution of this mortgage or at any time during the term of this mortgage.

QUITCLAIM DEED

Instrument # 463900

RIGBY, JEFFERSON, IDAHO

5-28-2021 12:50:56 PM No. of Pages: 2

Recorded for: JR HALL FARMS

COLLEEN C. POOLE

Fee: 18.00

Ex-Officio Recorder Deputy

Index to: QUIT CLAIM DEED

RR

FOR VALUE RECEIVED,

Jerry Gordon Hall and Rick Lin Hall

do(es) hereby convey, release, remise and forever quitclaim unto

VH Properties LLC

whose current address is: 863 N. 3900 E. Rigby, ID 83442

the following described premises: in Jefferson County, Idaho, to wit:

See Exhibit A

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Dated: 5-27-2021

Rick Lin Hall

Jerry Gordon Hall

State of Idaho) ss
County of Jefferson

On this 27 day of May 2021, before me, Rose Reeder
a Notary Public in and for said state, personally appeared

Jerry Gordon Hall & Rick Lin Hall known or identified D.L.

to me to be the person(s) whose name(s) is/are subscribed to the within
Instrument and acknowledged to me that he/she/they executed same.

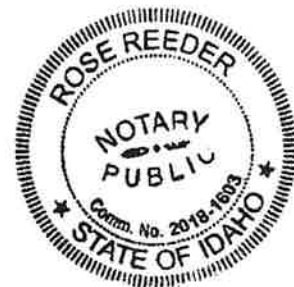
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
official seal the day and year in this certificate first above written.

Rose Reeder
Notary Public for the State of Idaho

Residing at: Roberts

Commission Expires:

8-27-2024



**LEGAL DESCRIPTION
EXHIBIT 'A'**

Tract 1: Township 5 North, Range 39 East, Boise Meridian, Jefferson County, Idaho.

Section 32: Commencing at the Southeast corner of the Northwest Quarter of said Section 32 and running thence West 330 feet; thence North 1600 feet, more or less to the center of an existing slough; thence Easterly along said slough to the East line of the Northwest Quarter; thence South along said East line to the point of beginning.

Tract 2: Together with a 30 foot easement along an existing roadway on the North boundary line of the following described property:

Township 5 North, Range 39 East, Boise Meridian, Jefferson County, Idaho.

Section 32: South Half Northeast Quarter. Excepting therefrom: The following 2 Tracts

Tract 1: Township 5 North, Range 39 East, Boise Meridian, Jefferson County, Idaho.

Section 32: Beginning at a point that is South 0°57'47" East 1325.34 feet along the Section line from the Northeast corner of said Section 32, said point of beginning being 10.61 feet South of the Northeast corner of said South Half Northeast Quarter and running thence South 0°57'47" East 516.01 feet along said Section line; thence North 87°12'27" West 248.69 feet along an existing fence line; thence North 2°47'33" East 12.00 feet to an existing fence line; thence North 87°16'45" West 298.78 feet along said fence line extended; thence North 1°08'47" East 268.77 feet to the Northerly boundary of a slough; thence along meanderings of said boundary the following three (3) courses: (1) South 78°39'41" West 215.37 feet; thence (2) North 26°18'37" West 162.43 feet; thence (3) North 12°59'02" West 107.17 feet to a point in an existing fence line on the North line of the Victor Jensen farm, said point being 11.99 feet South of the North line of said (South Half, Northeast Quarter); thence North 89°54'54" East 839.44 feet along said fence line extended to the point of beginning.

Tract 2: All that portion of the South Half Northeast Quarter lying North of the following described property: Section 32: Beginning at a point that is South 0°57'47" East 1325.34 feet along the Section line from the Northeast corner of said Section 32, said point of beginning being 10.61 feet South of the Northeast corner of said South Half Northeast Quarter and running thence South 0°57'47" East 516.01 feet along said Section line; thence North 87°12'27" West 248.69 feet along an existing fence line; thence North 2°47'33" East 12.00 feet to an existing fence line; thence North 87°16'45" West 298.78 feet along said fence line extended; thence North 1°08'47" East 268.77 feet to the Northerly boundary of a slough; thence along meanderings of said boundary the following three (3) courses: (1) South 78°39'41" West 215.37 feet; thence (2) North 26°18'37" West 162.43 feet; thence (3) North 12°59'02" West 107.17 feet to a point in an existing fence line on the North line of the Victor Jensen farm, said point being 11.99 feet South of the North line of said (South Half, Northeast Quarter); thence North 89°54'54" East 839.44 feet along said fence line extended to the point of beginning.

WARRANTY DEED

For Value Received.

WILLIAM B ROBISON and NORMA ROBISON, husband and wife,
of PO BOX 13, DINGLE, County of BEAR LAKE, State of IDAHO 83233,

THE GRANTOR(S),

do(es) hereby, grant, bargain, sell, and convey unto

JERRY GORDON HALL and RICK LIN HALL,
of 793 NORTH 3900 EAST, RIGBY, County of JEFFERSON, State of IDAHO 83442,

THE GRANTEE(S),

For the sum of ten dollars and other good and valuable consideration, the following described tract of land in the County of JEFFERSON, State of Idaho:

See Attached Exhibit "A"

380619
12-13-2010
13
Norma Robison

To have and to hold the said premises, with their appurtenances unto the said Grantee(s), their heirs and assigns forever. And the said Grantor(s) hereby covenant to and with the said Grantee(s) that they are the owner(s) in fee simple of said premises; that they are free from all encumbrances, and that they will warrant and defend the same from all lawful claims whatsoever.

DATED THIS December 10, 2010.

William B Robison
WILLIAM B ROBISON
Norma Robison
NORMA ROBISON

STATE OF IDAHO, COUNTY OF BEAR LAKE

On this 10 day of December, 2010, before me a Notary Public in and for the State, personally appeared

WILLIAM B ROBISON and NORMA ROBISON,
husband and wife

known to me to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I hereunto set my hand and seal the day and year in the certificate first above written.

Margaret E. Poole
Notary Public
Residing at: *Idaho*
My Commission Expires: *1-28-2015*



MAIL TAX NOTICE TO: **JERRY GORDON HALL and RICK LIN HALL**
793 NORTH 3900 EAST, RIGBY, ID. 83442

**LEGAL DESCRIPTION
EXHIBIT 'A'**

Township 5 North, Range 39 East, Boise Meridian, Jefferson County, Idaho.

Section 32: South Half Northeast Quarter. Excepting therefrom: The following 2 Tracts

Tract 1: Township 5 North, Range 39 East, Boise Meridian, Jefferson County, Idaho.

Section 32: Beginning at a point that is South 0°57'47" East 1325.34 feet along the Section line from the Northeast corner of said Section 32, said point of beginning being 10.61 feet South of the Northeast corner of said South Half Northeast Quarter and running thence South 0°57'47" East 516.01 feet along said Section line; thence North 87°12'27" West 248.69 feet along an existing fence line; thence North 2°47'33" East 12.00 feet to an existing fence line; thence North 87°16'45" West 298.78 feet along said fence line extended; thence North 1°08'47" East 268.77 feet to the Northerly boundary of a slough; thence along meanderings of said boundary the following three (3) courses: (1) South 78°39'41" West 215.37 feet; thence (2) North 26°18'37" West 162.43 feet; thence (3) North 12°59'02" West 107.17 feet to a point in an existing fence line on the North line of the Victor Jensen farm, said point being 11.99 feet South of the North line of said (South Half, Northeast Quarter); thence North 89°54'54" East 839.44 feet along said fence line extended to the point of beginning.

Tract 2: All that portion of the South Half Northeast Quarter lying North of the following described property: Section 32: Beginning at a point that is South 0°57'47" East 1325.34 feet along the Section line from the Northeast corner of said Section 32, said point of beginning being 10.61 feet South of the Northeast corner of said South Half Northeast Quarter and running thence South 0°57'47" East 516.01 feet along said Section line; thence North 87°12'27" West 248.69 feet along an existing fence line; thence North 2°47'33" East 12.00 feet to an existing fence line; thence North 87°16'45" West 298.78 feet along said fence line extended; thence North 1°08'47" East 268.77 feet to the Northerly boundary of a slough; thence along meanderings of said boundary the following three (3) courses: (1) South 78°39'41" West 215.37 feet; thence (2) North 26°18'37" West 162.43 feet; thence (3) North 12°59'02" West 107.17 feet to a point in an existing fence line on the North line of the Victor Jensen farm, said point being 11.99 feet South of the North line of said (South Half, Northeast Quarter); thence North 89°54'54" East 839.44 feet along said fence line extended to the point of beginning..

Sellers Initials

WR NK

ALLIANCE

EXHIBIT "A"

TOWNSHIP 5 NORTH, RANGE 39, EAST OF THE BOISE MERIDIAN, JEFFERSON COUNTY,
IDAHO.

SECTION 32: S $\frac{1}{2}$ NE $\frac{1}{4}$

EXCEPTING THEREFROM: THE FOLLOWING 2 TRACTS

Tract 1:

Township 5 North, Range 39, East of the Boise Meridian, Jefferson
County Idaho.

Section 32: Beginning at a point that is S0057'47"E 1325.34 feet
along the section line from the Northeast corner of said Section 32,
said point of beginning being 10.61 feet south of the Northeast
corner of said S1/2, NE1/4, and running thence S0057'47"E 516.01
feet along said section line; thence N87012'27"W 248.69 feet along
an existing fence line; thence N2047'33"E 12.00 feet to an existing
fence line; thence N87016'45"W 298.78 feet along said fence line
extended; thence N1008'47"E 268.77 feet to the northerly boundary of
a slough; thence along meanderings of said boundary the following
three (3) courses; (1) S78039'41"W 215.37 feet; thence (2)
N26018'37"W 162.43 feet; thence (3) N12059'02"W 107.17 feet to a
point in an existing fence line on the north line of the Victor
Jensen farm, said point being 11.99 feet south of the north line of
said (S1/2, NE1/4); thence N89054'54"E 839.44 feet along said fence
line extended to the point of beginning.

EXCEPTING THEREFROM: the existing County Road right of way along
the east side of the above described property.

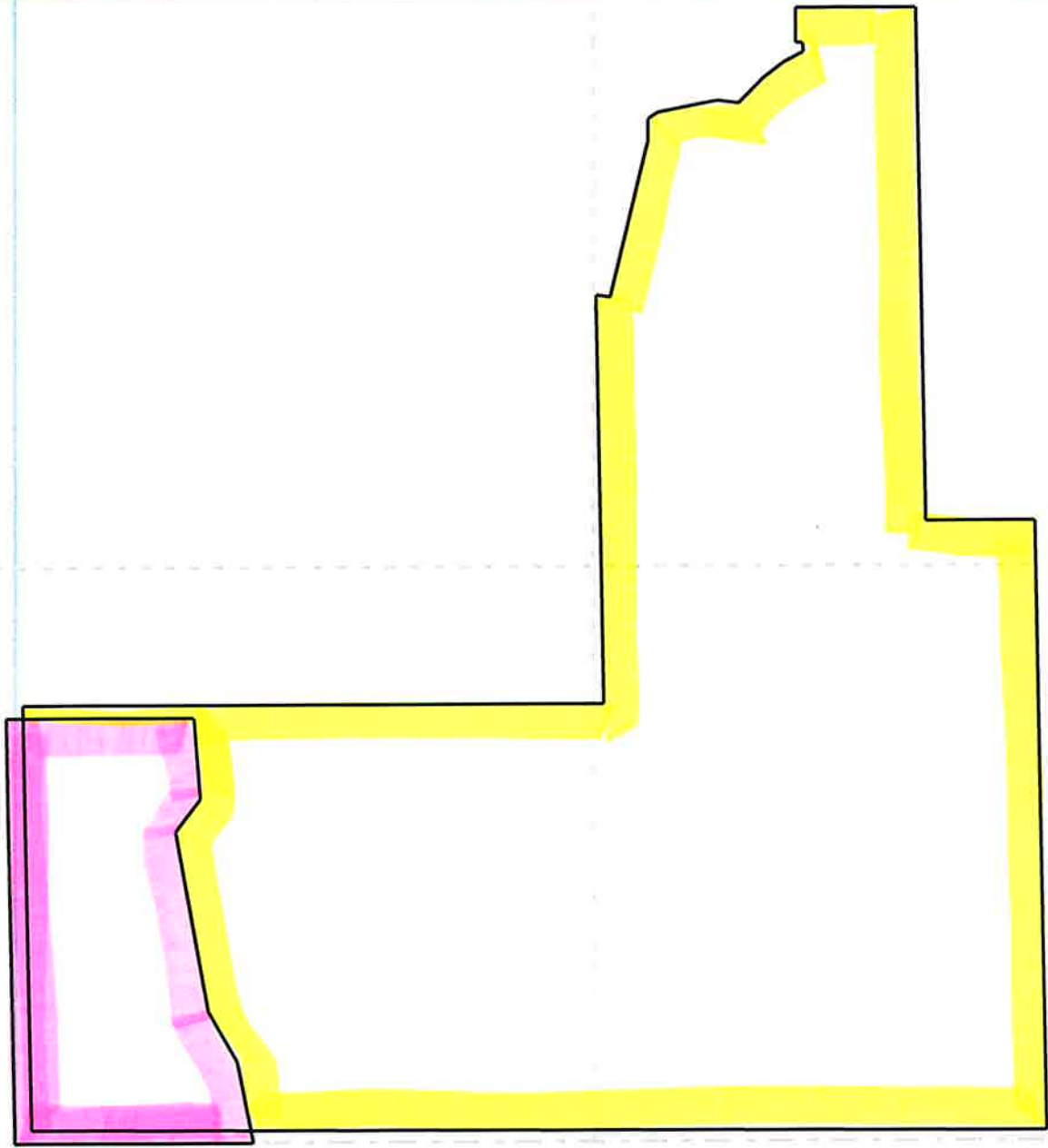
Tract 2:

ALL THAT PORTION OF THE S1/2 NE1/4 LYING NORTH OF THE FOLLOWING
DESCRIBED PROPERTY:

Township 5 North, Range 39, East of the Boise Meridian, Jefferson
County Idaho.

Section 32: Beginning at a point that is S0057'47"E 1325.34 feet
along the section line from the Northeast corner of said Section 32,
said point of beginning being 10.61 feet south of the Northeast
corner of said S1/2 NE1/4, and running thence S0057'47"E 516.01 feet
along said section line; thence N87012'27"W 248.69 feet along an
existing fence line; thence N2047'33"E 12.00 feet to an existing
fence line; thence N87016'45"W 298.78 feet along said fence line
extended; thence N1008'47"E 268.77 feet to the northerly boundary of
a slough; thence along meanderings of said boundary the following
three (3) courses; (1) S78039'41"W 215.37 feet; thence (2)
N26018'37"W 162.43 feet; thence (3) N12059'02"W 107.17 feet to a
point in an existing fence line on the north line of the Victor
Jensen farm, said point being 11.99 feet south of the north line of
said (S1/2 NE1/4); thence N89054'54"E 839.44 feet along said fence
line extended to the point of beginning.

EXCEPTING THEREFROM: the existing County Road right of way along
the east side of the above described property.



5/21/2026

Scale: 1 inch= 400 feet

File:

Tract 1: 78.7808 Acres, Closure: s50.3325e 0.02 ft. (1/433651), Perimeter=9644 ft.

Tract 2: 9.9714 Acres (434356 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/815009), Perimeter=2970 ft.

01 /nenw,32,5n,39e	22 n00.0019e 81.00
02 /s89.5657w 581.00	23 s89.5409e 137.28
03 /s01.0745e 37.81	24 n89.5231e 137.46
04 s01.0745e 1179.19	25 @0
05 n89.5657e 251.00	26 /nw,sw,32,5n,39e
06 s01.0745e 1399.77	27 n01.0835w 975.89
07 n89.5039w 2323.20	28 s89.5703e 426.10
08 n01.0814w 975.85	29 s04.3745e 186.78
09 s89.5651e 1326.65	30 s37.1611w 94.98
10 n01.0805w 937.66	31 s10.1821e 417.29
11 s83.2623e 33.24	32 s29.5713e 136.52
12 n13.3451e 363.32	33 s11.1200e 188.90
13 n01.1951e 55.51	34 n89.5625w 543.70
14 n56.3152e 26.47	
15 n78.4815e 138.57	
16 s82.2641e 50.00	
17 n44.1019e 80.00	
18 n51.4019e 60.00	
19 n62.1019e 50.50	
20 n02.0841w 21.00	
21 n89.5741w 16.00	

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

5/6/2026

Water Right 25-10235

Owner Type

Current Owner
Current Owner

Name

LINDA BROWNING
GALE BROWNING

Priority Date: 3/31/1888

Basis: Decreed

Status: Active

Source

UNNAMED STREAM

Tributary

SCOTT SLOUGH

Beneficial Use

STOCKWATER

From

1/01

To

12/31

Diversion Rate

0.020 CFS

Volume

Total Diversion

0.020 CFS

Source and Point(s) of Diversion:

UNNAMED STREAM SWNW

Sec. 32, Twp 05N, Rge 39E, JEFFERSON
County(E)

UNNAMED STREAM NENW

Sec. 32, Twp 05N, Rge 39E, JEFFERSON
County(B)

Place Of Use:

STOCKWATER within JEFFERSON County

			NE				NW				SW				SE							
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals			
05N	39E	32					X		X	X												

Conditions of Approval:

1. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
2. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
3. PARCEL NO. RP05N39E322407 STOCKWATER, 125 RANGE CATTLE

Dates and Other Information:

Decreed Date: 3/26/1999

Civil Case Number: 39576

Judicial District: FIFTH

State or Federal: S

Owner Name Connector: OR

Water District Number: TBD

re-record to correct legal description JH

QUITCLAIM DEED

Instrument # 497114

RIGBY, JEFFERSON, IDAHO

2-20-2026 03:39:47 PM No. of Pages: 2

Recorded for: JEREMY HALL

COLLEEN C. POOLE

Ex-Officio Recorder Deputy

Index to QUIT CLAIM DEED

Fee: 15.00

FOR VALUE RECEIVED,

Jeremy G. Hall, a married man as his sole and separate property and
Ty C Hall, a married man as his sole and separate property
do(es) hereby convey, release, remise and forever quitclaim unto

VH Properties LLC

whose current address is: 863 N. 3900 E. Rigby, ID 83442

the following described premises:

See schedule A

less and excepting schedule B JH

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs
and assigns forever.

Dated: 2/20/26

2/20/26

Jeremy G. Hall

Ty C Hall

State of Idaho } ss
County of Jefferson

On this 20th day of February, 2026, before me, MISTY HULT
a Notary Public in and for said state, personally appeared Jeremy G Hall &
Ty C Hall known or identified
to me to be the person(s) whose name(s) is/are subscribed to the within
Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
official seal the day and year in this certificate first above written.

Misty Hult

Notary Public for the State of

Residing at: Jefferson County State Idaho

Commission Expires: 06/06/2031

MISTY HULT
COMM. # 20252357
NOTARY PUBLIC
STATE OF IDAHO
MY COMM. EXP. 06/06/2031

Instrument # 497444
RIGBY, JEFFERSON, IDAHO
3-9-2026 11:16:03 AM No. of Pages: 3
Recorded for: HALL
COLLEEN C. POOLE
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED CORRECTION
Fee: 15.00

Schedule A

(All of Brangs, including trees)

A parcel of land situated in Jefferson County, State of Idaho, Township 5 North, Range 39 East of the Boise Meridian, Section 32, more particularly described as follows: Beginning at the North Quarter (N1/4) Corner of Section 32, Township 5 North, Range 39 East of the Boise Meridian; Thence S.89°56'57"W. along the North line of Section 32 for a distance of 581.00 feet; Thence S.01°07'45"E. for a distance of 37.81 feet to the true point of beginning, said being on the South right-of-way line of the Menan-Lorenzo Highway/F.A.P. No. RS-6746(2); Thence S.01°07'45"E. for a distance of 1179.19 feet; Thence N.89°56'57"E. for a distance of 251.00 feet; Thence S.01°07'45"E. for a distance of 1399.77 feet to the South line of the Northwest Quarter (NW1/4) of said Section 32; Thence N.89°50'39"W. for a distance of 2323.20 feet to the West Quarter (W1/4) of said Section 32; Thence N.01°08'14"W. along the West line of said Section 32 for a distance of 975.85 feet; Thence S.89°56'51"E. for a distance of 1326.65 feet to the West line of the East Half (E1/2) of the Northwest Quarter (NW1/4) of said Section 32; Thence N.01°08'05"W. for a distance of 937.66 feet; Thence S.83°26'23"E. for a distance of 33.24 feet; Thence N.13°34'51"E. for a distance of 363.32 feet; Thence N.01°19'51"E. for a distance of 55.51 feet; Thence N.56°31'52"E. for a distance of 26.47 feet; Thence N.78°48'15"E. for a distance of 138.57 feet; Thence S.82°26'41"E. for a distance of 50.00 feet; Thence N.44°10'19"E. for a distance of 80.00 feet; Thence N.51°40'19"E. for a distance of 60.00 feet; Thence N.62°10'19"E. for a distance of 50.50 feet; Thence N.02°08'41"W. for a distance of 21.00 feet; Thence N.89°59'41"W. for a distance of 16.00 feet; Thence N.00°00'19"E. for a distance of 81.00 feet to the South right-of-way line of the Menan-Lorenzo Highway/F.A.P.No. RS-6746(2); Thence S.89°54'09"E. along said right-of-way for a distance of 137.28 feet to an existing right-of-way marker; Thence N.89°52'31"E. along said right-of-way for a distance of 137.46 feet to the true point of beginning

Schedule B
(sold to Doug Farnsworth - trees)

TRACT 3 DESCRIPTION – 9.97 ACRES

SITUATED IN THE STATE OF IDAHO, COUNTY OF JEFFERSON, BEING PART OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 39 EAST, OF B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST $\frac{1}{4}$ CORNER OF SAID SECTION 32;

THENCE NORTH $01^{\circ}08'35''$ WEST, A DISTANCE OF 975.89 FEET ALONG THE WEST LINE OF SAID SECTION 32 TO A POINT;

THENCE SOUTH $89^{\circ}57'03''$ EAST, A DISTANCE OF 426.10 FEET TO A POINT;

THENCE SOUTH $04^{\circ}37'45''$ EAST, A DISTANCE OF 186.78 FEET TO A POINT;

THENCE SOUTH $37^{\circ}16'11''$ WEST, A DISTANCE OF 94.98 FEET TO A POINT;

THENCE SOUTH $10^{\circ}18'21''$ EAST, A DISTANCE OF 417.29 FEET TO A POINT;

THENCE SOUTH $29^{\circ}57'13''$ EAST, A DISTANCE OF 136.52 FEET TO A POINT;

THENCE SOUTH $11^{\circ}12'00''$ EAST, A DISTANCE OF 188.90 FEET TO A POINT;

THENCE NORTH $89^{\circ}56'25''$ WEST, A DISTANCE OF 543.70 FEET TO THE POINT OF BEGINNING, CONTAINING 9.97 ACRES OF LAND, MORE OR LESS.

THE ABOVE DESCRIPTION WAS PREPARED BY JEFFREY M. ROWE, PLS 13856 IN APRIL 2022 AND IS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

QUITCLAIM DEED

ORDER NO.: 133009AM

FOR VALUE RECEIVED,

Tammie Hall, spouse of Jeremy G Hall and Amanda Hall, spouse of Ty C Hall

do(es) hereby convey, release, remise and forever quitclaim unto

Jeremy G Hall, a married man as his sole and separate property and Ty C Hall, married man as his sole and separate property

whose current address is: 4013 E. Meridian Wrentham Hwy, Rigby ID 83442
the following described premises:

See Attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Dated: October 6, 2016

Tammie Hall Amanda Hall
Tammie Hall Amanda Hall

State of Idaho } ss
County of Jefferson }

On this 6th day of October, 2016, before me, the undersigned a Notary Public in and for said state, personally appeared Tammie Hall and Amanda Hall, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Dayna L. Eckersell
Notary Public for the State of Idaho
Residing at: Jefferson County
Commission Expires: April 23, 2019

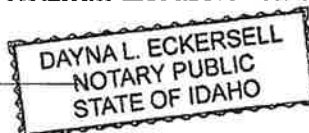


EXHIBIT 'A'

File No. 133009AM

A parcel of land situated in Jefferson County, State of Idaho, Township 5 North, Range 39 East of the Boise Meridian, Section 32, more particularly described as follows: Beginning at the North Quarter (N1/4) Corner of Section 32, Township 5 North, Range 39 East of the Boise Meridian; Thence S.89°56'57"W. along the North line of Section 32 for a distance of 581.00 feet; Thence S.01°07'45"E. for a distance of 37.81 feet to the true point of beginning, said being on the South right-of-way line of the Menan-Lorenzo Highway/F.A.P. No. RS-6746(2); Thence S.01°07'45"E. for a distance of 1179.19 feet; Thence N.89°56'57"E. for a distance of 251.00 feet; Thence S.01°07'45"E. for a distance of 1399.77 feet to the South line of the Northwest Quarter (NW1/4) of said Section 32; Thence N.89°50'39"W. for a distance of 2323.20 feet to the West Quarter (W1/4) of said Section 32; Thence N.01°08'14"W. along the West line of said Section 32 for a distance of 975.85 feet; Thence S.89°56'51"E. for a distance of 1326.65 feet to the West line of the East Half (E1/2) of the Northwest Quarter (NW1/4) of said Section 32; Thence N.01°08'05"W. for a distance of 937.66 feet; Thence S.83°26'23"E. for a distance of 33.24 feet; Thence N.13°34'51"E. for a distance of 363.32 feet; Thence N.01°19'51"E. for a distance of 55.51 feet; Thence N.56°31'52"E. for a distance of 26.47 feet; Thence N.78°48'15"E. for a distance of 138.57 feet; Thence S.82°26'41"E. for a distance of 50.00 feet; Thence N.44°10'19"E. for a distance of 80.00 feet; Thence N.51°40'19"E. for a distance of 60.00 feet; Thence N.62°10'19"E. for a distance of 50.50 feet; Thence N.02°08'41"W. for a distance of 21.00 feet; Thence N.89°59'41"W. for a distance of 16.00 feet; Thence N.00°00'19"E. for a distance of 81.00 feet to the South right-of-way line of the Menan-Lorenzo Highway/F.A.P.No. RS-6746(2); Thence S.89°54'09"E. along said right-of-way for a distance of 137.28 feet to an existing right-of way marker; Thence N.89°52'31"E. along said right-of-way for a distance of 137.46 feet to the true point of beginning



Instrument # 425859
RIGBY, JEFFERSON, IDAHO
10-06-2016 12:28:00 PM No. of Pages: 2
Recorded for: AMERITITLE - IDAHO FALLS
COLLEEN C POOLE Fee: \$13.00
Ex-Officio Recorder Deputy: LK
Index To WARRANTY DEED
Electronically Recorded by Simplifile

WARRANTY DEED

Order No.: 133009AM

FOR VALUE RECEIVED

Rick Browning aka Rick G Browning and Susan Browning aka Susan Moss, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Jeremy G Hall, a married man as his sole and separate property and Ty C Hall, a married man as his sole and separate property

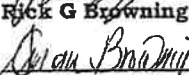
whose current address is: 4013 E. Menan Lorenzo Hwy.
Rigby, ID 83442

the grantee(s), the following described premises, in Jefferson County, Idaho, TO WIT:

See Attached Exhibit 'A'

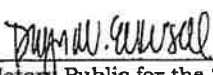
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record. And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: October 6, 2016


Rick G Browning aka Rick Browning

Susan Browning aka Susan Moss

State of Idaho } ss
County of Jefferson }

On this 6th day of October, 2016, before me, the undersigned a Notary Public in and for said state, personally appeared Rick Browning aka Rick G Browning and Susan Browning aka Susan Moss, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Idaho
Residing at: Jefferson County
Commission Expires: April 23, 2019

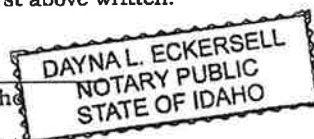


EXHIBIT 'A'

File No. 133009AM

A parcel of land situated in Jefferson County, State of Idaho, Township 5 North, Range 39 East of the Boise Meridian, Section 32, more particularly described as follows: Beginning at the North Quarter (N1/4) Corner of Section 32, Township 5 North, Range 39 East of the Boise Meridian; Thence S.89°56'57"W. along the North line of Section 32 for a distance of 581.00 feet; Thence S.01°07'45"E. for a distance of 37.81 feet to the true point of beginning, said being on the South right-of-way line of the Menan-Lorenzo Highway/F.A.P. No. RS-6746(2); Thence S.01°07'45"E. for a distance of 1179.19 feet; Thence N.89°56'57"E. for a distance of 251.00 feet; Thence S.01°07'45"E. for a distance of 1399.77 feet to the South line of the Northwest Quarter (NW1/4) of said Section 32; Thence N.89°50'39"W. for a distance of 2323.20 feet to the West Quarter (W1/4) of said Section 32; Thence N.01°08'14"W. along the West line of said Section 32 for a distance of 975.85 feet; Thence S.89°56'51"E. for a distance of 1326.65 feet to the West line of the East Half (E1/2) of the Northwest Quarter (NW1/4) of said Section 32; Thence N.01°08'05"W. for a distance of 937.66 feet; Thence S.83°26'23"E. for a distance of 33.24 feet; Thence N.13°34'51"E. for a distance of 363.32 feet; Thence N.01°19'51"E. for a distance of 55.51 feet; Thence N.56°31'52"E. for a distance of 26.47 feet; Thence N.78°48'15"E. for a distance of 138.57 feet; Thence S.82°26'41"E. for a distance of 50.00 feet; Thence N.44°10'19"E. for a distance of 80.00 feet; Thence N.51°40'19"E. for a distance of 60.00 feet; Thence N.62°10'19"E. for a distance of 50.50 feet; Thence N.02°08'41"W. for a distance of 21.00 feet; Thence N.89°59'41"W. for a distance of 16.00 feet; Thence N.00°00'19"E. for a distance of 81.00 feet to the South right-of-way line of the Menan-Lorenzo Highway/F.A.P.No. RS-6746(2); Thence S.89°54'09"E. along said right-of-way for a distance of 137.28 feet to an existing right-of-way marker; Thence N.89°52'31"E. along said right-of-way for a distance of 137.46 feet to the true point of beginning

TH JH

WARRANTY DEED

For Value Received

GALE BROWNING and LINDA BROWNING, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

RICK G. BROWNING, a single person

whose current address is

the grantee(s), the following described premises, in **JEFFERSON** County **IDAHO**, to wit:

Township 5 North, Range 39 East of the Boise Meridian, Jefferson County, Idaho

Section 32: Beginning at a point 20 rods West of the Northeast Corner of the NW 1/4 of Section 32, running thence South 160 rods, thence West 140 rods, thence North 60 rods, thence East 80 rods, thence North 100 rods, thence East 60 rods to the place of beginning.

LESS THE FOLLOWING: Township 5 North, Range 39 East of the Boise Meridian, Jefferson County, Idaho, Section 32: Beginning at a point 609 feet West of the Northeast Corner of the Northwest Quarter of said Section 32 and running thence South 624 feet; thence West 416 feet; thence North 624 feet; thence East 416 feet to the point of beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor do hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Subject to all existing patent reservations, easements, right of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations.

and that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: **FEBRUARY 11, 1999**


GALE BROWNING


LINDA BROWNING

STATE OF ID. COUNTY OF JEFFERSON

On this **11TH** day of **FEBRUARY 1999**

before me, a Notary Public in and for said State, personally appeared

GALE BROWNING
LINDA BROWNING

Known to me to be the person(s) whose name(s) is/are subscribed to the within instruments and acknowledged to me that they executed the same



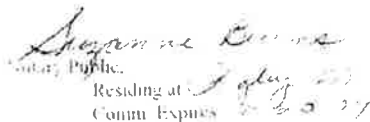
22899 4145

298739

20th 4/10 February PM

3-00-86

ATEC


Notary Public,
Residing at 1414 1/2
Comm. Expires 12-31-97

WARRANTY DEED

For Value Received

GALE BROWNING and LINDA BROWNING, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

RICK G. BROWNING, a single person

whose current address is

the grantee(s), the following described premises, in **JEFFERSON** County **IDAHO**, to wit:

Township 5 North, Range 39 East of the Boise Meridian, Jefferson County, Idaho.

Section 32: Beginning at a point 609 feet West of the Northeast Corner of the Northwest Quarter of said Section 32 and running thence South 624 feet; thence West 416 feet; thence North 624 feet; thence East 416 feet to the point of beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor do hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Subject to all existing patent reservations, easements, right of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations.

and that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: **FEBRUARY 11, 1999**

Gale Browning
GALE BROWNING

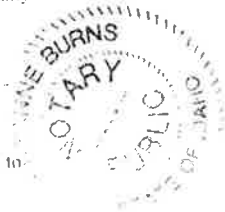
Linda Browning
LINDA BROWNING

STATE OF ID, COUNTY OF **JEFFERSON**On this **11TH** day of **FEBRUARY 1999**

before me, a Notary Public in and for said State, personally appeared

GALE BROWNING
LINDA BROWNING

known to me to be the person(s) whose name(s)
 subscribed to the within instruments and acknowledged to
 me that they executed the same.



James A. Keller
 Notary Public.

Residing at *Boise, Idaho*
 Comm. Expires *11/23/04*

RECEIVED BY

2/16/99 9:30

295545

Microfilm No.	1643
Date	February 19, 1999
Time	9:10
Recorder	JOCK A. M.
Deputy	JOCK A. M.
Recorder	3,0026
Deputy	3,0026
Who lost or	ATEL



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

June 09, 2026

VH PROPERTIES LLC
863 N 3900 E
RIGBY ID 83442-5062

Re: Change in Water Right Ownership: 25-10585 (Split into 25-10585 and 25-14623), 25-14190 (no split), 25-14218 (no split), 25-10235 (no split)

Dear Water Right Holder(s):

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

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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 Baily
Technical Records Specialist 1

Enclosure(s)

cc: WATER DISTRICT 01