

RECEIVED ✓

APR 23 2026

Form 42-248/42-1409(6) Rev. 7/21

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPT. OF WATER RESOURCES
SOUTHERN 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?
43-13962 → 43-13776	Yes ☒	Yes ☐		Yes ☐	Yes ☐
43-13963 → 43-13777	Yes ☒	Yes ☐		Yes ☐	Yes ☐
43-13964 → 43-13778	Yes ☒	Yes ☐		Yes ☐	Yes ☐
43-13965 → 43-13779	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: GW Finance Company, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Nature Ridge Holdings, LLC (for the purchased portion of the rights)
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 134 East Highway 81 Burley ID 83318
Mailing address City State Zip
- (208) 654-2733 office@gibbygroup.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: 3/31/26
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 # 43-13776

8. Signature: [Signature] Member 3/23/26
 Signature of new owner/claimant Title, if applicable Date
Kevin Schroeder
 Print name

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

Received by SC Date 4/23/2026 For IDWR Office Use Only: Receipt No. 5041036 Receipt Amt. \$400-
 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 TN Date 7/21/2026

Request to Split Water Rights

Current Owner: GW Finance Company, LLC

New Owner of Purchased Portion: Nature Ridge Holdings, LLC

Water Right Number*	Priority Date	Source	Existing Description			Purchased			Remaining		
			Diversion Rate (cfs)	Volume (afa)	Acres	Acres	Volume (afa)	CFS	Acres	Volume (afa)	CFS
43-13776	4/26/1960	GROUND WATER	0.03	8.0	2	1.4	5.7	0.02	0.6	2.3	0.01
43-13777	9/17/1973	GROUND WATER	1.46	408.4	102.1	73.2	292.9	1.05	28.9	115.5	0.41
43-13778	12/26/1976	GROUND WATER	0.50	103.0	25.8	18.5	73.9	0.36	7.3	29.1	0.14
43-13779	3/15/1978	GROUND WATER	0.69	107.1	26.8	19.2	76.8	0.49	7.6	30.3	0.20
Combined Total			2.3	626.4	156.6	112.3	449.2	1.65	44.3	177.2	0.65

*The water rights will be split, and the split water rights will be identified by new numbers issued by Idaho Department of Water Resources.

Purchased Point of Division: T10S, R28E, Section 6, NESE

Purchased Place of Use

TWP	RGE	SEC	NE				NW				SW				SE				TOTALS
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
10S	28E	6	40.11	13.49	2.22	19.59									32.88	4.01			112.3

See the attached map.

25580402

WHEN RECORDED, RETURN TO:

Nature Ridge Holdings, LLC
Attn: Tyson Nelson
134 E. Highway 81
Burley, ID 83318

WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, GW Finance Company, LLC, an Idaho limited liability company ("Grantor"), hereby grants, sells, and conveys to Nature Ridge Holdings, LLC, an Idaho limited liability company, whose address is 134 E. Highway 81, Burley, ID 83318, ("Grantee") all of Grantor's right, title, and interest in and to that certain real property located in Cassia County, State of Idaho, which real property is more particularly described in Exhibit A, attached hereto and made a part hereof ("Premises").

TOGETHER WITH a portion of the following water rights appurtenant thereto: 43-13776, 43-13777, 43-13778, and 43-13779, said portion of said water rights being more specifically identified as "Purchased" in the water rights table attached hereto as Exhibit B and is made a part hereof, and excepting and reserving all other water and water rights appurtenant to the Premises, including those portions of water rights 43-13776, 43-13777, 43-13778, and 43-13779 identified as "Remaining" in the water rights table in Exhibit B, all of which shall remain with Grantor.

TOGETHER WITH all of Grantor's right, title, and interest in and to all mineral rights, improvements, tenements, hereditaments, and appurtenances thereunto belonging or appertaining and not otherwise reserved herein, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

TOGETHER WITH all of Grantor's right, title, and interest in and to the well and point of diversion situated on the Premises and more specifically located in the Northeast Quarter of the Southeast Quarter of Section 6 in Township 10 South, Range 28 East of the Boise Meridian, Cassia County, State of Idaho.

SUBJECT TO an access easement more particularly described in Exhibit 'C' hereto, and in the Easement Agreement executed by Grantor and Grantee contemporaneously herewith and recorded contemporaneously hereto.

TO HAVE AND TO HOLD the Premises unto said Grantee, its successors, heirs, and assigns, forever. Grantor hereby warrants and covenants that it is the sole, fee simple owner of the Premises; that the Premises is free from all known and enforceable liens or encumbrances, excepting disclosed easements and recorded restrictions, and that Grantor shall and will warrant and defend the quiet and peaceful possession of the Premises by Grantee against all lawful claims whatsoever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance as of March 30, 2026.

GRANTOR:

GW Finance Company, LLC

By: E Webb

Name: ERIC WEBB

Title: AUTHORIZED MANAGER

STATE OF IDAHO)
) ss
County of Cassia)

On this 30th day of March, in the year 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Eric Webb, known or identified to me to be the Authorized Manager of GW Finance Company, LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

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



M Meacham

Notary Public for Idaho

Residing at: Cassia County

My commission expires on 10/3/28

EXHIBIT A
LEGAL DESCRIPTION

Parcel No. 1:

TOWNSHIP 10 SOUTH, RANGE 28 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, STATE OF IDAHO:

Section 6: Part of the E½, more particularly described as follows:

Commencing at the Southeast Corner of Section 6, said corner marked by a U.S. GLO iron pipe with brass cap; Thence North 00 degrees 25 minutes 32 seconds East along the east line of Section 6 for a distance of 1404.22 feet to a ½" rebar which shall be the Point of Beginning;

THENCE South 78 degrees 57 minutes 32 seconds West for a distance of 481.29 feet to a ½" rebar;

THENCE North 72 degrees 58 minutes 07 seconds West for a distance of 317.41 feet to a ½" rebar;

THENCE North 70 degrees 19 minutes 47 seconds West for a distance of 375.30 feet to a ½" rebar;

THENCE South 37 degrees 56 minutes 51 seconds West for a distance of 17.05 feet to a ½" rebar;

THENCE North 72 degrees 39 minutes 40 seconds West for a distance of 322.37 feet to a ½" rebar on future Yale Road right of way;

THENCE along a non-tangent curve to the right along said future Yale Road right of way for a distance of 86.64 feet to a ½" rebar, said curve having a radius of 2760.00 feet, a delta angle of 01 degrees 47 minutes 55 seconds, and a long chord bearing of North 06 degrees 57 minutes 13 seconds West for a distance of 86.64 feet;

THENCE North 06 degrees 03 minutes 15 seconds West along said future Yale Road right of way for a distance of 565.58 feet to a ½" rebar;

THENCE South 83 degrees 56 minutes 45 seconds West for a distance of 38.58 feet to the centerline of Yale Road;

THENCE North 06 degrees 07 minutes 27 seconds West along said centerline for a distance of 289.31 feet;

THENCE North 82 degrees 33 minutes 24 seconds East for a distance of 32.12 feet to a ½" rebar;

THENCE North 82 degrees 33 minutes 24 seconds East for a distance of 46.52 feet to a ½" rebar;

THENCE along a non-tangent curve to the right for a distance of 843.56 feet to a ½" rebar, said curve having a radius of 821.66 feet, a delta angle of 58 degrees 49 minutes 23 seconds, and a long chord bearing of North 51 degrees 20 minutes 26 seconds East for a distance of 807.01 feet;

THENCE North 10 degrees 28 minutes 00 seconds East for a distance of 8.49 feet to a ½" rebar;

THENCE along a non-tangent curve to the right for a distance of 1014.92 feet to a ½" rebar, said curve having a radius of 829.66 feet, a delta angle of 70 degrees 05 minutes 23 seconds, and a long chord bearing of South 64 degrees 00 minutes 15 seconds East for a distance of 952.81 feet;

THENCE North 00 degrees 25 minutes 32 seconds East for a distance of 1360.29 feet to a ½" rebar;
THENCE along a non-tangent curve to the right for a distance of 1026.00 feet to a ½" rebar, said curve having a radius of 939.11 feet, a delta angle of 62 degrees 35 minutes 49 seconds, and a long chord bearing of South 57 degrees 37 minutes, 37 seconds West for a distance of 975.73 feet;
THENCE North 05 degrees 05 minutes 39 seconds East for a distance of 17.00 feet to a ½" rebar;
THENCE North 82 degrees 19 minutes 40 seconds West for a distance of 381.14 feet to a ½" rebar;
THENCE North 66 degrees 07 minutes 10 seconds West for a distance of 177.70 feet to a ½" rebar;
THENCE North 55 degrees 24 minutes 18 seconds West for a distance of 135.07 feet to a ½" rebar;
THENCE North 40 degrees 05 minutes 45 seconds West for a distance of 141.28 feet to a ½" rebar;
THENCE North 30 degrees 03 minutes 22 seconds West for a distance of 201.14 feet to a ½" rebar;
THENCE South 83 degrees 10 minutes 05 seconds West for a distance of 29.60 feet to a ½" rebar;
THENCE South 83 degrees 10 minutes 05 seconds West for a distance of 35.19 feet to the centerline of Yale Road;
THENCE North 06 degrees 07 minutes 27 seconds West along said centerline for a distance of 14.19 feet;
THENCE North 07 degrees 29 minutes 10 seconds West along said centerline for a distance of 317.87 feet;
THENCE North 15 degrees 47 minutes 12 seconds West along said centerline for a distance of 759.64 feet;
THENCE North 17 degrees 44 minutes 35 seconds West along said centerline for a distance of 284.87 feet to the north line of Section 6;
THENCE South 89 degrees 57 minutes 09 seconds East along said section line for a distance of 43.39 feet to a ½" rebar;
THENCE South 89 degrees 57 minutes 09 seconds East along said section line for a distance of 2062.71 feet to a ⅝" rebar at the Northeast Corner of Section 6;
THENCE South 00 degrees 25 minutes 32 seconds West along the east line of Section 6 for a distance of 3905.45 feet to the Point of Beginning.

EXHIBIT B
WATER RIGHTS

Water Right Number	Priority Date	Source	Existing Description			Purchased			Remaining		
			Diversion Rate (cfs)	Volume (afa)	Acres	Acres	Volume (afa)	CFS	Acres	Volume (afa)	CFS
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43-13779	3/15/1978	GROUND WATER	0.69	107.1	26.8	19.2	76.8	0.49	7.6	30.3	0.20
Combined Total			2.3	626.4	156.6	112.3	449.2	1.65	44.3	177.2	0.65

*The water rights will be split, and the split water rights will be identified by new numbers issued by Idaho Department of Water Resources.

EXHIBIT C
LEGAL DESCRIPTION OF EASEMENT REAL PROPERTY

TOWNSHIP 10 SOUTH, RANGE 28 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, STATE OF IDAHO:

Section 6: Part of the E½, more particularly described as follows:

Commencing at the Southeast Corner of Section 6, said corner marked by a U.S. GLO iron pipe with brass cap; Thence North 00 degrees 25 minutes 32 seconds East along the east line of Section 6 for a distance of 1404.22 feet to a ½" rebar; Thence South 78 degrees 57 minutes 32 seconds West for a distance of 481.29 feet to a ½" rebar which shall be the Point of Beginning;

THENCE South 71 degrees 54 minutes 26 seconds West for a distance of 579.33 feet;

THENCE South 62 degrees 13 minutes 37 seconds West for a distance of 62.60 feet;

THENCE South 36 degrees 20 minutes 40 seconds West for a distance of 131.31 feet;

THENCE South 74 degrees 16 minutes 51 seconds West for a distance of 171.42 feet to the easterly right of way of future Yale Road;

THENCE along a non-tangent curve to the left along said future right of way for a distance of 25.17 feet, said curve having a radius of 3250.00 feet, a delta angle of 00 degrees 26 minutes 38 seconds, and a long chord bearing of North 09 degrees 01 minutes 01 seconds West for a distance of 25.17 feet;

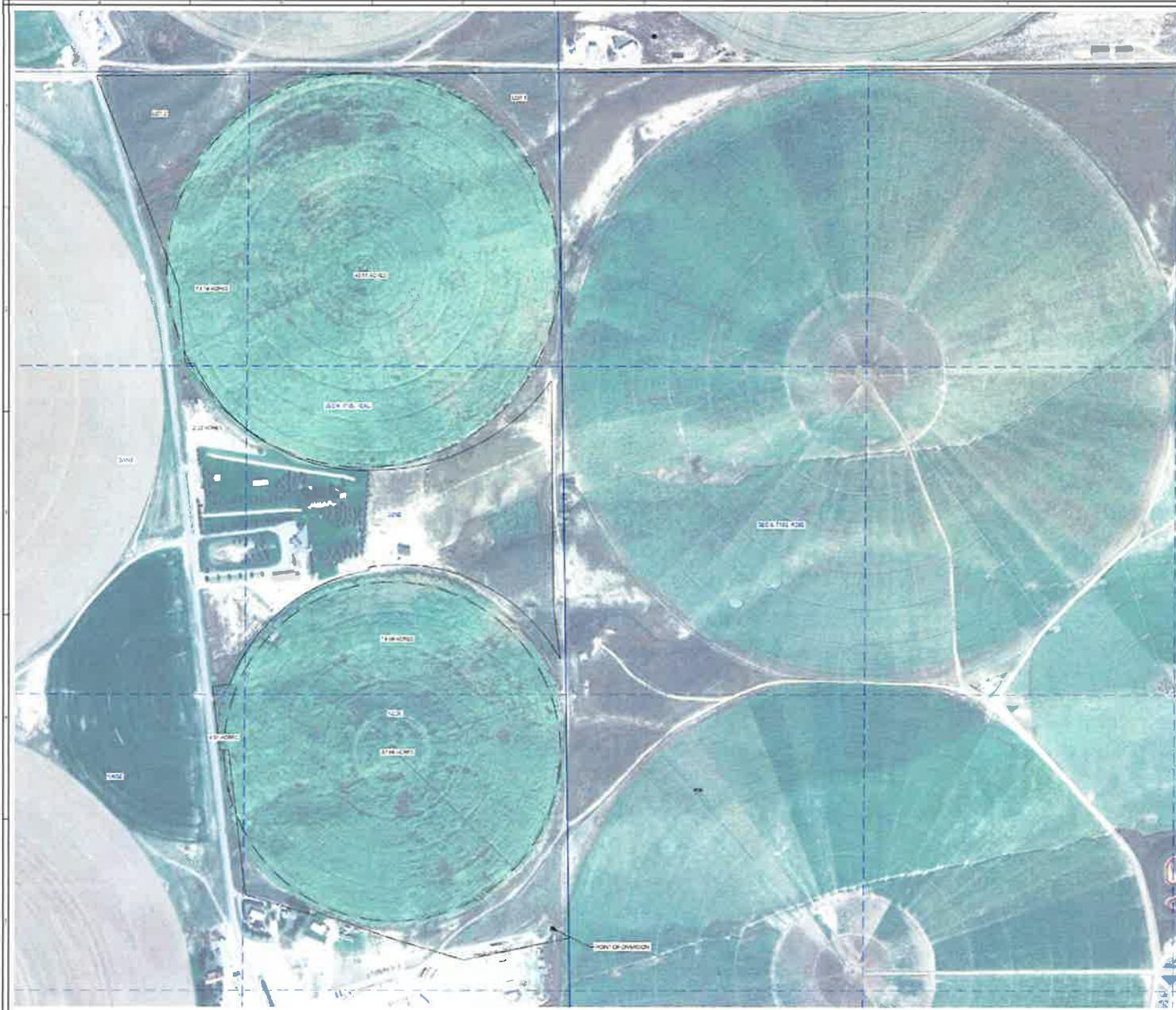
THENCE North 74 degrees 16 minutes 51 seconds East for a distance of 159.89 feet;

THENCE North 36 degrees 20 minutes 40 seconds East for a distance of 128.46 feet;

THENCE North 62 degrees 13 minutes 37 seconds East for a distance of 70.46 feet;

THENCE North 71 degrees 54 minutes 26 seconds East for a distance of 545.90 feet;

THENCE South 72 degrees 58 minutes 07 seconds East for a distance of 43.45 feet to the Point of Beginning.



LEGEND

- PROPERTY BOUNDARY
- EXISTING WELLS
- PROPOSED PLACE OF SALE
- OR SHAD SECTION LINES

NATURE RIDGE HOLDING, LLC
PROPOSED WATERRIGHTS
 CASSIA COUNTY, IDAHO

811
CALL 811
COM

AGPROfessionals
 DEVELOPERS OF AGRICULTURE
 203 Commercial
 Greer, SC 29615
 803.535.0318 fax: 803.535.0651

DATE: 04/11/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]

1 of 1
 SHEET

PROJECT: 0001
 SHEET: 001



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

July 23, 2026

NATURE RIDGE HOLDINGS LLC
134 E HIGHWAY 81
BURLEY ID 83318-5427

Re: Change in Water Right Ownership: 43-13776 (Split into 43-13776 & 43-13962);
43-13777 (Split into 43-13777 & 43-13963); 43-13778 (Split into 43-13778 &
43-13964); 43-13779 (Split into 43-13779 & 43-13965)

Re: Notice of Security Interest: 43-13962, 43-13963, 43-13964 & 43-13965 (Nature Ridge Holdings LLC)

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 also acknowledges receipt of correspondence adding security interest of water right no(s). 43-13962, 43-13963, 43-13964 & 43-13965 to Rabo AgriFinance LLC. The Department has modified its records 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.

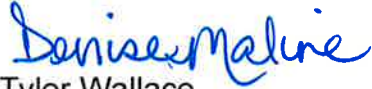
The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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) 293-9912.

Sincerely,



for: Tyler Wallace
Engineer Associate

Enclosure(s)

c: GW Finance Co LLC
TitleOne, Burley, ID (File #25580402)
Rabo AgriFinance LLC, Chesterfield, MO
Water District 143

GW Finance Company, LLC
289 Centennial Drive
Heyburn, Idaho 83336

RECEIVED
APR 23 2026
DEPT. OF WATER RESOURCES
SOUTHERN REGION

April 7, 2026

Idaho Department of Water Resources
Southern Region Office
650 Addison Avenue West, Suite 500
Twin Falls, Idaho 83301

Re: Change in Water Right Ownership

Water Right Nos. 43-13776, 43-13777, 43-13778, and 43-13779

Dear Mr. Skinner,

This letter accompanies the Notice of Change in Water Right Ownership form being submitted by Nature Ridge Holdings, LLC ("Nature Ridge") for the four water rights identified above. The purpose of this letter is to advise the Department of the underlying transaction so that the Department understands the partial nature of the conveyance and can anticipate a related filing from GW Finance Company, LLC ("GW Finance").

GW Finance is the current owner of record of Water Right Nos. 43-13776, 43-13777, 43-13778, and 43-13779, all of which are appurtenant to a parcel of real property described in the attached Warranty Deed (the "Parcel"). The water rights listed above, together with a number of other water rights, are currently stacked to allow for the irrigation of a larger place of use that includes the subject Parcel.

Pursuant to a Real Estate Purchase and Sale Agreement dated November 17, 2025, GW Finance has sold the Parcel, which included approximately 107 irrigated acres, to Nature Ridge. As part of that transaction, the parties agreed to split the four water rights listed above between the conveyed property and the larger place of use.

The four water rights collectively authorize the irrigation of 156.6 acres. Of that total, 112.31 irrigated acres (approximately 71.7%) have been conveyed to Nature Ridge, and the remaining 44.3 irrigated acres (approximately 28.3%) were retained by GW Finance. The agreed split is summarized in the table attached as Exhibit B to the Warranty Deed enclosed with this letter.

By this letter, GW Finance confirms its consent to the transfer of the "Purchased" portions of each of the four water rights identified above to Nature Ridge Holdings, LLC, and requests that the Department process Nature Ridge's Notice of Change in Water Right Ownership accordingly.

Please also be advised that GW Finance intends to submit its own filing with the Department to update the place of use for the portions of Water Right Nos. 43-13776, 43-13777, 43-13778, and 43-13779 that GW Finance is retaining. GW Finance anticipates submitting that filing in the near future and respectfully requests that the Department coordinate its review of Nature Ridge's notice with the forthcoming GW Finance submission so that the records for all four water rights remain consistent.

If the Department requires any additional information or documentation from GW Finance in order to process Nature Ridge's notice, please contact me at (208) 878-5740 or matt@heglarcreek.com.

Thank you for your attention to this matter.

Sincerely,

GW Finance Company, LLC

By: 
Eric Webb, Manager

cc: Tyson Nelson, Nature Ridge Holdings, LLC

enclosures: Warranty Deed