

JUN 25 2026

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES DE

DEPT. OF WATER RESOURCES

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?
55-4037	Yes ☒	Yes ☐		Yes ☐	Yes ☐
55-4039	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Morgan Ranches LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Indian Meadows Ranch, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 2700 Trout Creek Rd. South Mountain ID 97910
Mailing address City State Zip
208-867-5995 jennifer@trautcreek.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.
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 # 55-4037

8. Signature: Tal R. Trautman Manager 6-11-26
Signature of new owner/claimant Title, if applicable Date
Print name
- Signature: Jennifer D. Trautman Manager 6-11-26
Signature of new owner/claimant Title, if applicable Date
Print name

Received by WJ Date 6-25-26 For IDWR Office Use Only: Receipt No. C126918 Receipt Amt. \$125.00
Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
Name on W-9 _____ Approved by _____ Processed by DV Date 9-9-2026

Instrument # 318282

MURPHY, OWYHEE, IDAHO

8-15-2024 01:55:44 PM No. of Pages: 5

Recorded for : JENNIFER TRAUTMAN

ANGELA BARKELL

Fee: 15.00

Ex-Officio Recorder Deputy

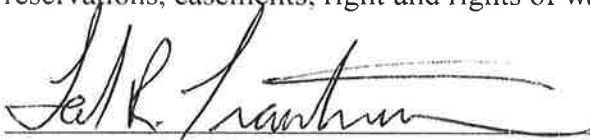
Index to: DEED, QUIT-CLAIM

QUITCLAIM DEED

For Value Received, Tal R. Trautman and Jennifer Trautman, husband and wife the Grantors, do hereby convey, release, remise and forever quit claim unto **Indian Meadows Ranch, LLC.**, an Idaho Limited Liability Company, the Grantee whose address is 2700 Trout Creek Rd. South Mountain, ID 97910, the following described real property in Owyhee County, State of Idaho, more particularly described as follows, to-wit:

See Exhibit A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees and their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that Grantors are the owners in fee simple of said Premises; the said Premises are free from all encumbrances, EXCEPT: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, right and rights of way, apparent or of record.



August 15, 2024

Tal R. Trautman



August 15, 2024

Jennifer D. Trautman

STATE OF IDAHO)

: ss.

County of Canyon)

On this 15th day of August, 2024, before me Ellen Parr, a Notary Public, personally appeared Tal R. Trautman and Jennifer D. Trautman husband and wife, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they are the same.

IN WITNESS WHEREOF, I have set my hand and seal the day and year
as above written

EXHIBIT A

PARCEL 1:

In Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 20: SW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$;

Section 28: SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 29: NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL 2:

The SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20; the N $\frac{1}{2}$ NW $\frac{1}{4}$, the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 29, Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho, and the N $\frac{1}{2}$ NE $\frac{1}{4}$, the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 29; the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, Township 6 South, Range 5 West, Boise Meridian, Idaho; and the N $\frac{1}{2}$ SW $\frac{1}{4}$, the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28; and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 30, Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho.

PARCEL 3:

Real property located in Owyhee County, Idaho, more particularly described as follows:

The West Half of the Northeast Quarter and the South Half of the Northwest Quarter, all in Section 27, Township 6 South, Range 5 West of the Boise Meridian;

The Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter, all in Section 33, Township 6 South, Range 5 West of the Boise Meridian.

PARCEL 4:

Southwest Quarter of the Northeast Quarter, the Northwest Quarter of the Southeast Quarter, the South Half of the Northwest Quarter, and the Southwest Quarter of Section 8 and the West Half of Section 17, Township 7 South of Range 5 West of the Boise Meridian, Owyhee County, Idaho.

PARCEL 5:

In Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 32: W $\frac{1}{2}$ SW $\frac{1}{4}$

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 4: Lot 3, S $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 5: Lot 4,

PARCEL 6:

In Township 7 South, Range 4 West, Boise Meridian, Owyhee County, Idaho, to wit:

Section 17: SW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 18: S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$

Section 19: NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$

Section 20: W $\frac{1}{2}$ NW $\frac{1}{4}$

Section 21: E $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 14: W $\frac{1}{2}$ SW $\frac{1}{4}$

Section 22: E $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 23: S $\frac{1}{2}$, S $\frac{1}{2}$ NW $\frac{1}{4}$

Section 26: NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$

PARCEL 7:

In Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho.

Section 18: Lots 3 and 4

Section 19: Lots 1, 2 and 3, NE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$

EXCEPTING THEREFROM the SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$

ALSO EXCEPTING THEREFROM the following described parcel:

This parcel is a portion of Government Lot 3 of Section 18, Township 6 South, Range 5 West of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the northwest corner of Section 18 (NW Section corner, Section 18), a found G.L.O. brass cap monument; thence

South 00°09'31" East along the west boundary of said Section 18 a distance of 2659.62 feet to the TRUE POINT OF BEGINNING, the northwest corner of Government Lot 3 (W $\frac{1}{4}$ corner, Section 18), from whence the southwest corner of Section 18 bears South 00°09'31" East a distance of 2659.62 feet; thence

South 88°55'46" East along the north boundary of Government Lot 3 a distance of 1325.65 feet to the northeast corner of Government Lot 3, witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 88°55'46" West a distance of 685.65 feet; thence

South 00°00'44" East along the east boundary of Government Lot 3 a distance of 786.92 feet to a point witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 88°11'29" East a distance of 0.43 feet; thence

South 88°11'29" West a distance of 1191.37 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

South 55°10'48" West a distance of 161.03 feet to a point on the west boundary of Government Lot 3; thence

North 00°09'31" West along the west boundary of Government Lot 3 a distance of 941.24 feet to the TRUE POINT OF BEGINNING.

In Township 6 South, Range 6 West, Boise Meridian, Owyhee County, Idaho.

Section 13: E $\frac{1}{2}$ SE $\frac{1}{4}$

Section 24: E $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$

EXCEPTING THEREFROM the SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$

ALSO EXCEPTING THEREFROM the following described parcel:

This parcel is a portion of the East Half of the Southeast Quarter of Section 13, Township 6 South, Range 6 West of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the northeast corner of Section 13 (NE Section corner, Section 13), a found G.L.O. brass cap monument; thence

South 00°09'31" East along the east boundary of said Section 13 a distance of 2659.62 feet to the TRUE POINT OF BEGINNING, the northeast corner of the East Half of the Southeast Quarter (E $\frac{1}{4}$ corner, Section 13), from whence the southeast corner of Section 13 bears South 00°09'31" East a distance of 2659.62 feet; thence continuing

South 00°09'31" East along the east boundary of the East Half of the Southeast Quarter a distance of 941.24 feet; thence

South 55°10'48" West a distance of 848.83 feet to a point on an existing fence line, a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352; thence traversing said fence line as follows:

North 09°19'07" West a distance of 76.69 feet; thence

North 12°49'21" West a distance of 54.21 feet; thence

North 22°02'23" West a distance of 37.53 feet; thence

North 31°45'51" West a distance of 73.82 feet; thence

North 33°17'01" West a distance of 94.73 feet; thence

North 40°50'33" West a distance of 115.39 feet; thence
North 38°35'34" West a distance of 50.77 feet; thence
North 43°31'01" West a distance of 178.82 feet; thence
North 32°01'59" West a distance of 149.28 feet; thence
North 37°15'20" West a distance of 300.66 feet to a point on the west boundary of
the East Half of the Southeast Quarter witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S.
15352 bearing South 37°15'20" East a distance of 78.01 feet; thence

North 00°13'36" West along the west boundary of the East Half of the Southeast
Quarter a distance of 480.90 feet to the northwest corner of the East Half of the Southeast Quarter witnessed
by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 89°14'47" East a distance
of 43.05 feet; thence

North 89°14'47" East along the north boundary of the East Half of the Southeast
Quarter a distance of 1317.07 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM the following described parcel:

This parcel is a portion of the East Half of the Northeast Quarter of Section 24 in Township 6 South, Range 6
West, of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter (N 1/4 corner, Section 24), a found brass
cap monument; thence

North 89°41'38" East along the North boundary of the Northeast Quarter a distance of 1313.93 feet to the
Northwest corner of the East Half of the Northeast Quarter; thence

South 00°55'37" West along the West boundary of the East Half of the Northeast Quarter a distance of 170.00
feet to the TRUE POINT OF BEGINNING, a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;
thence

North 89°41'38" East, parallel with the North boundary of the East Half of the Northeast Quart, a distance of
425.00 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

South 13°35'16" West a distance of 153.50 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S.
15352; thence

South 10°16'49" West a distance 269.05 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S.
15352; thence

South 37°38'50" West a distance of 388.56 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S.
15352; thence

South 19°39'20" West a distance of 12.80 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S.
15352; thence

South 45°15'07" West a distance of 81.56 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S.
15352; thence

South 14°17'10" West a distance of 234.18 feet to a point on the West boundary of the East Half of the
Northeast Quarter, a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

North 00°55'37" East along said West boundary a distance of 1015.87 feet to the TRUE POINT OF
BEGINNING.

TOGETHER WITH AND RESERVING THEREFROM the following easement:

A 15.00 foot irrigation access easement that lies in the East Half of the Northeast Quarter of Section 24 and in
the Southeast Quarter of the Southeast Quarter of Section 13 in Township 6 South, Range 6 West of the Boise
Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter (N 1/4 Corner, Section 24), a found brass
cap monument; thence

North 89°41'38" East along the North boundary of the Northeast Quarter a distance of 1313.93 feet to the
Northwest corner of the East Half of the Northeast Quarter; thence

South 00°55'37" West along the West boundary of the East Half of the Northeast Quarter a distance of 605.81
feet to the TRUE POINT OF BEGINNING; thence

North 86°42'27" East a distance of 27.83 feet; thence
 South 82°26'24" East a distance of 163.93 feet; thence
 Northeasterly 243.25 feet along the arc of a curve to the left having a radius of 172.50 feet and a central angle of 80°47'48" and a long chord which bears North 57°09'42" East a distance of 223.59 feet; thence
 North 16°45'51" East a distance of 84.71 feet; thence
 North 2°34'58" West a distance of 100.19 feet; thence
 North 14°24'00" East a distance of 417.26 feet; thence
 North 7°10'31" West a distance of 76.89 feet; thence
 Northeasterly 240.96 feet along the arc of a curve to the right having a radius of 607.50 feet and a central angle of 22°43'32" and a long chord which bears North 4°11'13" East a distance of 239.38 feet; thence
 North 15°33'00" East a distance of 152.36 feet; thence
 North 10°38'56" West a distance of 111.23 feet; thence
 North 17°49'39" East a distance of 100.95 feet; thence
 North 7°38'49" East a distance of 76.17 feet; thence
 North 54°46'11" East a distance of 62.51 feet; thence
 North 00°00'00" East a distance of 16.41 feet; thence
 South 90°00'00" East a distance of 30.00 feet; thence
 South 00°00'00" East a distance of 30.00 feet; thence
 South 90°00'00" West a distance of 23.24 feet; thence
 South 54°46'11" West a distance of 53.66 feet; thence
 South 7°38'49" West a distance of 70.96 feet; thence
 South 17°49'39" West a distance of 98.48 feet; thence
 South 10°38'56" East a distance of 110.92 feet; thence
 South 15°33'00" West a distance of 155.85 feet; thence
 Southwesterly 235.00 feet along the arc of a curve to the left having a radius of 592.50 feet and a central angle of 22°43'31" and a long chord which bears South 4°11'14" West a distance of 233.47 feet; thence
 South 7°10'31" East a distance of 79.75 feet; thence
 South 14°24'00" West a distance of 417.87 feet; thence
 South 2°34'58" East a distance of 100.51 feet; thence
 South 16°45'51" West a distance of 87.26 feet; thence
 Southwesterly 264.41 feet along the arc of a curve to the right having a radius of 187.50 feet and a central angle of 80°47'49" and a long chord which bears South 57°09'41" West a distance of 243.04 feet; thence
 North 82°26'24" West a distance of 162.50 feet; thence
 South 86°42'27" West a distance of 27.51 feet to a point on the West boundary of the East Half of the Northeast Quarter; thence
 North 00°55'37" East along said West boundary a distance of 15.04 feet to the TRUE POINT OF BEGINNING.

PARCEL 8:

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho
 Section 5: N½SE¼, SW¼SE¼, S½NW¼, SW¼

PARCEL 9:

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho
 Section 6: Government Lot 1

PARCEL 10:

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho
 Section 8: NW¼NE¼, N½NW¼

Recording Requested By and
When Recorded Return to:

TAL R TRAUTMAN AND JENNIFER TRAUTMAN
2700 Trout Creek Road
South Mountain, ID 97910
20189-ID

Instrument # 317817
MURPHY, OWYHEE, IDAHO
2024-06-20 12:45:50 No. of Pages: 6
Recorded for: PIONEER TITLE COMPANY/OWY
ANGELA BARKELL Fee: \$15.00
Ex-Officio Recorder Deputy: RK
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), made as of June 18, 2024, is **between #897 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER, LLC**, an Idaho limited liability company ("**Grantor**"), and Tal R Trautman and Jennifer Trautman, husband and wife ("**Grantee**"), whose legal address is: 2700 Trout Creek Road South Mountain, ID 97910

WITNESSETH, That Grantor, for and in consideration of One Dollar and No/100 (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all the real property, together with improvements, located in the County of Owyhee, State of Idaho, more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of in and to the above bargained premises, with the hereditaments, easements, rights of way and appurtenances, and with all of Grantor's interest, if any, in and to any and all minerals, water, ditches, wells, reservoirs and drains, and all water, ditch, well, reservoir and drainage rights which are appurtenant to, located on, now or hereafter acquired under or above or used in connection with the property (collectively, the "**Property**").

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, and its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, Grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, as of 9th day of March, 2024.

The Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof BY, THROUGH OR UNDER Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date set forth above.

#897 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER, LLC,
an Idaho limited liability company

By: Pioneer 1031 Company, Sole Member



By: Allissa Edwards

Its: Accommodator and Assistant Secretary

STATE OF IDAHO

)

) ss.

COUNTY OF ADA

)

On this June 18, 2024 before me, the undersigned, a Notary Public in and for said State, personally appeared Allissa Edwards, known to me to be the Accommodator and Assistant Secretary of Pioneer 1031 Company, an Idaho corporation, which corporation is the Sole Member of #897 Pioneer Exchange Accommodation Titleholder, LLC, an Idaho limited liability company, and acknowledged to me that she/he executed the within and foregoing instrument for and on behalf of said corporation as Sole Member of said limited liability company and in said corporation's name as Sole Member of said limited liability company.

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 Idaho
Residing at Boise, Idaho
My Commission Expires: 03/23/2029

(NOTARIAL SEAL)

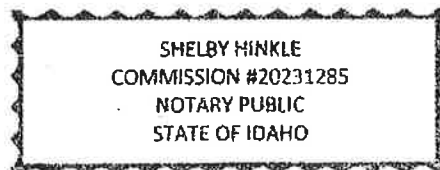


EXHIBIT A

PARCEL 1:

In Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 20: SW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$;

Section 28: SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 29: NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL 2:

The SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20; the N $\frac{1}{2}$ NW $\frac{1}{4}$, the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 29, Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho, and the N $\frac{1}{2}$ NE $\frac{1}{4}$, the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 29; the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, Township 6 South, Range 5 West, Boise Meridian, Idaho; and the N $\frac{1}{2}$ SW $\frac{1}{4}$, the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28; and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 30, Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho.

PARCEL 3:

Real property located in Owyhee County, Idaho, more particularly described as follows:

The West Half of the Northeast Quarter and the South Half of the Northwest Quarter, all in Section 27, Township 6 South, Range 5 West of the Boise Meridian;

The Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter, all in Section 33, Township 6 South, Range 5 West of the Boise Meridian.

PARCEL 4:

Southwest Quarter of the Northeast Quarter, the Northwest Quarter of the Southeast Quarter, the South Half of the Northwest Quarter, and the Southwest Quarter of Section 8 and the West Half of Section 17, Township 7 South of Range 5 West of the Boise Meridian, Owyhee County, Idaho.

PARCEL 5:

In Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 32: W $\frac{1}{2}$ SW $\frac{1}{4}$

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 4: Lot 3, S $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 5: Lot 4,

PARCEL 6:

In Township 7 South, Range 4 West, Boise Meridian, Owyhee County, Idaho, to wit:

Section 17: SW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 18: S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$

Section 19: NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$

Section 20: W $\frac{1}{2}$ NW $\frac{1}{4}$

Section 21: E $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 14: W $\frac{1}{2}$ SW $\frac{1}{4}$

Section 22: E $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 23: S $\frac{1}{2}$, S $\frac{1}{2}$ NW $\frac{1}{4}$

Section 26: NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$

PARCEL 7:

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

In Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho.

Section 18: Lots 3 and 4

Section 19: Lots 1, 2 and 3, NE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$

EXCEPTING THEREFROM the SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$

ALSO EXCEPTING THEREFROM the following described parcel:

This parcel is a portion of Government Lot 3 of Section 18, Township 6 South, Range 5 West of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the northwest corner of Section 18 (NW Section corner, Section 18), a found G.L.O. brass cap monument; thence

South 00°09'31" East along the west boundary of said Section 18 a distance of 2659.62 feet to the TRUE POINT OF BEGINNING, the northwest corner of Government Lot 3 (W $\frac{1}{4}$ corner, Section 18), from whence the southwest corner of Section 18 bears South 00°09'31" East a distance of 2659.62 feet; thence

South 88°55'46" East along the north boundary of Government Lot 3 a distance of 1325.65 feet to the northeast corner of Government Lot 3, witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 88°55'46" West a distance of 685.65 feet; thence

South 00°00'44" East along the east boundary of Government Lot 3 a distance of 786.92 feet to a point witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 88°11'29" East a distance of 0.43 feet; thence

South 88°11'29" West a distance of 1191.37 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

South 55°10'48" West a distance of 161.03 feet to a point on the west boundary of Government Lot 3; thence

North 00°09'31" West along the west boundary of Government Lot 3 a distance of 941.24 feet to the TRUE POINT OF BEGINNING.

In Township 6 South, Range 6 West, Boise Meridian, Owyhee County, Idaho.

Section 13: E $\frac{1}{2}$ SE $\frac{1}{4}$

Section 24: E $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$

EXCEPTING THEREFROM the SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$

ALSO EXCEPTING THEREFROM the following described parcel:

This parcel is a portion of the East Half of the Southeast Quarter of Section 13, Township 6 South, Range 6 West of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the northeast corner of Section 13 (NE Section corner, Section 13), a found G.L.O. brass cap monument; thence

South 00°09'31" East along the east boundary of said Section 13 a distance of 2659.62 feet to the TRUE POINT OF BEGINNING, the northeast corner of the East Half of the Southeast Quarter (E $\frac{1}{4}$ corner, Section 13), from whence the southeast corner of Section 13 bears South 00°09'31" East a distance of 2659.62 feet; thence continuing

South 00°09'31" East along the east boundary of the East Half of the Southeast Quarter a distance of 941.24 feet; thence

South 55°10'48" West a distance of 848.83 feet to a point on an existing fence line, a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352; thence traversing said fence line as follows:

North 09°19'07" West a distance of 76.69 feet; thence

North 12°49'21" West a distance of 54.21 feet; thence

North 22°02'23" West a distance of 37.53 feet; thence

North 31°45'51" West a distance of 73.82 feet; thence

North 33°17'01" West a distance of 94.73 feet; thence

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North 40°50'33" West a distance of 115.39 feet; thence
 North 38°35'34" West a distance of 50.77 feet; thence
 North 43°31'01" West a distance of 178.82 feet; thence
 North 32°01'59" West a distance of 149.28 feet; thence
 North 37°15'20" West a distance of 300.66 feet to a point on the west boundary of
 the East Half of the Southeast Quarter witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S.
 15352 bearing South 37°15'20" East a distance of 78.01 feet; thence
 North 00°13'36" West along the west boundary of the East Half of the Southeast
 Quarter a distance of 480.90 feet to the northwest corner of the East Half of the Southeast Quarter witnessed
 by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 89°14'47" East a distance
 of 43.05 feet; thence
 North 89°14'47" East along the north boundary of the East Half of the Southeast
 Quarter a distance of 1317.07 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM the following described parcel:

This parcel is a portion of the East Half of the Northeast Quarter of Section 24 in Township 6 South, Range 6
 West, of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter (N 1/4 corner, Section 24), a found brass
 cap monument; thence
 North 89°41'38" East along the North boundary of the Northeast Quarter a distance of 1313.93 feet to the
 Northwest corner of the East Half of the Northeast Quarter; thence
 South 00°55'37" West along the West boundary of the East Half of the Northeast Quarter a distance of 170.00
 feet to the TRUE POINT OF BEGINNING, a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;
 thence
 North 89°41'38" East, parallel with the North boundary of the East Half of the Northeast Quart, a distance of
 425.00 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
 South 13°35'16" West a distance of 153.50 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S.
 15352; thence
 South 10°16'49" West a distance 269.05 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S.
 15352; thence
 South 37°38'50" West a distance of 388.56 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S.
 15352; thence
 South 19°39'20" West a distance of 12.80 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S.
 15352; thence
 South 45°15'07" West a distance of 81.56 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S.
 15352; thence
 South 14°17'10" West a distance of 234.18 feet to a point on the West boundary of the East Half of the
 Northeast Quarter, a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
 North 00°55'37" East along said West boundary a distance of 1015.87 feet to the TRUE POINT OF
 BEGINNING.

TOGETHER WITH AND RESERVING THEREFROM the following easement:

A 15.00 foot irrigation access easement that lies in the East Half of the Northeast Quarter of Section 24 and in
 the Southeast Quarter of the Southeast Quarter of Section 13 in Township 6 South, Range 6 West of the Boise
 Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter (N 1/4 Corner, Section 24), a found brass
 cap monument; thence
 North 89°41'38" East along the North boundary of the Northeast Quarter a distance of 1313.93 feet to the
 Northwest corner of the East Half of the Northeast Quarter; thence
 South 00°55'37" West along the West boundary of the East Half of the Northeast Quarter a distance of 605.81
 feet to the TRUE POINT OF BEGINNING; thence

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North 86°42'27" East a distance of 27.83 feet; thence
 South 82°26'24" East a distance of 163.93 feet; thence
 Northeasterly 243.25 feet along the arc of a curve to the left having a radius of 172.50 feet and a central angle of 80°47'48" and a long chord which bears North 57°09'42" East a distance of 223.59 feet; thence
 North 16°45'51" East a distance of 84.71 feet; thence
 North 2°34'58" West a distance of 100.19 feet; thence
 North 14°24'00" East a distance of 417.26 feet; thence
 North 7°10'31" West a distance of 76.89 feet; thence
 Northeasterly 240.96 feet along the arc of a curve to the right having a radius of 607.50 feet and a central angle of 22°43'32" and a long chord which bears North 4°11'13" East a distance of 239.38 feet; thence
 North 15°33'00" East a distance of 152.36 feet; thence
 North 10°38'56" West a distance of 111.23 feet; thence
 North 17°49'39" East a distance of 100.95 feet; thence
 North 7°38'49" East a distance of 76.17 feet; thence
 North 54°46'11" East a distance of 62.51 feet; thence
 North 00°00'00" East a distance of 16.41 feet; thence
 South 90°00'00" East a distance of 30.00 feet; thence
 South 00°00'00" East a distance of 30.00 feet; thence
 South 90°00'00" West a distance of 23.24 feet; thence
 South 54°46'11" West a distance of 53.66 feet; thence
 South 7°38'49" West a distance of 70.96 feet; thence
 South 17°49'39" West a distance of 98.48 feet; thence
 South 10°38'56" East a distance of 110.92 feet; thence
 South 15°33'00" West a distance of 155.85 feet; thence
 Southwesterly 235.00 feet along the arc of a curve to the left having a radius of 592.50 feet and a central angle of 22°43'31" and a long chord which bears South 4°11'14" West a distance of 233.47 feet; thence
 South 7°10'31" East a distance of 79.75 feet; thence
 South 14°24'00" West a distance of 417.87 feet; thence
 South 2°34'58" East a distance of 100.51 feet; thence
 South 16°45'51" West a distance of 87.26 feet; thence
 Southwesterly 264.41 feet along the arc of a curve to the right having a radius of 187.50 feet and a central angle of 80°47'49" and a long chord which bears South 57°09'41" West a distance of 243.04 feet; thence
 North 82°26'24" West a distance of 162.50 feet; thence
 South 86°42'27" West a distance of 27.51 feet to a point on the West boundary of the East Half of the Northeast Quarter; thence
 North 00°55'37" East along said West boundary a distance of 15.04 feet to the TRUE POINT OF BEGINNING.

PARCEL 8:

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 5: N½SE¼, SW¼SE¼, S½NW¼, SW¼

PARCEL 9:

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 6: Government Lot 1

PARCEL 10:

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 8: NW¼NE¼, N½NW¼



Pioneer Title Co.
GOING BEYOND

5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 842930 CH/TG

Instrument # 317125

MURPHY, OWYHEE, IDAHO
2024-03-08 03:03:38 No. of Pages: 6
Recorded for: PIONEER TITLE CANYON - CALDWELL
ANGELA BARKELL Fee: \$15.00
Ex-Officio Recorder Deputy: map
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

WARRANTY DEED

For Value Received Morgan Properties, LLLP, an Idaho limited liability partnership formerly known as Morgan Properties, L.P., an Idaho limited partnership hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

#897 Pioneer Exchange Accommodation Title Holder, LLC

hereinafter referred to as Grantee, whose current address is %Tal R Trautman & Jennifer Trautman
2700 Trout Creek Rd, South Mountain, ID 97910

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: March 6, 2024

Morgan Properties, LLLP
by: Morgan Ranches, L.L.C., its general partner

by 
David M Rutan, Manager

by 
Ann Black Rutan, Member

317125



Pioneer Title Co.
GOING BEYOND

5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 842930 CH/TG

WARRANTY DEED

For Value Received Morgan Properties, L.L.P., an Idaho limited liability partnership formerly known as Morgan Properties, L.P., an Idaho limited partnership hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

#897 Pioneer Exchange Accommodation Title Holder, LLC

hereinafter referred to as Grantee, whose current address is %Tal R Trautman & Jennifer Trautman
The following described premises, to-wit: 2700 Trout Creek Rd, South Mountain, ID 97910

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: March 6, 2024

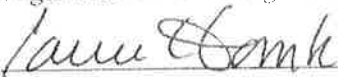
Morgan Properties, L.L.P.
by: Morgan Ranches, L.L.C., its general partner

by 
David M Rutan, Manager

by 
Ann Black Rutan, Member

State of IDAHO. County of CANYON

This record was acknowledged before me on March 7, 2024 by David M Rutan and Ann Black Rutan,
as ~~Manager~~Member of Morgan Properties LLC.



Signature of notary public
Commission Expires:



Residing at: Melba, ID
Commission Expires: 03/10/2027

EXHIBIT A

PARCEL 1:

In Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 20: SW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$

Section 28: SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 29: NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL 2:

The SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20; the N $\frac{1}{2}$ NW $\frac{1}{4}$, the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 29, Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho, and the N $\frac{1}{2}$ NE $\frac{1}{4}$, the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 29; the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, Township 6 South, Range 5 West, Boise Meridian, Idaho; and the N $\frac{1}{2}$ SW $\frac{1}{4}$, the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28; and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 30, Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho.

PARCEL 3:

Real property located in Owyhee County, Idaho, more particularly described as follows:

The West Half of the Northeast Quarter and the South Half of the Northwest Quarter, all in Section 27, Township 6 South, Range 5 West of the Boise Meridian.

The Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter, all in Section 33, Township 6 South, Range 5 West of the Boise Meridian.

PARCEL 4:

Southwest Quarter of the Northeast Quarter, the Northwest Quarter of the Southeast Quarter, the South Half of the Northwest Quarter, and the Southwest Quarter of Section 8 and the West Half of Section 17, Township 7 South of Range 5 West of the Boise Meridian, Owyhee County, Idaho.

PARCEL 5:

In Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 32: W $\frac{1}{2}$ SW $\frac{1}{4}$

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 4: Lot 3, S $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 5: Lot 4,

PARCEL 6:

In Township 7 South, Range 4 West, Boise Meridian, Owyhee County, Idaho, to wit:

Section 17: SW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 18: S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$

Section 19: NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$

Section 20: W $\frac{1}{2}$ NW $\frac{1}{4}$

Section 21: E $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 14: W $\frac{1}{2}$ SW $\frac{1}{4}$

Section 22: E $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 23: S $\frac{1}{2}$, S $\frac{1}{2}$ NW $\frac{1}{4}$

Section 26: NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$

PARCEL 7:

In Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho,

Section 18: Lots 3 and 4

Section 19: Lots 1, 2 and 3, NE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$

EXCEPTING THEREFROM the SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$

ALSO EXCEPTING THEREFROM the following described parcel:

This parcel is a portion of Government Lot 3 of Section 18, Township 6 South, Range 5 West of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the northwest corner of Section 18 (NW Section corner, Section 18), a found G.L.O. brass cap monument; thence

South 00°09'31" East along the west boundary of said Section 18 a distance of 2659.62 feet to the TRUE POINT OF BEGINNING, the northwest corner of Government Lot 3 (W1/4 corner, Section 18), from whence the southwest corner of Section 18 bears South 00°09'31" East a distance of 2659.62 feet; thence

South 88°55'46" East along the north boundary of Government Lot 3 a distance of 1325.65 feet to the northeast corner of Government Lot 3, witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 88°55'46" West a distance of 685.65 feet; thence

South 00°00'44" East along the east boundary of Government Lot 3 a distance of 786.92 feet to a point witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 88°11'29" East a distance of 0.43 feet; thence

South 88°11'29" West a distance of 1191.37 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

South 55°10'48" West a distance of 161.03 feet to a point on the west boundary of Government Lot 3; thence

North 00°09'31" West along the west boundary of Government Lot 3 a distance of 941.24 feet to the TRUE POINT OF BEGINNING.

In Township 6 South, Range 6 West, Boise Meridian, Owyhee County, Idaho.

Section 13: E 1/2 SE 1/4

Section 24: E 1/2 NE 1/4, NE 1/4 SE 1/4

EXCEPTING THEREFROM the SE 1/4 NE 1/4 SE 1/4

ALSO EXCEPTING THEREFROM the following described parcel:

This parcel is a portion of the East Half of the Southeast Quarter of Section 13, Township 6 South, Range 6 West of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the northeast corner of Section 13 (NE Section corner, Section 13), a found G.L.O. brass cap monument; thence

South 00°09'31" East along the east boundary of said Section 13 a distance of 2659.62 feet to the TRUE POINT OF BEGINNING, the northeast corner of the East Half of the Southeast Quarter (E1/4 corner, Section 13), from whence the southeast corner of Section 13 bears South 00°09'31" East a distance of 2659.62 feet; thence continuing

South 00°09'31" East along the east boundary of the East Half of the Southeast Quarter a distance of 941.24 feet; thence

South 55°10'48" West a distance of 848.83 feet to a point on an existing fence line, a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352; thence traversing said fence line as follows:

North 09°19'07" West a distance of 76.69 feet; thence

North 12°49'21" West a distance of 54.21 feet; thence

North 22°02'23" West a distance of 37.53 feet; thence

North 31°45'51" West a distance of 73.82 feet; thence

North 33°17'01" West a distance of 94.73 feet; thence

North 40°50'33" West a distance of 115.39 feet; thence

North 38°35'34" West a distance of 50.77 feet; thence

North 43°31'01" West a distance of 178.82 feet; thence

North 32°01'59" West a distance of 149.28 feet; thence

South 37°15'20" West a distance of 300.66 feet to a point on the west boundary of the East Half of the Southeast Quarter witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 37°15'20" East a distance of 78.01 feet; thence

North 00°13'36" West along the west boundary of the East Half of the Southeast Quarter a distance of 480.90 feet to the northwest corner of the East Half of the Southeast Quarter witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 89°14'47" East a distance of 43.05 feet; thence

North 89°14'47" East along the north boundary of the East Half of the Southeast Quarter a distance of 1317.07 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM the following described parcel:

This parcel is a portion of the East Half of the Northeast Quarter of Section 24 in Township 6 South, Range 6 West, of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter (N 1/4 corner, Section 24), a found brass cap monument; thence
 North 89°41'38" East along the North boundary of the Northeast Quarter a distance of 1313.93 feet to the Northwest corner of the East Half of the Northeast Quarter; thence
 South 00°55'37" West along the West boundary of the East Half of the Northeast Quarter a distance of 170.00 feet to the TRUE POINT OF BEGINNING, a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
 North 89°41'38" East, parallel with the North boundary of the East Half of the Northeast Quarter, a distance of 425.00 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
 South 13°35'16" West a distance of 153.50 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
 South 10°16'49" West a distance of 269.05 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
 South 37°38'50" West a distance of 388.56 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
 South 19°39'20" West a distance of 12.80 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
 South 45°15'07" West a distance of 81.56 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
 South 14°17'10" West a distance of 234.18 feet to a point on the West boundary of the East Half of the Northeast Quarter, a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
 North 00°55'37" East along said West boundary a distance of 1015.87 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH AND RESERVING THEREFROM the following easement:

A 15.00 foot irrigation access easement that lies in the East Half of the Northeast Quarter of Section 24 and in the Southeast Quarter of the Southeast Quarter of Section 13 in Township 6 South, Range 6 West of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter (N 1/4 Corner, Section 24), a found brass cap monument; thence
 North 89°41'38" East along the North boundary of the Northeast Quarter a distance of 1313.93 feet to the Northwest corner of the East Half of the Northeast Quarter; thence
 South 00°55'37" West along the West boundary of the East Half of the Northeast Quarter a distance of 605.81 feet to the TRUE POINT OF BEGINNING; thence
 North 86°42'27" East a distance of 27.83 feet; thence
 South 82°26'24" East a distance of 163.93 feet; thence
 Northeasterly 243.25 feet along the arc of a curve to the left having a radius of 172.50 feet and a central angle of 80°47'48" and a long chord which bears North 57°09'42" East a distance of 223.59 feet; thence
 North 16°45'51" East a distance of 84.71 feet; thence
 North 2°34'58" West a distance of 100.19 feet; thence
 North 14°24'00" East a distance of 417.26 feet; thence
 North 7°10'31" West a distance of 76.89 feet; thence
 Northeasterly 240.96 feet along the arc of a curve to the right having a radius of 607.50 feet and a central angle of 22°43'32" and a long chord which bears North 4°11'13" East a distance of 239.38 feet; thence
 North 15°33'00" East a distance of 152.36 feet; thence
 North 10°38'56" West a distance of 111.23 feet; thence
 North 17°49'39" East a distance of 100.95 feet; thence
 North 7°38'49" East a distance of 76.17 feet; thence
 North 54°46'11" East a distance of 62.51 feet; thence
 North 00°00'00" East a distance of 16.41 feet; thence
 South 90°00'00" East a distance of 30.00 feet; thence
 South 00°00'00" East a distance of 30.00 feet; thence
 South 90°00'00" West a distance of 23.24 feet; thence
 South 54°46'11" West a distance of 53.66 feet; thence
 South 7°38'49" West a distance of 70.96 feet; thence
 South 17°49'39" West a distance of 98.48 feet; thence
 South 10°38'56" East a distance of 110.92 feet; thence
 South 15°33'00" West a distance of 155.85 feet; thence
 Southwesterly 235.00 feet along the arc of a curve to the left having a radius of 592.50 feet and a central angle of 22°43'31" and a long chord which bears South 4°11'14" West a distance of 233.47 feet; thence
 South 7°10'31" East a distance of 79.75 feet; thence
 South 14°24'00" West a distance of 417.87 feet; thence

Water Right Report : 55-4037(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	MORGAN RANCHES LLC	C/O DAVID RUTAN PO BOX 277	JORDAN VALLEY	OR	97910-0277
Original Owner	PERSHALL, RAY	RT 1 BOX 448	MARSING	ID	83639
Previous Owner	MORGAN, GRACE	PO BOX 277	JORDAN VALLEY	OR	97910
Previous Owner	MORGAN, WALTER E	PO BOX 277	JORDAN VALLEY	OR	97910

Water Right Status

Priority Date : 4/15/1948

Basis : Decreed

Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
RAIL CREEK		JORDAN CREEK	

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
RAIL CREEK	07S	05W	22	0	SE	NE	SE	OWYHEE	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	4/01	10/31	0.88 CFS	
IRRIGATION STORAGE	10/31	4/01		45.84 AFA
IRRIGATION FROM STORAGE	4/01	10/31		45.84 AFA
STOCKWATER	1/01	12/31	0.05 CFS	
TOTAL			0.88 CFS	45.80 AFA

Places of Use

Place of Use Legal Description : IRRIGATION (OWYHEE county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
07S	05W	14			NE	NW	4.0
07S	05W	14			SW	NW	2.0
07S	05W	14			SE	NW	13.0
07S	05W	14			NE	SW	13.0
07S	05W	14			SE	SW	7.0
07S	05W	23			NE	NW	1.0
07S	05W	23			NW	NW	15.0

Irrigation Totals

Total Acres Acre Limit

55.00

Conditions

Code Conditions

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.

N05 THE QUANTITY OF WATER UNDER THIS RIGHT FOR STOCKWATER USE SHALL NOT EXCEED 13,000 GALLONS PER DAY.

N08 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT FOR STOCKWATER USE IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	MORGAN RANCHES LLC	C/O DAVID RUTAN PO BOX 277	JORDAN VALLEY	OR	97910-0277
Original Owner	PERSHALL, RAY	RT 1 BOX 448	MARSING	ID	83639
Previous Owner	MORGAN, GRACE	PO BOX 277	JORDAN VALLEY	OR	97910
Previous Owner	MORGAN, WALTER E	PO BOX 277	JORDAN VALLEY	OR	97910

Water Right Status

Priority Date : 4/15/1921
Basis : Decreed
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
IRON MINE CREEK		RAIL CREEK	

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
IRON MINE CREEK	07S	05W	23	0		SW	NE	OWYHEE	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	4/01	10/31	0.18 CFS	
TOTAL			0.18 CFS	

Places of Use

Place of Use Legal Description : IRRIGATION (OWYHEE county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
07S	05W	23			NE	NW	8.0
07S	05W	23			SE	NW	1.0

Irrigation Totals

Total Acres Acre Limit
9.00

Conditions

Code Conditions

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.

Dates

Licensed Date :
Decreed Date : 1/27/1999
Permit Proof Due Date :
Permit Proof Made Date :
Permit Approved Date :
Permit Moratorium Expiration Date :
Enlargement Use Priority Date :
Enlargement Statute Priority Date :
Application Received Date:
Protest Deadline Date:

Other Information

State or Federal : S
Water District Number : 55B
Generic Max Rate Per Acre : 0
Generic Max Volume Per Acre : 0
Civil Case Number :
Decree Plaintiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

FILED/EFFECTIVE

CERTIFICATE OF ASSUMED BUSINESS NAME

(Please type or print legibly. See instructions on reverse.)



To the SECRETARY OF STATE, STATE OF IDAHO

Pursuant to Section 53-504, Idaho Code, the undersigned gives notice of adoption of an Assumed Business Name.

01 MAY 18 AM 9:11
SECRETARY OF STATE
STATE OF IDAHO

1. The assumed business name which the undersigned use(s) in the transaction of business is:

Morgan Ranches

2. The true name(s) and business address(es) of the entity or individual(s) doing business under the assumed business name is/are:

Name

Complete Address

Morgan Properties, L.P.

South Mountain Road, Jordan Valley,
Oregon 97910

L4632

3. The general type of business transacted under the assumed business name is:
(mark only those that apply)

- | | | |
|--|---|--|
| ☐ Retail Trade | ☐ Manufacturing | ☐ Transportation and Public Utilities |
| ☐ Wholesale Trade | ☒ Agriculture | ☐ Finance, Insurance, and Real Estate |
| ☐ Services | ☐ Construction | ☐ Mining |

4. The name and address to which future correspondence should be addressed:

Phone number (optional): _____

Morgan Ranches

South Mountain Road

Jordan Valley, Oregon 97910

5. Name and address for this acknowledgment copy is (if other than # 4 above):

Submit Certificate of
Assumed Business
Name and \$20.00 fee to:

Secretary of State
700 West Jefferson
Basement West
PO Box 83720
Boise ID 83720-0080
208 334-2301

Signature: Walter E. Morgan

Printed Name: Walter E. Morgan

Capacity: Manager

(see instruction # 8 on back of form)

Secretary of State use only
IDAHO SECRETARY OF STATE

05/18/2001 09:00
CK: 0003309 CT: 90939 BH: 397079

1 @ 20.00 = 20.00 ASSUM NAME # 2

D45431

Revision 2/97

g:\corpforms\labn.p65



INSTRUMENT ASSIGNMENT

Note: Incomplete forms will not be processed. All Assignment fees are Non-refundable.

For and in consideration of the full sale price of \$ 0 (zero) dollars paid for the instrument, improvements and/or personal property, with the amount of \$ 0 (zero) dollars, paid for the improvements and/or personal property, receipt of which is hereby acknowledged. We hereby sell, assign and transfer, all of my/our rights, title and interest in State of Idaho Instrument No. 6600332 unto the following:

Individual or Family Trust Name:

Last _____
First _____
Middle _____
DBA: _____

Business or Entity Name:

Indian Meadows Ranch, LLC

Business or Entity Registration No. (or proof of pending application)

4825639

ADDRESS OF RECORD (FOR ALL CORRESPONDENCE) AND CONTACT INFORMATION

Street: 2700 Trout Creek Rd
PO Box: _____
City: South Mountain
State: Idaho
Zip +4: 979710
Country: USA
Attention: Jennifer Trautman
Title: Manager

Business: Indian Meadows Ranch, LLC

Contact Name: Tal Trautman

Fax: 208-867-7299

Contact Name: Jennifer Trautman

Home: 208-867-5995

Contact Name: _____

Cell Area Code/Phone#: _____

Contact Name: _____

Email Address(es): jennifer@troutcreek.com

☐ Assign Encroachment (Attachment A not required).

☒ Assign an interest in all lands within Instrument. Attachment A - Property Description is not required.

☐ Assign an interest in only part of the lands in the Instrument. Attachment A - Property Description is required.

Specify lands assigned and lands remaining.

ACCEPTANCE AND ASSUMPTION BY ASSIGNOR

I / We hereby swear and affirm that the consideration stated herein is the full and complete amount paid by the assignees to the assignors for the above-described State of Idaho Instrument, and no additional payment has been or will be made.

Date 3/7/24

Current Instrument Holder/Designated Agent

Date 3/7/24

Current Instrument Holder/Designated Agent

STATE OF Idaho

County of Canyon

Subscribed and sworn to before me this 7 day of March, 2024

Residing at: Melba, ID

Commission Expires: 03/10/2027

Notary Public

My Commission Expires: _____

Company Name (if applicable)

Company Name (if applicable)

CARRIE HOMBURG
COMMISSION #15477
NOTARY PUBLIC
STATE OF IDAHO (SEAL)

ACCEPTANCE AND ASSUMPTION BY ASSIGNEE

The undersigned, as Assignee(s) above-named, assumes and accepts the obligations and conditions of the above-described State of Idaho Instrument and separately covenants with the State of Idaho that they will abide thereby during the term of said instrument. Assignee(s) does hereby swear and affirm that the sum of \$ _____ is the full and complete amount of consideration paid by Assignee(s) to the Assignor(s) herein, and that no additional payment has been or will be made.

Date 3/7/24

New Instrument Holder/Designated Agent

Date 3/7/24

New Instrument Holder/Designated Agent

STATE OF Idaho

County of Canyon

Subscribed and sworn to before me this 7 day of March, 2024

Residing at: Melba, ID
Commission Expires: 03/10/2027

Notary Public

My Commission Expires: _____

Company Name (if applicable)

Company Name (if applicable)

CARRIE HOMBURG
COMMISSION #15477
NOTARY PUBLIC
STATE OF IDAHO (SEAL)

Instrument No. 6600332 Fee \$ 25.00

Area Office Use Only

Area Manager Signature

RECEIVED

Date

INSTRUMENT ASSIGNMENT, REV 07-23-14

AUG 28 2024

Page 1 of 4

Idaho Dept. of Lands
SWI

✓ #: 2354 \$125



AFFIDAVIT OF LOSS

STATE OF TD Canyon)
COUNTY OF) ss

I hereby certify that I am the Owner of State Lease No. G600332; that I have never assigned nor transferred said lease; further, that the lease has been lost, and after diligent search cannot be found.

David Aceto

Ann Black Burton
Lessee

Subscribed and sworn to before me this 7 day of March, 20 24.

(SEAL)

Carrie Hamkey
Notary Public
My Commission Expires:

Residing at: Melba, ID
Commission Expires: 03/10/2027

CARRIE HOMBURG
COMMISSION #16477
NOTARY PUBLIC
STATE OF IDAHO

Assigned To: Indian Meadow Ranch, LLC
Of: 2700 Trout Creek Rd, South Mountain ID, 97910
Recorded: August 01, 2024



GRAZING LEASE
No. G600332
MORGAN PROPERTIES, L.P.

SUMMARY OF LEASE PROVISIONS:

Lessor: STATE OF IDAHO, Idaho State Board of Land Commissioners
c/o Idaho Department of Lands
300 North 6th Street, Suite 103
PO Box 83720
Boise ID 83720-0050

Lessee: Morgan Properties, L.P., an Idaho limited partnership
c/o David Rutan
Morgan Ranch South Mtn Road
PO Box 277
Jordan Valley, OR 97910
Email address: morgan.ranches@gmail.com
Phone: 208-583-2366

Lease Term: Commencement: January 1, 2020
Termination: December 31, 2029

Rent: The annual rent payment is due on May 1st of each year.

GRAZING:

Number of AUMs by Class for Billing

Cattle 518
Acres 2,200

Rent terms are more particularly described in *Section 3. Rental Rate and Modification of Rent* of the Lease Provisions.

Leased Premises Legal Description: See Attachment B

Primary Use of Leased Premises: Grazing

Bond: N/A

Liability Insurance: N/A

Lease Documents: The Lease ("Lease") consists of the following components:
SUMMARY OF LEASE PROVISIONS
LEASE PROVISIONS
SIGNATURE PAGES
ATTACHMENT A – SPECIAL TERMS AND CONDITIONS
ATTACHMENT B – LEASED PREMISES LEGAL DESCRIPTION
ATTACHMENT C – SITE MAP(S) #1
ATTACHMENT D – SAGE GROUSE CONSERVATION MEASURES

LEASE PROVISIONS

1. Lessor, in consideration of the rental paid and the covenants, conditions and restrictions contained in the Lease (including the Summary of Lease Provisions, Signature Page and all Attachments, including any Special Terms and Conditions, as may be amended), does hereby lease and demise unto Lessee, the lands ("Leased Premises") described in Attachment B for the uses specified herein. Lessor and Lessee are collectively referred to herein as the "parties" and individually as a "party". "Including" and "includes" mean including, but not limited to.
2. **Use of Leased Premises.**
 - A. Grazing Use. Lessee is authorized to use the number of acres identified in the Lease for grazing domestic livestock at the identified AUM rate. The location and management of grazing livestock shall be designated in the Lease. Said use shall be in accordance with the Lease. No use of the Leased Premises for grazing purposes shall occur prior to the final approval of the Lease by Lessor.
 - B. The grazing period, AUMs, number of stock to be grazed, and any special provisions deemed necessary by Lessor shall be determined by Lessor, and may be adjusted from time to time after giving Lessee thirty (30) calendar days written notice of any such modification. Lessee shall furnish such information as may be required to assist Lessor in determining the grazing period, AUMs, and number of stock to be grazed.
3. **Rental Rate; Modification of Rent; Late Payment.**
 - A. Annual Rent Payment. Lessee shall pay to Lessor, in lawful money of the United States, each year's rent for every acre and/or AUM covered by the Lease. Each year's rent shall be in an amount to be calculated pursuant to Lessor's most current formulas for each applicable use at the time the rental is calculated or recalculated. The rent shall be paid on or before the annual rental payment due date, as stated in the Summary of Lease Provision, of each year for the balance of the term of the Lease. Lessee shall pay the annual rental to Lessor without abatement, offset, or deduction of any kind, unless otherwise authorized by Lessor through a completed Lease Adjustment form provided by Lessor. Lessor reserves the right to increase or decrease the annual rent. Lessee will be notified one hundred eighty (180) calendar days in advance of the due date of any increase in rent.
 - B. Accrual of Interest and Late Payment Charges. In the event any rent or other financial obligation due by Lessee to Lessor under the terms of the Lease is not paid in full when due, Lessee shall also pay: 1) interest accruing thereon at the statutory rate of interest as provided by law (12% per annum) until payment is made in full; and, 2) a late charge which shall accrue in full as of the first day of each and every calendar month of such delinquency until payment is made in full in the amount of twenty-five dollars (\$25.00) or one percent (1%) of the unpaid principal obligation(s), whichever is greater. All payments shall be applied first to the payment of accrued interest and to accrued late charges, and then to unpaid principal. The parties acknowledge and agree that the late charge described herein is a reasonable attempt to estimate and to compensate Lessor for higher administration costs associated with administering such late payments, and is not intended as a penalty. By assessing interest and late charges, Lessor does not waive any right to declare a breach, or to pursue any right or remedy available to Lessor by reason of such breach available at law or in equity, after the expiration of any applicable notice or cure period.
 - C. Lien. The amount of the rent, and accruing late charges and interest, shall constitute a lien in favor of Lessor against all of Lessee's improvements and other property on the Leased Premises, including crops and livestock.
4. **Lease Terms Generally.**
 - A. Lease Terms and Conditions. The terms and conditions of the Lease address all activities that may take place under the Lease, and may include farming, the construction of improvements, vegetation, noxious weed control, and other factors identified by Lessor as necessary for inclusion in the Lease, as well as any special terms and conditions based on the specific characteristics of the Leased Premises or of Lessee's use of the Leased Premises.
 - B. Modification of Lease Terms and Conditions. Lessor may review and modify any terms and conditions of the Lease upon any change in conditions, laws, or regulations; provided that Lessor shall give Lessee no less

substance that is known, or is suspected to be a hazardous waste, substance or material on the Leased Premises except in the acceptable and customary use associated with weed and pest control, machinery, equipment and vehicles. Lessee shall be responsible, and shall pay all costs, for the removal or other appropriate remedial action regarding any hazardous waste, substance or material that Lessee may have caused or allowed to be introduced on the Leased Premises. Any such remediation or removal or storage must be conducted in accordance with all applicable federal, state, and local laws, regulations, rules and ordinances. Lessee shall immediately, upon the introduction of any hazardous waste, substance or material on the Leased Premises, contact Lessor and the Idaho Department of Environmental Quality ("DEQ"), and enter into a consent order for remediation with DEQ. Provided, however, that Lessee shall not forestall commencing any necessary remediation while negotiating the terms of any consent order with DEQ unless Lessee is so authorized in writing by Lessor. In the event of the introduction of any hazardous waste, substance or material, Lessor may require Lessee to enter into any consent order or other agreement with any other relevant agency. Lessee shall indemnify, defend and hold Lessor harmless from any and all costs, expenses, damages and fines, including without limitation all reasonable attorney fees and costs, including attorney fees and costs on appeal, relating to and including any hazardous waste, substances, materials, or pollution. The amount of any costs incurred by Lessor due to Lessee's violation of this provision shall constitute a non-standard administrative cost and a lien in favor of Lessor against all of Lessee's interest in the Lease and all improvements and other property on the Leased Premises including crops and livestock.

- B. Fire and Safety Regulations. Lessee shall comply with all applicable federal, state and local laws, rules, regulations and ordinances for fire protection, prevention and burning. Lessee agrees to keep the Leased Premises free from fire hazards as determined by Lessor. Lessee is prohibited from burning garbage or household trash and any burning on the land, including the burning of wood, weeds or other debris, but excepting campfires if necessary for the use under the Lease, without the prior written permission of Lessor.
- C. Sanitary Requirements. Concerning activities authorized under the Lease, Lessee shall at all times keep the Leased Premises in a clean and sanitary condition, free of trash, garbage and litter, and in the same or better condition as when the Lease was issued. Lessee shall not dispose of sewage except in conformity with applicable federal, state, and local laws, rules and regulations. Lessee shall dispose of sewage on the Leased Premises only if specifically authorized by Lessor. Lessee shall not store trash on the Leased Premises nor transport trash, garbage, litter or debris onto the Leased Premises. Lessee shall dispose of all trash, garbage and carcasses in conformity with all applicable federal, state, and local laws, rules and regulations. Lessee is responsible for all costs associated with sewage, garbage and litter disposal.

8. No Warranties; Public Use.

- A. No Warranty of Title. Lessor does not warrant title to the Leased Premises or the resources that may exist on the Leased Premises. The Lease is issued only under such title as the State of Idaho may have as of the date of commencement, or as may be subsequently acquired. Lessee is solely responsible for satisfying itself with respect to the ownership of the Leased Premises. If Lessor is subsequently divested of said title, no liability will be incurred by Lessor by virtue of the Lease for any loss or damage to Lessee. Nor will any claim for refund, rents, or other amounts paid to Lessor be made by Lessee, its successors or assignees.
- B. No Warranty of Merchantability or Fitness. Lessee expressly acknowledges that neither Lessor, nor any agent or representative of Lessor, has made any representation of warranty, either express or implied, with respect to the title, merchantability, or fitness of the Leased Premises for any particular purpose or use, including the uses for which the Lease is granted. Lessee accepts the Leased Premises in an "as is" condition, and relies solely on Lessee's own inspection of the Leased Premises.
- C. Quiet Enjoyment. Lessor agrees that Lessee, upon payment of the rent and performing the terms of the Lease, may quietly have, hold and enjoy the Leased Premises, for the purposes and uses allowed hereunder during the term hereof. Lessee acknowledges that the Lease is non-exclusive, and Lessor retains the right to use of the Leased Premises, or to grant rights to others for use of the Leased Premises to the extent any such use does not materially interfere with Lessee's purpose and use allowed hereunder, unless otherwise provided for in the Lease.
- D. Public Use. Lessee must allow the general public the right to use the Leased Premises for any lawful use available to the public for lands owned by Lessor. However, nothing in the Lease authorizes or purports to authorize trespass on private lands to reach state-owned lands, including the Leased Premises. Public use

- B. Lessee shall ensure that prior to moving onto the Leased Premises, all equipment is free of noxious weeds and their seeds, as defined by the Idaho Department of Agriculture and any local Cooperative Weed Management Area. The cleaning of contaminated equipment and vehicles shall not take place on any state endowment land, including the Leased Premises.
- C. All straw and forage used for livestock feed, with the exception of that grown on the Leased Premises or on Lessee's immediately adjacent land, must be certified in accordance with the Idaho State Department of Agriculture's Noxious Weed Free Forage and Straw Certification Rules (IDAPA 02.06.31.000 *et seq.*), and must be certified as Idaho State Noxious Weed Free.

11. Construction of Improvements.

- A. Permit Required. Lessee shall not construct or reconstruct, initiate or place improvements or structures of any character (collectively "improvements") on or to the Leased Premises without the prior express, and written permission of Lessor. Said permission shall be in the form of a permit issued by Lessor, and shall be required for any improvement placed on the Leased Premises, including range improvements, buildings or other structures, water developments, fences, vegetation treatment, and the clearing of land. Lessee shall submit project plans to Lessor. If the project plans are approved and permitted in writing by Lessor, then Lessee shall construct and implement the improvements in full compliance with the approved plans, the permit and all applicable statutes, rules and building codes. Permitted improvements shall be the property of Lessee, unless otherwise provided in the permit or the Lease. Failure to obtain a written permit prior to construction and implementation of any improvement will be considered a trespass violation and may result in the termination of the Lease or cause Lessor to initiate proceedings, including those provided for in IDAPA 20.03.14.90. The improvements shall be removed by Lessee if directed by Lessor, or Lessor may remove the improvements at Lessee's cost. Any improvements associated with the uses authorized in the Lease and placed on endowment land prior to January 1, 1970, are considered grandfathered and properly authorized even though there may be no documentation of authorization.
- B. Fences. If Lessor deems it necessary to protect any lands owned by the State of Idaho in the Leased Premises, the following procedure will be utilized to establish requirements for locating and cost sharing for the construction of partition (boundary) fences between the Leased Premises and an adjacent landowner(s). Lessor, Lessee and the adjoining landowner(s) may meet on-site and off-site to identify property boundary lines for the location of fences, negotiate alternative location(s), and negotiate other terms of such construction. If Lessor deems that new partition fence is necessary, Lessee will be required to construct the fence by a date approved by Lessor. Lessor will provide the adjacent landowner(s) with written notice stating that one half (½) of the partition fence will be built by Lessee within six months after the date of the notice, and that the adjoining landowner must build the remaining one half (½) of the partition fence within that same timeframe. If an adjacent landowner does not complete the fence within the six month timeframe Lessee will complete the entire fence by a date approved by Lessor. After complete construction, Lessee may choose to place a lien on the adjacent land for recovery of Lessee's costs of construction. Lessee acknowledges and agrees that Lessor maintains the final decision making authority for the location and cost allocation of any partition fences on, over or along any lands of the Leased Premises; the AUMs and the total acreage of the Leased Premises may be modified by Lessor, alone, through a lease adjustment in order to effectuate such final decision by Lessor. Any actual cost incurred or extra IDL resources expended by Lessor to ensure Lessee's compliance shall be considered a non-standard administrative cost. Improvement credit for Lessee's partition fences will be determined in accordance with IDAPA 20.03.14.000 *et seq.*, the Rules Governing Grazing, Farming, Conservation, Noncommercial Recreation, and Communication Site Leases. If Lessee recovers the cost of constructing the adjacent landowner's portion(s) of partition fence, no improvement credit will be allowed for Lessee's construction of the adjacent landowner's portion(s).
- C. Condition of Improvements. At all times during the term of the Lease, Lessee shall keep all improvements in good repair and functional condition to the satisfaction of Lessor. Any and all fences and gates shall be neat, stock-proof and lawful fences.
- D. Maintenance of Improvements. Lessee may be required to remove or reconstruct improvements in poor or non-serviceable condition. Existing maintenance agreements on lands acquired from the federal government shall remain in effect until amended by the parties involved. If maintenance is not being accomplished, Lessor shall provide a letter to Lessee informing Lessee of the violation of the Lease. If work is not begun within thirty (30) calendar days and completed in a timeframe specified by Lessor, Lessor may contract repairs and bill

land, or portion thereof, in any land exchange deemed necessary or appropriate by Lessor. This consent is given in compliance with Idaho Code § 58-138. In the event Lessor chooses to include the Leased Premises, or any portion thereof, in any proposed land exchange in the future, Lessor shall provide Lessee with at least thirty (30) days written notice from the Director of the Department of Lands prior to such land exchange. Upon the consummation of the proposed land exchange, that portion of land included within the exchange shall be deleted from the Lease, and Lessee's lease payment obligation for the ensuing year(s) shall be reduced proportionately. Lessee shall be entitled to continue to use the lands included within any such exchange for the balance of the year in which the exchange occurs unless otherwise notified in writing by Lessor, in which event the Lease payment for such year shall be prorated.

- C. Change in Use. The Lease may be terminated in whole or in part upon one hundred eighty (180) calendar days written notice by Lessor if the use of the Leased Premises is to be changed to any other use that is incompatible with the use authorized by the Lease, as designated by Lessor. In the event of early termination due to change in land use, Lessee will be entitled to a pro rata refund of the premium bid for a conflicted Lease.

14. Relationship of the Parties.

Lessee is not an officer, employee, or other authorized agent of the State of Idaho for any purpose other than the development of waters rights as set forth in *Section 9. Water Right and Water Use*, above. In no event shall any official, officer, employee or agent of Lessor or of the State of Idaho be in any way personally liable or responsible for any covenant or obligation contained in the Lease, express or implied, nor for any statement, representation or warranty made by Lessee in connection herewith.

15. Reservations by Lessor.

Lessor expressly reserves and excepts the following rights:

- A. To enter upon the Leased Premises, or any portion thereof, during the term of the Lease for any purpose, including inspecting the Leased Premises or any improvements.
- B. All rights not expressly granted to Lessee under the Lease, including all rights to timber, water, oil and gas, geothermal rights, mineral rights, easements and rights-of-way, fee title to the Leased Premises, and title to all appurtenances and improvements placed thereon by Lessor or abandoned by any lessee.
- C. To grant easements and rights-of-way over and across the Leased Premises provided such easements or rights-of-way do not materially affect Lessee's use and enjoyment of the Leased Premises under the terms of the Lease. Lessor shall coordinate with Lessee before approving any easement or right-of-way application on the Leased Premises. If the easement or right-of-way materially and adversely impacts the value of Lessee's improvements or any growing and immature crops, then Lessor, as the grantee of such easement or right-of-way, shall, before exercising the same, pay Lessee the reasonable diminution in value of any permitted improvements and any growing and immature crops. Said value shall be determined by Lessor's valuation.
- D. To issue other leases on the Leased Premises. Such other leases may be for any purpose deemed appropriate by Lessor provided such other leases do not materially affect Lessee's use and enjoyment of the Leased Premises under the terms of the Lease. Other lease purposes may include the exploration and development of oil or gas, geothermal, mineral deposits, and placer deposits as provided by Title 47, Idaho Code. In the event any such other lease is granted by Lessor which materially and adversely impacts the value of Lessee's improvements or any growing and immature crops, the other lessee shall, before exercising the same, pay Lessee the reasonable diminution in value of any permitted improvements and any growing and immature crops. Said value shall be determined by Lessor's valuation. If any such other lease conflicts with the grazing use or makes consumptive use of forages, the grazing rental will be adjusted to reflect such loss of use.
- E. To require that changes be made in the use under the Lease, and/or to the improvements on the Leased Premises, including, but not limited to, the sanitation or other facilities for the protection of public health, safety, preservation of property or water quality.

17. Payment of Taxes, Assessments or Fees – Lien.

Unless otherwise provided, Lessee shall pay all water charges, fees, assessments or taxes of any nature that may be legally levied or assessed against the Leased Premises, or any portion of the Lease Premises, or on any improvements. If any of the same are not paid by Lessee, such amounts due shall constitute a lien in favor of the State of Idaho against all of Lessee's improvements, livestock, and crops growing on the Leased Premises.

18. Lessee's Default.

- A. Lessee's Failure to Comply. Lessee's failure to comply with the Lease shall be a breach giving rise to a basis for termination of this Lease. Upon default by Lessee, Lessor shall provide Lessee a notice of default providing at least thirty (30) calendar days' written notice of default and opportunity to cure. Notice of any intention to terminate the Lease upon failure to cure shall be provided to Lessee. If the default is non-financial in nature and cannot reasonably be cured within thirty (30) days, then the corrective action required of Lessee and a longer period to cure may be provided by Lessor. If the corrective action or cure is not taken within the specified time or does not occur, then the Lease shall automatically terminate on the date specified in the written notice without any further notice or demand by Lessor, unless otherwise agreed by Lessor in writing. Lessee shall not, while in default or breach, remove any of the improvements, or crops thereon, whether crops are harvested or not, unless directed by Lessor. In addition to the rights and remedies granted or reserved to Lessor in the Lease, Lessor shall have all other rights and remedies against Lessee as are available at law or in equity. Lessor's pursuit of any particular right or remedy for breach shall not, in and of itself, constitute a waiver or relinquishment of any other compatible claim or remedy against Lessee.
- B. Obligations Incurred by Reason of Lessee Default. In the event Lessee fails to perform any act or do anything which Lessee is required to do under the terms of the Lease, Lessor shall have the right, but not the obligation, to perform on behalf of Lessee, any such action. Lessee shall immediately reimburse Lessor for all costs and expenses, including attorneys' fees (including fees from the Office of the Attorney General of the State of Idaho), incurred by Lessor in performing any such act or thing. Lessee's obligation to pay costs hereunder shall be deemed to be a non-standard administrative cost.

19. Surrender of Land.

Lessee shall, at the termination of the Lease, deliver immediate possession and vacate the Leased Premises, leaving it in the same or better condition than it was in at the time of Lessee's entry thereon, except for reasonable use and wear, acts of God, or damage by causes beyond the reasonable control of Lessee. Upon vacating, Lessee shall leave the Leased Premises free and clear of all rubbish and debris, and with all improvements in good order and condition.

20. Termination By Mutual Agreement.

The Lease may be terminated by mutual agreement between Lessor and Lessee.

21. Notices.

- A. Notices. Any notice or any demand given under the terms of the Lease shall be deemed given and delivered on the date when personally delivered, or if mailed, the date written notice is deposited in the United States Mail, and mailed by regular or certified mail, postage prepaid and properly addressed to the appropriate party.
- B. Addresses. Unless changed by notice in writing, any notice, demand, and communication under the Lease shall be addressed to Lessor at:
Idaho State Board of Land Commissioners
c/o Idaho Department of Lands
300 North 6th Street, Suite 103
PO Box 83720
Boise ID 83720-0050

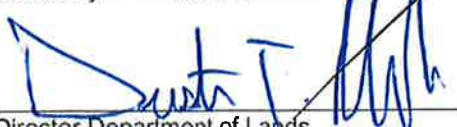
- G. Lessee's Non-Discrimination. Lessee shall not discriminate against any person because of race, creed, religion, color, sex, national origin or disability.
- H. Entire Agreement. The Lease contains the entire agreement between the parties concerning the subject matter hereof and supersedes any and all prior agreements. The execution of the Lease has not been induced by either party, or any agent of either party, by representations, promises or undertakings not expressed herein and, further, there are no collateral agreements, stipulations, covenants, promises, inducements or undertakings whatsoever between the respective parties concerning the Lease except those which are expressly contained herein.
- I. Governing Law and Forum. The Lease shall be construed in accordance with and governed by the laws of the State of Idaho, and the parties consent to the jurisdiction and venue of the Idaho State District Court located in Ada County in the event of any dispute with respect to the Lease or the Leased Premises.
- J. Severability. In the event any provision of the Lease shall be held invalid or unenforceable according to law, for any reason whatsoever, then the validity, legality or enforceability of the remaining provisions shall not in any way be affected or impaired.
- K. Counterparts. This Lease may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute but one and the same instrument.

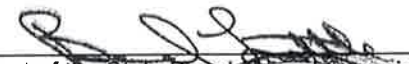
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LESSOR SIGNATURES

COUNTERSIGNED: STATE BOARD OF LAND COMMISSIONERS OF THE STATE OF IDAHO


Secretary of the State of Idaho


Director Department of Lands

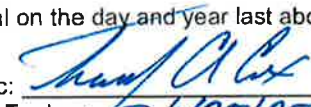

President of the State Board of Land Commissioners
and Governor of the State of Idaho



STATE OF IDAHO)
: ss
COUNTY OF ADA)

On this 24th day of August, in the year 2020, before me
a Notary Public in and for said State, personally appeared Brad Little, known to me to be the president of the State Board of Land Commissioners of the State of Idaho and the Governor of the State of Idaho; and Lawrence E. Denney, known to me to be the Secretary of the State of Idaho and Dustin T. Miller, known to me to be the Director, that executed the within instrument, and acknowledged to me that the State Board of Land Commissioners of the State of Idaho and the State of Idaho executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last above written.

Notary Public: 
Commission Expires: 6/25/25



Attachment B
LEASED PREMISES LEGAL DESCRIPTION

TWN	RNG	SEC	Legal Description	County	Endowment	Acres	PHMA	AUMS
07S	05W	27	E2	Owyhee	U	320	320	78
07S	05W	26	SWNE, SENW, SW, W2SE	Owyhee	U	320	320	80
07S	05W	23	N2NW	Owyhee	U	80	80	27
07S	05W	22	SWSE, E2SE	Owyhee	U	120	120	42
07S	05W	14	NW, E2SW	Owyhee	U	240	240	60
07S	05W	11	N2, N2S2	Owyhee	PS	480	480	96
07S	05W	10	ALL	Owyhee	PS	640	640	135
					Total:	2,200	2,200	518

Attachment D Special Terms and Conditions

SAGE GROUSE CONSERVATION MEASURES

In accordance with Executive Order No. 2015-04 and the Idaho State Board of Land Commissioners Greater Sage-Grouse Conservation Plan (LB SG Plan), the following conservation measures (CMs) will apply to all lands within this Lease which are within sage-grouse Priority Habitat Management Areas (PHMAs) or Important Habitat Management Areas (IHMAs) as identified in the LB SG Plan, as amended from time to time. In the event of a conflict between the location of the PHMAs and IHMAs identified in the LB SG Plan and Exhibit C hereto, the LB SG Plan shall control. The most recent version of the LB SG Plan can be found at Idaho Department of Lands (IDL) website.

For proposed activities by third parties on state endowment trust lands in PHMA and IHMA, IDL will implement CMs as enforceable stipulations in authorizing documents such as leases. With the high diversity of terrain and vegetation types within the sage-grouse region of Idaho, it is difficult to design a "one size fits all" set of CMs. Science and technology also change over time and new options or alternatives may be proposed as part of a site-specific management plan. Site-specific management plans submitted by applicants or lessees should provide equal or better results than the CMs described below. IDL and lessee agree to cooperate in the development of site-specific management plans, including but not limited to vegetative fuels control, range improvement construction, and sage-grouse conservation projects. Site-specific management plans will be reviewed and approved by the appropriate IDL staff. When anticipated results are uncertain, IDL will confer with the Idaho Department of Fish and Game (IDFG) prior to approving any site-specific management plan.

I. Improvement, Construction, and Conservation Projects

- A. Consistent with Section 11 of this Lease, all improvement and construction projects will require written authorization from IDL prior to installation. Project proposals must be submitted to IDL for consideration and may be subject to a habitat analysis by the IDFG. Upon written authorization by IDL, project installation and construction will require full compliance with conservation measures identified in the LB SG Plan.
- B. Existing Improvements: If improvements in existence at the time this Lease is executed are identified by IDL, IDFG, or the Lessee within PHMAs and IHMAs that are not in compliance with the LB SG Plan, IDL will assess the impact of the improvements on a case-by-case basis. When needed IDL will consult with IDFG to determine what, if any, mitigation is necessary based on the specific circumstances of the site.
- C. Conservation Projects within PHMAs: Because PHMAs include characteristics such as existing high-quality sagebrush habitat; highest sage-grouse breeding densities; have been identified as essential to conservation and persistence of the species; and are of importance to the conservation of the species range-wide, these lands will be prioritized by IDL for management and conservation actions. Such actions could include, but are not limited to, a review and subsequent amendment of the existing livestock grazing management plan that is part of this Lease; analysis and mitigation of existing range improvements; and priority consideration for conservation projects that provide landscape-level enhancements to habitat.

II. Fuels Management

IDL and Lessee agree to communicate and work together to develop written targeted grazing fuels management plans, implement fuels reduction projects, and use targeted grazing as a treatment to reduce vegetative fire fuels, reduce annual grass densities, and to enhance and protect PHMAs and IHMAs, when appropriate.

III. Invasive Plant Species

- A. Vehicles and equipment operated by Lessee that will travel off approved/designated transportation routes will be inspected and cleaned of seeds and propagules by Lessee or Lessee-directed personnel to prevent the spread of invasive and noxious plant species.

D. Placement of salt and mineral supplements.

Lessee should place any salt or mineral supplements in existing disturbed sites, areas with reduced sagebrush cover, seedings or annual grass sites to reduce impacts to sage-grouse breeding habitat. Where feasible, Lessee should use salts or mineral supplements to improve management of livestock for the benefit of sage-grouse habitat.

E. Placement of fences and other structures.

- I. All fencing, corral, other infrastructure placement, construction, and any movement of existing fencing, corrals or other infrastructure within PHMAs and IHMAs requires IDL written approval (see Section 10 of this Lease) and may be subject to IDFG analysis prior to such written approval. IDL will work closely with IDFG to identify fences within PHMA and IHMA that need to be marked or moved to protect sage-grouse.
- II. IDL and Lessee agree to use USDA-NRCS Fence Collision Risk Tool data, as amended from time to time and local knowledge to determine low, medium or high risk levels around occupied leks. IDL and Lessee agree to cooperate in the flagging of new and existing wire fence segments, in high risk areas, with collision diverter markers as defined by USDA-NRCS design practice specifications. Examples of high risk areas include fencing with characteristics such as evidence of grouse fence strikes, gentle topography near a lek or fences that bisect winter concentration areas. IDL and Lessee agree to flag fences in riparian areas, near lek locations, and other sensitive areas specifically identified by either IDL or IDFG.
- III. In addition to the requirements of Section 11 of this Lease, IDL will consider the impacts on sage-grouse when determining whether to authorize the placement of new fences and structures. IDL will not approve construction of fencing and other structures within 1 km (0.62 mi) of occupied leks, as determined by IDFG, unless authorized in writing by IDFG. Lessee shall place tall structures including but not limited to corrals, loading facilities, water storage tanks, windmills etc., as far as possible from occupied leks to reduce opportunities for perching raptors. Careful consideration, based on local conditions, will be given by IDL when authorizing the placement of new fences or structures near other important seasonal habitats (winter-use areas, movement corridors etc.). In order to reduce potential impacts, fence markers will be used to mitigate mortality within areas identified by IDL, IDFG or Lessee.

F. Design and placement of water developments.

- I. In addition to the requirements of Sections 9 and 11 of this Lease, spring developments authorized by IDL will be designed to maintain or enhance the free-flowing characteristics of springs and wet meadows. IDL and Lessee agree to cooperate in the retrofit of all water developments during normal maintenance activities to maintain or enhance lentic, riparian properties and minimize annual maintenance.
- II. In addition to the requirements of Sections 9 and 11 of this Lease all livestock troughs and open water storage tanks authorized by IDL will be fitted with wildlife escape ramps / ladders to facilitate the use of and escape from troughs by sage-grouse and other wildlife. IDL and Lessee agree to cooperate in the installation and retrofit of troughs/tanks with wildlife escape ramps that meet USDA-NRCS practice design requirements and specifications.



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

September 09, 2026

INDIAN MEADOWS RANCH LLC
2700 TROUT CREEK RD
South Mountain ID 97910-9316

Re: Change in Ownership for Water Right No(s): 55-4037 & 55-4039

Dear Water Right Holder(s):

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

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

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

The Department received a check for \$125.00 with the Notice of change of water Right ownership for the above water rights. The Department determined that both water rights are undivided rights requiring a filing fee of \$25.00 per right for a total fee of \$50.00. As the amount received is more than required, a refund of \$75.00 will be mailed to you under separate cover from the Idaho State Controller's Office. A copy of the original receipt is enclosed.

If you have any questions concerning the enclosed information, please contact me at 208-287-4963.

Sincerely,

Darin Vrem
Technical Records Specialist 2

Enclosure(s)

CC: Morgan Ranches LLC