

RECEIVED

AUG 17 2022

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Department of Water Resources
Eastern Region

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
25-11823 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Walker Land and Cattle
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Rosenberg Ranch and Farms, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- PO box 348 Lewisville ID 83431
Mailing address City State Zip
307-887-0005 jvr30@hotmail.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.

8. Signature: [Signature] Manager 07/29/2022
Signature of new owner/claimant Title, if applicable Date
Jeffrey Rosenberg
Print name

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

For IDWR Office Use Only:
Received by MP Date 8/17/22 Receipt No. E048422 Receipt Amt. \$95.00*
Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing da W-9 received? Yes ☐ No ☐
Name on W-9 _____ Approved by _____ Processed by da Date 9/8/22

*\$70.00 to WD120 assessment fee.
Refund requested 8/18/22 - ch

8/8/2022, 11:06 PM



QUITCLAIM DEED

Alliance Title & Escrow, LLC ORDER NO.: 490596

FOR VALUE RECEIVED,

Y Properties LLC, an Idaho Limited Liability Company

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

Rosenberg Ranch and Farms, LLC, an Idaho Limited Liability Company

whose current address is: PO Box 348, Lewisville ID 83431

the following described premises:

Township 4 North, Range 38 East, Boise Meridian, Jefferson County, Idaho.

Section 17: The Southwest Quarter of the Southwest Quarter;

the South Half of the North Half of the Southwest Quarter

Excepting Therefrom: All that portion of the South Half of the Northwest Quarter of the Southwest Quarter of said Section 17, lying North of the following described line, said line being the North Bank of an existing Irrigation Ditch: Beginning at a point that is 825 feet South of the Northwest Corner of the Southwest Quarter of said Section 17; thence Northeasterly along the North Bank of said Irrigation Ditch to its intersection with the North Line of the South Half of the Northwest Quarter of the Southwest Quarter of said Section 17.

Also Excepting Therefrom: That portion deeded to Jefferson County for Highway purposes, recorded in Book 133 at Page 104, records of Jefferson County, Idaho.

Also Excepting Therefrom: That portion deeded to the State of Idaho for Highway purposes, recorded in Book 170 at Page 214, records of Jefferson County, Idaho.

(Also described of record as:

Commencing at the Southwest Corner of Section 17, Township 4 North, Range 38 East of the Boise Meridian, Jefferson County, Idaho;

running thence North 00°03'36" West along the Section line 33.00 feet;

thence North 89°57'28" East 42.02 feet to the True Point of Beginning;

running thence North 00°12'57" West along the Easterly right-of-way of the Lewisville Highway 1774.17 feet;

thence North 70°05'00" East 160.43 feet;

thence North 74°51'00" East 147.00 feet;

thence North 57°52'00" East 87.00 feet;

thence North 67°39'00" East 107.98 feet;

thence South 89°54'06" East 2133.12 feet;

thence South 00°06'37" East 660.66 feet;

thence North 89°56'55" West 1318.68 feet;

thence South 00°05'06" East 1290.48 feet;

thence South 89°57'28" West 1277.22 feet to the True Point of Beginning.

Excepting Therefrom: That portion deeded to Jefferson County for Highway purposes, recorded in Book 133 at Page 104, records of Jefferson County, Idaho.

Also Excepting Therefrom: That portion deeded to the State of Idaho for Highway purposes, recorded in Book 170 at Page 214, records of Jefferson County, Idaho.)

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

Dated: July 27, 2022

Y Properties, LLC


Jeffrey Rosenberg, Manager

State of Idaho } ss
County of Jefferson

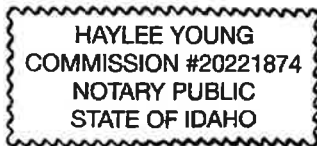
On this 2 day of August, 2022, before me, the undersigned, a Notary Public in and for said state, personally appeared Jeffrey Rosenberg known or identified to me to be the Managing Member in the Limited Liability Company known as Y Properties LLC who executed the foregoing instrument in said LLC name.

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


Notary Public

Residing at: _____

Commission Expires: _____ Residing at Idaho Falls, ID
Comm. Exp: 4/21/2028



Instrument # 453500

RIGBY, JEFFERSON, IDAHO
07-07-2020 03:59:08 PM No. of Pages: 2
Recorded for: ALLIANCE TITLE - REXBURG OFFICE
COLLEEN C POOLE Fee: \$15.00
Ex-Officio Recorder Deputy: LK
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

Alliance Title & Escrow Corp

SPECIAL WARRANTY DEED

Order No.: 490596

FOR VALUE RECEIVED

Naniloa Investment Company, L.L.C., a Utah Limited Liability Company

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

Y Properties, LLC, an Idaho Limited Liability Company

whose current address is

635 Big Ridge Meadows Dr., Afton, WY 83110

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

Township 4 North, Range 38 East, Boise Meridian, Jefferson County, Idaho.

Section 17: The Southwest Quarter of the Southwest Quarter;

the South Half of the North Half of the Southwest Quarter

Excepting Therefrom: All that portion of the South Half of the Northwest Quarter of the Southwest Quarter of said Section 17, lying North of the following described line, said line being the North Bank of an existing Irrigation Ditch: Beginning at a point that is 825 feet South of the Northwest Corner of the Southwest Quarter of said Section 17; thence Northeasterly along the North Bank of said Irrigation Ditch to its intersection with the North Line of the South Half of the Northwest Quarter of the Southwest Quarter of said Section 17.

Also Excepting Therefrom: That portion deeded to Jefferson County for Highway purposes, recorded in Book 133 at Page 104, records of Jefferson County, Idaho.

Also Excepting Therefrom: That portion deeded to the State of Idaho for Highway purposes, recorded in Book 170 at Page 214, records of Jefferson County, Idaho.

(Also described of record as:

Commencing at the Southwest Corner of Section 17, Township 4 North, Range 38 East of the Boise Meridian, Jefferson County, Idaho;

running thence North 00°03'36" West along the Section line 33.00 feet;

thence North 89°57'28" East 42.02 feet to the True Point of Beginning;

running thence North 00°12'57" West along the Easterly right-of-way of the Lewisville Highway 1774.17 feet;

thence North 70°05'00" East 160.43 feet;

thence North 74°51'00" East 147.00 feet;

thence North 57°52'00" East 87.00 feet;

thence North 67°39'00" East 107.98 feet;

thence South 89°54'06" East 2133.12 feet;

thence South 00°06'37" East 660.66 feet;

thence North 89°56'55" West 1318.68 feet;
thence South 00°05'06" East 1290.48 feet;
thence South 89°57'28" West 1277.22 feet to the True Point of Beginning.

Excepting Therefrom: That portion deeded to Jefferson County for Highway purposes, recorded in Book 133 at Page 104, records of Jefferson County, Idaho.

Also Excepting Therefrom: That portion deeded to the State of Idaho for Highway purposes, recorded in Book 170 at Page 214, records of Jefferson County, Idaho.)

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that no encumbrances were initiated during the ownership of the undersigned nor is the undersigned aware of any such.

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

Dated: 6-30-20

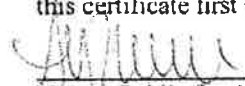
Naniloa Investment Company, L.L.C.

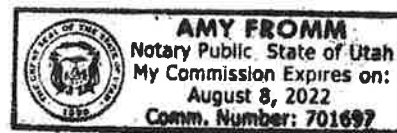

by Jeffrey Frank Brasher, Manager

State of Utah } ss
County of Salt Lake }

On this 30 day of June, 2020, before me, the undersigned, a Notary Public in and for said state, personally appeared Jeffrey Frank Brasher known or identified to me to be the Managing Member in the Limited Liability Company known as Naniloa Investment Company, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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


Notary Public for the State of Utah
Residing at: Salt Lake County
Commission Expires: 8/8/22



WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:284626

FOR VALUE RECEIVED

Walker Land & Cattle LLC , an Idaho Limited Liability Company

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

Naniloa Investment Company, L.L.C. , a Utah limited liability company

whose current address is

**780 South 5600 West
Salt Lake City, UT 84104**

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

Tract 1:

Commencing at the Southeast Corner of the Northeast Quarter of Section 11, in Township 4 North, Range 38 East of the Boise Meridian, Jefferson County, State of Idaho, and running thence West 160 rods, thence North 60 rods, thence East 160 rods, thence South 60 rods, to the place of beginning.

Tract 2:

Township 4 North, Range 38 East, Boise Meridian, Jefferson County, Idaho.

Section 17: The Southwest Quarter of the Southwest Quarter;

the South Half of the North Half of the Southwest Quarter

Excepting Therefrom: All that portion of the South Half of the Northwest Quarter of the Southwest Quarter of said Section 17, lying North of the following described line, said line being the North Bank of an existing Irrigation Ditch: Beginning at a point that is 825 feet South of the Northwest Corner of the Southwest Quarter of said Section 17; thence Northeasterly along the North Bank of said Irrigation Ditch to its intersection with the North Line of the South Half of the Northwest Quarter of the Southwest Quarter of said Section 17.

Also Excepting Therefrom: That portion deeded to Jefferson County for Highway purposes, recorded in Book 133 at Page 104, records of Jefferson County, Idaho.

Also Excepting Therefrom: That portion deeded to the State of Idaho for Highway purposes, recorded in Book 170 at Page 214, records of Jefferson County, Idaho.

Tract 3:

North half Southeast quarter of Section 14 Township 4 North, Range 38 East of the Boise Meridian, Jefferson County, Idaho.

Tract 4:

Township 4 North, Range 38 East of the Boise Meridian, Jefferson County, Idaho.

Section 13: Commencing at a point 100 rods South of the Northwest Corner of the Northwest Quarter of said Section and running thence South 60 rods; thence East 160 rods; thence North 60 rods; thence West 160 rods to the point of beginning.

Tract 5:

Part of the SW 1/4 of Section 13, and the S 1/2 of Section 14 Township 5 N., Range 37 East, B.M., Jefferson County, Idaho, more particularly describes as:

Beginning at the SE corner of said Section 14; thence N 89°50'54" W 2632.76 feet along the South line of Section 14 to the S 1/4 corner of said Section 14; thence N 89°50'54" W 1276.89 feet along said section line; thence N 35°36'04" E 421.39 feet to a BLM Brass Cap Meander corner monument; thence following the meander line of the Snake River the following six (6) courses: (1) thence N 37°42'25" E 486.74 feet to a BLM Brass Cap Meander corner monument; (2) thence N 81°14'31" E 420.88 feet to a BLM Brass Cap Meander corner monument; (3) thence N 53°48'21" E 274.16 feet to a BLM Brass Cap Meander corner monument; (4) thence N 25°20'46" E 882.11 feet to a BLM Brass Cap Meander corner monument; (5) thence N 50°50'56" E 705.24 feet to a BLM Brass Cap Meander corner monument; (6) thence N 86°52'46" E 781.20 feet to a BLM Brass Cap Meander corner monument; thence S 55°05'03" E 157.08 feet; thence S 47°50'43" E 133.98 feet; thence S 44°33'09" E 51.08 feet; thence S 41°21'11" E 583.07 feet; thence S 42°40'00" E 141.49 feet; thence S 52°58'39" E 83.74 feet; thence S 63°18'42" E 54.84 feet; thence S 69°45'31" E 54.03 feet; thence S 78°08'33" E 144.28 feet to the section line common to Sections 13 & 14; thence S 01°10'20" W 706.61 feet along said section line; thence S 89°50'54" E 1095.95 feet to the centerline of Oxbow slough; thence along said slough centerline the following six (6) courses: (1) thence S 08°20'16" W 66.16 feet; (2) thence S 01°40'46" W 134.05 feet; (3) thence S 15°42'48" E 120.06 feet; (4) thence S 06°39'39" E 116.03 feet; (5) thence S 17°09'44" E 101.93 feet; (6) thence S 08°45'49" E 141.10 feet to a point on the south line of said section 13; thence N 89°34'42" W 1193.53 feet along the South line of said Section 13 to the SE corner of said section 14 and the Point of Beginning.

Together with and Subject to an Access easement more particularly described as : A 20 foot access easement being 20 feet southerly and easterly of the following described line:

Beginning at the SE corner of said Section 14 and running thence N 01°10'20" W 1322.74 feet along the East line of Section 14 to the approximate centerline of an existing access road and the Point of Beginning; thence along said road centerline the following nine (9) courses: (1) thence N 78°08'33" W 144.28 feet; (2) thence N 69°45'31" W 54.03 feet; (3) thence N 63°18'42" W 54.84 feet; (4) thence N 52°58'39" W 83.74 feet; (5) thence N 42°40'00" W 141.49 feet; (6) thence N 41°21'11" W 583.07 feet; (7) thence N 44°33'09" W 51.08 feet; (8) thence N 47°50'43" W 133.98 feet; (9) thence N 55°05'03" W 157.08 feet to a BLM Brass Cap Meander corner monument on the southerly bank of the Snake River; thence following the meander line of the Snake River the following six (6) courses: (1) thence S 86°52'46" W 781.20 feet to a BLM Brass Cap Meander corner monument; (2) thence S 50°50'56" W 705.24 feet to a BLM Brass Cap Meander corner monument; (3) thence S 25°20'46" W 882.11 feet to a BLM Brass Cap Meander corner monument; (4) thence S 53°48'21" W 274.16 feet to a BLM Brass Cap Meander corner monument; (5) thence S 81°14'31" W 420.88 feet to a BLM Brass Cap Meander corner monument; (6) thence S 37°42'25" W 486.74 feet to a BLM Brass Cap Meander corner monument; thence S 35°36'04" W 421.39 feet to the south line of said Section 14 and the Point of Terminus. The sideline of this easement shall be prolonged or shortened to conform to the said line.

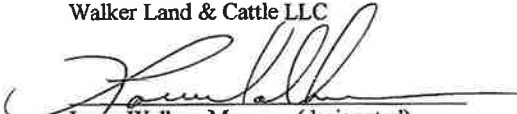
Together with any and all water rights and entitlements to water.

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

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

Dated: November 3, 2015

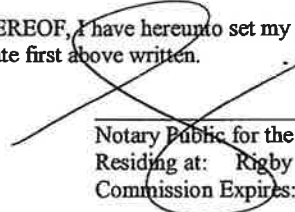
Walker Land & Cattle LLC


Lorin Walker, Manager (designated)

State of Idaho
County of Bonneville

On this 10 day of November, in the year 2015, before me, the undersigned, a Notary Public in and for said state, personally appeared LORIN WALKER known or identified to me to be the Managing Member in the Limited Liability Company known as Walker Land & Cattle LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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



Notary Public for the State of Idaho
Residing at: Rigby
Commission Expires: 01/29/2021





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 Gary Spackman

September 9, 2022

ROSENBERG RANCH & FARMS LLC
PO BOX 348
LEWISVILLE ID 83431-0348

Re: Change in Ownership for Water Right No: 25-11823

Dear Water Right Holder:

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

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

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

If you have any questions concerning the enclosed information, please contact me at (208) 287-4920 or debbi.judd@idwr.idaho.gov.

Sincerely,

Debbi Judd
Technical Records Specialist

Enclosures

c: WELLS FARGO BANK NA
WATER DISTRICT 120 – *via email*

Henman, Christina

From: Henman, Christina
Sent: Thursday, August 18, 2022 9:29 AM
To: IdwrPayable
Cc: Jordan, Blake
Subject: Refund/Reroute Request: E048422

Hello,

We received a check yesterday for \$95.00; receipt E048422.

It looks like there was some confusion when it was receipted. \$25.00 of the check was meant to be for the ownership change it was submitted with, but the remaining \$70.00 was supposed to have gone to WD120 for their assessment fees. The check was deposited yesterday, with the entirety labeled as an ownership change fee.

We wanted to see if there was any way to rectify this; maybe issue a refund of \$70.00, but to WD120? (900 N Skyline Dr., Ste A, Idaho Falls, ID 83402)

If there isn't a way to move the funds or route the refund directly to WD120, please issue a refund back to the customer as described below. Blake is the watermaster for WD120, so please let him know whatever route is taken so he can keep them in the loop/make arrangements for repayment if necessary.

Amount: \$70.00

Reason: Assessment fees must be paid to WD120, not IDWR

Recipient:

Y Properties

PO Box 348

Lewisville, ID 83431

Thank You,



Christina Henman

Administrative Assistant

IDWR, Eastern Region

900 N Skyline Ste. A

Idaho Falls, ID 83402

Phone: (208) 525-7161