

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

OCT 19 2021

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPT OF WATER RESOURCES
SOUTHERN REGION

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

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
37-4263	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-8055	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-8891	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-10369	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: 3 T Martins Farm, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Box Canyon Land Holdings, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 3249 Laurelwood Dr. Twin Falls ID 83301-8106
Mailing address City State Zip
- 208.539.2928 _____
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: August 17, 2021
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
☐ 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):
☐ \$25 per *undivided* water right.
☐ \$100 per *split* water right.
☐ No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

SUPPORT DATA

IN FILE # 37-4263

8. Signature: _____ Member _____
Signature of new owner/claimant Title, if applicable Date
- Signature: _____ Member _____
Signature of new owner/claimant Title, if applicable Date
- Print name Jeanne Lyn Orandic
Print name

Received by SG Date 10/19/21 For IDWR Office Use Only: Receipt No. 5038878 Receipt Amt. \$100.00

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

Name on W-9 _____ Approved by _____ Processed by DM Date 2-11-2022

WARRANTY DEED

Instrument # 274284

GOODING COUNTY, GOODING, IDAHO
08-20-2021 10:17:25 No. of Pages: 4
Recorded for: TITLEONE - BURLEY
DENISE GILL Fee: \$15.00
Ex-Officio Recorder Deputy: DAL
Electronically Recorded by Simplifile

21421595

FOR VALUE RECEIVED,

3 T MARTINS FARM, LLC, an Idaho limited liability company, the "Grantor", do hereby grant, bargain, sell and convey unto **BOX CANYON LAND HOLDINGS, LLC**, whose address is 3249 Laurelwood Dr., Twin Falls, ID 83301-8106, the "Grantee", the following described premises located in Gooding County, Idaho, to wit:

PARCEL NO. 1

TOWNSHIP 6 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 23: SE $\frac{1}{4}$;

EXCEPTING THEREFROM the South 45 feet thereof, conveyed to the Gooding Highway District by Deed recorded April 1, 1960 in Book 50 Page 84, Gooding County records.

AND EXCEPTING THEREFROM the following described tract of land in the SE $\frac{1}{4}$ SE $\frac{1}{4}$:
Beginning at the Southeast corner of said Section 23;
Thence West along the South boundary of said Section 23, 1117.0 feet;
Thence North 59.0 feet to the centerline of an irrigation ditch as now constructed;
Thence Northeasterly and Easterly along the centerline of said irrigation ditch, 1727.0 feet, more or less, to a point of intersection with the East boundary of said Section 23;
Thence South along the East boundary of said Section 23, 504.00 feet, more or less, to THE POINT OF BEGINNING.

AND EXCEPTING THEREFROM the following described tract of land in the SW $\frac{1}{4}$ SE $\frac{1}{4}$:
Beginning at the Southeast corner of Section 23 marked with a 5/8" Steel pin and survey cap;
Thence North 89°22'19" West, 2162.27 feet along the Southerly boundary of Section 23 to the TRUE POINT OF BEGINNING;
Thence North 89°22'19" West, 289.95 feet along said Section line;
Thence North 29°16'58" East, 275.83 feet along an existing fence line;
Thence South 88°48'50" East, 162.18 feet along said fence line;
Thence South 1°41'52" West, 240.51 feet along said fence to the TRUE POINT OF BEGINNING.

PARCEL NO. 2

TOWNSHIP 6 SOUTH, RANGE 14, EAST OF THE BOISE MERIDIAN, GOODING
COUNTY, IDAHO

Section 23: Part of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ more particularly described as follows:

Beginning at the Southeast corner of Section 23 marked with a 5/8" Steel pin and survey cap;
Thence North 89°22'19" West, 2162.27 feet along the Southerly boundary of Section 23 to the
TRUE POINT OF BEGINNING;

Thence North 89°22'19" West, 289.95 feet along said Section line;

Thence North 29°16'58" East, 275.83 feet along an existing fence line;

Thence South 88°48'50" East, 162.18 feet along said fence line;

Thence South 1°41'52" West, 240.51 feet along said fence to the TRUE POINT OF
BEGINNING.

PARCEL NO. 3

TOWNSHIP 6 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN, GOODING
COUNTY, IDAHO

Section 24: SW $\frac{1}{4}$ SW $\frac{1}{4}$

Together with all water rights appurtenant thereto, including but not limited to, Water Rights
Nos. 37-4263, 37-8055, 37-8891, 37-10369, and 189 shares of stock in the Big Wood Canal
Company.

TO HAVE AND TO HOLD the premises, with their appurtenances unto the Grantee, its
successors and assigns forever. The Grantor does hereby covenant to and with the Grantee, that it
is the owner of the premises; that it will warrant and defend the same from all lawful claims
whatsoever, except as hereinabove specifically provided, and the specific exceptions listed below:

1. Taxes and assessments for 2021 and subsequent years.
2. Liens, levies, and assessments of any and all irrigation districts, including but not limited
to the North Snake Ground Water District, and the rights, powers, and easements of said
district as provided by law.
3. Liens, levies, and assessments of any and all irrigation districts, including but not limited
to the American Falls Reservoir District No. 2, and the rights, powers, and easements of
said district as provided by law.
4. Liens, levies, and assessments of any and all irrigation districts, including but not limited
to the Big Wood Canal Company, and the rights, powers, and easements of said company
as provided by law.

5. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.
6. Right-of-way for canals, laterals and waste ditches and the rights of access thereto for maintenance of said Big Wood Canal Company
7. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company, a corporation
Purpose: Public Utilities
Recorded: November 8, 1960
Book 8 of Miscellaneous at Page(s) 212
Instrument No.: 142129
(Parcel No. 3)
8. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company, a corporation
Purpose: Public Utilities
Recorded: November 17, 1960
Book 8 at Page(s) 225
Instrument No.: 142203
(Parcel No. 1 and No. 2)
9. Terms, conditions, easements and, obligations, if any, contained in License Agreement by and between Big Wood Canal Company, an Idaho corporation or American Falls Reservoir District No. 2, Licensor and Howard Morris, Licensee.
Recorded: April 13, 2000
Instrument No: 185340
(Parcel No. 3)
10. All matters, and any rights, easements, interests or claims as disclosed by Survey recorded March 6, 2000 as Instrument No. 184703.
(Parcel No. 2)
11. Order of the Board of Directors of the North Snake Ground Water District
Recorded: July 18, 2002
Instrument No.: 196111
(Parcel No. 1)
12. Access Easement as set forth in Quitclaim Deed
Recorded: November 5, 2003
Instrument No.: 203423
(Parcel No. 2)

DATED THIS 17th day of August, 2021.

"GRANTOR"

3 T MARTINS FARM, LLC
an Idaho limited liability company

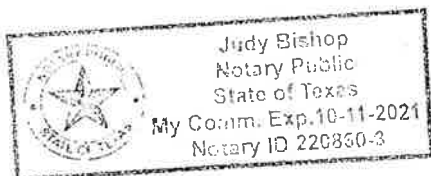


TONY MARTINS, Managing Member

STATE OF ^{Texas} ~~IDAHO~~)
County of Dallam)
SS:)

On this 17th day of August, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared TONY MARTINS, managing member of 3 T Martins Farm, LLC, an Idaho limited liability company, known to me to be such member and the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that he executed the same on behalf of the company.

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



Judy Bishop
NOTARY PUBLIC for ~~Idaho~~ ^{Texas} JLB
Residing at: 501 Denrock Ave., Daltan, TX 79022
Commission Expires: 10-11-2021

18320122

WARRANTY DEED

Instrument # 274266
GOODING COUNTY, GOODING, IDAHO
08-18-2021 15:38:33 No. of Pages: 5
Recorded for: TITLEONE - TWIN FALLS
DENISE GILL Fee: \$15.00
Ex-Officio Recorder Deputy: DAL
Electronically Recorded by Simplifile

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged,* the Daryl A. Hilt and Elaine N. Hilt Trust Dated August 30, 2019, ("Grantor"), does hereby grant, bargain, sell and convey unto 3 T Martins Farm, LLC, whose current mailing address is 482 Sunridge Drive Jerome, ID 83338 ("Grantee"), the following described real property, located in Gooding County, Idaho, to wit (the "Premises"): *Daryl A. Hilt, Arlene L. Liebe, and Richard A. Hilt Trustees of the Daryl A. Hilt and Elaine N. Hilt Trust Dated August 30, 2019, who acquired title as Daryl A. Hilt, Elaine N. Hilt and Richard A. Hilt, Trustees of*

See Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER WITH all water and water rights and other entitlements to water appurtenant to or beneficially used upon the Premises including, but not limited to, those described on Exhibit B, and all others represented by any decree, license, permit, claim, permit application or storage entitlement, and all other ditch and canal company, water association, irrigation district, or other water delivery entity shares and entitlements to receive water from any such company, association, district or other entity, and all ditch rights, easements, and rights of way associated with any irrigation or other water well, pump, delivery ditch, canal, lateral, pipeline, or facilities used to divert, convey or deliver any water, water rights, or entitlements appurtenant to or beneficially used upon the Premises, and all minerals and mineral rights appurtenant thereto, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all estate, right, title and interest in and to the Premises, as well in law as in equity.

DATED effective as of the 16 day of August, 2021.

Daryl A. Hilt and Elaine N. Hilt Trust Dated August 30, 2019 ("Seller").

By: Daryl A. Hilt
Daryl A. Hilt, Trustee

By: Arlene L. Liebe
Arlene L. Liebe, Trustee

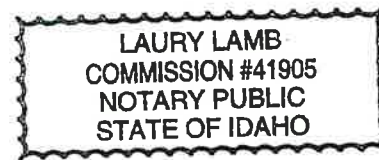
By: Richard A. Hilt
Richard A. Hilt, Trustee

STATE OF IDAHO)
 : ss.
County of Jerome)

On this 16 day of August, 2021, before me, a Notary Public in and for said state, personally appeared Daryl A. Hilt, Trustee of the Daryl A. Hilt and Elaine N. Hilt Trust Dated August 30, 2019, who executed the instrument on behalf of the Trust, and acknowledged to me that such Trust executed the same.

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

Laury Lamb
Notary Public for Idaho
Residing at: Jerome, ID
My commission expires: 4/2/2025

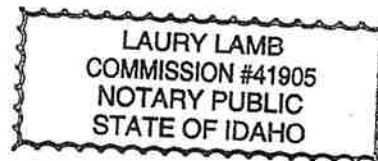


STATE OF IDAHO)
 : ss.
County of Jerome)

On this 16 day of August, 2021, before me, a Notary Public in and for said state, personally appeared Arlene L. Liebe, Trustee of the Daryl A. Hilt and Elaine N. Hilt Trust Dated August 30, 2019, who executed the instrument on behalf of the Trust, and acknowledged to me that such Trust executed the same.

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

Laury Lamb
Notary Public for Idaho
Residing at: Jerome, ID
My commission expires: 4/2/2025



STATE OF IDAHO)
 : ss.
County of Jerome)

On this 16 day of August, 2021, before me, a Notary Public in and for said state, personally appeared Richard A. Hilt, Trustee of the Daryl A. Hilt and Elaine N. Hilt Trust Dated August 30, 2019, who executed the instrument on behalf of the Trust, and acknowledged to me that such Trust executed the same.

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

Laury Lamb
Notary Public for Idaho
Residing at: Jerome, ID
My commission expires: 4/3/2025

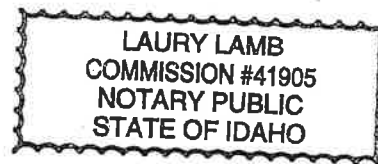


Exhibit A to Warranty Deed

PARCEL NO. 1

TOWNSHIP 6 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO
Section 23: SE $\frac{1}{4}$;

EXCEPTING THEREFROM the South 45 feet thereof, conveyed to the Gooding Highway District by
Deed recorded April 1, 1960 in Book 50
Page 84, Gooding County records.

AND EXCEPTING THEREFROM the following described tract of land in the SE $\frac{1}{4}$ SE $\frac{1}{4}$:

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Thence Northeasterly and Easterly along the centerline of said irrigation ditch, 1727.0 feet, more
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Thence South along the East boundary of said Section 23, 504.00 feet, more or less, to THE POINT
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PARCEL NO. 2

TOWNSHIP 6 SOUTH, RANGE 14, EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO
Section 23: Part of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ more particularly described as follows:

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PARCEL NO. 3

TOWNSHIP 6 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO
Section 24: SW $\frac{1}{4}$ SW $\frac{1}{4}$

Exhibit B to Warranty Deed

WATER RIGHTS

All water and water rights, and other entitlements to water, appurtenant to or beneficially used upon the Land, including but not limited to the following decreed water rights identified in the records of the Idaho Department of Water Resources and shares in Big Wood Canal Company:

1. Water Right No. 37-4263
2. Water Right No. 37-8055
3. Water Right No. 37-8891
4. Water Right No. 37-10369
5. Big Wood Canal Company, Certificate Number(s) 10201 and 11652 for 151 and 38 shares, respectively.



0004517702

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***ANNUAL REPORT**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0004517702

Date Filed: 12/6/2021 8:49:33 AM

Entity Name and Mailing Address:

Entity Name: BOX CANYON LAND HOLDINGS, LLC

The file number of this entity on the records of the Idaho Secretary of State is: 0000251345

Address: PO BOX 140
WENDELL, ID 83355-0140

Entity Details:

Entity Status: Active-Existing

This entity is organized under the laws of: IDAHO

If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: W80438

The registered agent on record is:

Registered Agent: JEANNIE ONAINDIA
Registered Agent
Physical Address
1083 LAURELWOOD CT
TWIN FALLS, ID 83301
Mailing Address
PO BOX 140
WENDELL, ID 83355-0140

Agent or Address Change

☐ Select if you are appointing a new agent.

Limited Liability Company Managers and Members

Name	Title	Business Address
Jeannie L Onaindia	Member	1083 LAURELWOOD CT TWIN FALLS, ID 83301-1105
TOM HEIDA	Member	PO BOX 140 WENDELL, ID 83355
JERIMY CRAIG	Member	PO BOX 140 WENDELL, ID 83355
DAWNA CIOCCA	Member	PO BOX 140 WENDELL, ID 83355
MARY HEIDA	Member	PO BOX 140 WENDELL, ID 83355

The annual report must be signed by an authorized signer of the entity.

Job Title: Member

Jeannie L Onaindia

Sign Here

12/06/2021

Date

B0666-6244 12/06/2021 8:49 AM Received by ID Secretary of State Lawrence Denney



IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

February 11, 2022

BOX CANYON LAND HOLDINGS LLC
3249 LAURELWOOD DR
TWIN FALLS ID 83301-8106

Re: Change in Ownership for Water Right No(s): 37-4263, 37-8055, 37-8891 and 37-10369

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.

If you have any questions concerning the enclosed information, please contact me at (208) 293-9908.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: TitleOne, Jerome (File #18320122 and 21421595)
Water District 130



237 N. Lincoln
Jerome, ID 83338
Ph. (208) 324-5613
Fx. (866) 310-3443
www.titleonecorp.com

ID Dept. of Water Resources
650 Addison Ave. W., Ste. 500
Twin Falls, ID 83301

RECEIVED
OCT 19 2021
DEPT OF WATER RESOURCES
SOUTHERN REGION

Date: 10/15/2021

Escrow No. 18320122
3 T Martins Farm, LLC

Dear Clerk:

Enclosed with this letter please find the following documents in connection with the above referred to transaction:

- The original executed Notice of Change in Water Right Ownership
- A copy of the original recorded Warranty Deed between Daryl A. Hilt and Elaine N. Hilt, et al to 3 T Martins Farm, LLC
- A copy of the original recorded Warranty Deed between 3 T Martins Farms, LLC and Box Canyon Land Holdings, LLC
- TitleOne check no. 36966 payable to Idaho Dept. of Water Resources in the amount of \$100 for the transfer fee

Please make the necessary changes in the records for future water assessments and notices. Please send a receipted copy to Ashley Martinkus, TitleOne, P. O. Box 177, Burley, ID 83318.

Should you have any questions, please do not hesitate to contact Ashley at 208-878-3524.

Very truly yours,
TITLEONE

Nancy Garrett
Ag Dept. Assistant

AR/nrg
Enc.
FedEx