

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUL 28 2021

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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 29-23660K             | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 29-13812OK            | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 29-10077OK            | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Michael & Shelley Vaughan  
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Hansen Farms Land LLC  
New owner(s) as listed on the conveyance document

680 N 302 E  
Mailing address  
208-431-4228  
Telephone

Rupert Idaho 83350  
City State Zip  
Kent@Hansen-farms.com  
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: Kent Hansen dotloop verified 07/26/21 12:26 PM MDT ANUQ-PXXK-BBT1-PTWA July 26, 2021  
 \_\_\_\_\_ Date

Print name

Signature: \_\_\_\_\_ Title, if applicable \_\_\_\_\_ Date \_\_\_\_\_

Print name

Received by JB Date 7/28/2021 For IDWR Office Use Only: Receipt No. E041231 Receipt Amt. \$25 -

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 JB Processed by JB Date 1/13/2022

SUPPORT DATA

IN FILE # 29-2366

First American Title - Pocatello

22116801

2021 Jul 23 PM 04:02

Electronically Recorded by Simplifile

**RECORDING REQUESTED BY**  
First American Title Company

**AND WHEN RECORDED MAIL TO:**  
First American Title Company  
223 North 15th Avenue  
Pocatello, ID 83201

Space Above This Line for Recorder's Use Only

**WARRANTY DEED**

File No.: **970760-P (sw)**

Date: **June 10, 2021**

For Value Received, **Michael Vaughan and Shelley Vaughan, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Hansen Farms Land LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **680 North 302 East, Rupert, ID 83350**, the following described premises, situated in **Bannock County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

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Michael Vaughan  
Michael Vaughan

Shelley Vaughan  
Shelley Vaughan

STATE OF Idaho )  
ss.

COUNTY OF Bannock )

On this 23rd day of July, 2021, before me, a Notary Public in and for said State, personally appeared **Michael Vaughan and Shelley Vaughan**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Melissa Raschke  
Notary Public for the State of Idaho  
Residing at: Pocatello  
My Commission Expires: \_\_\_\_\_

**EXHIBIT A**

**TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO:**

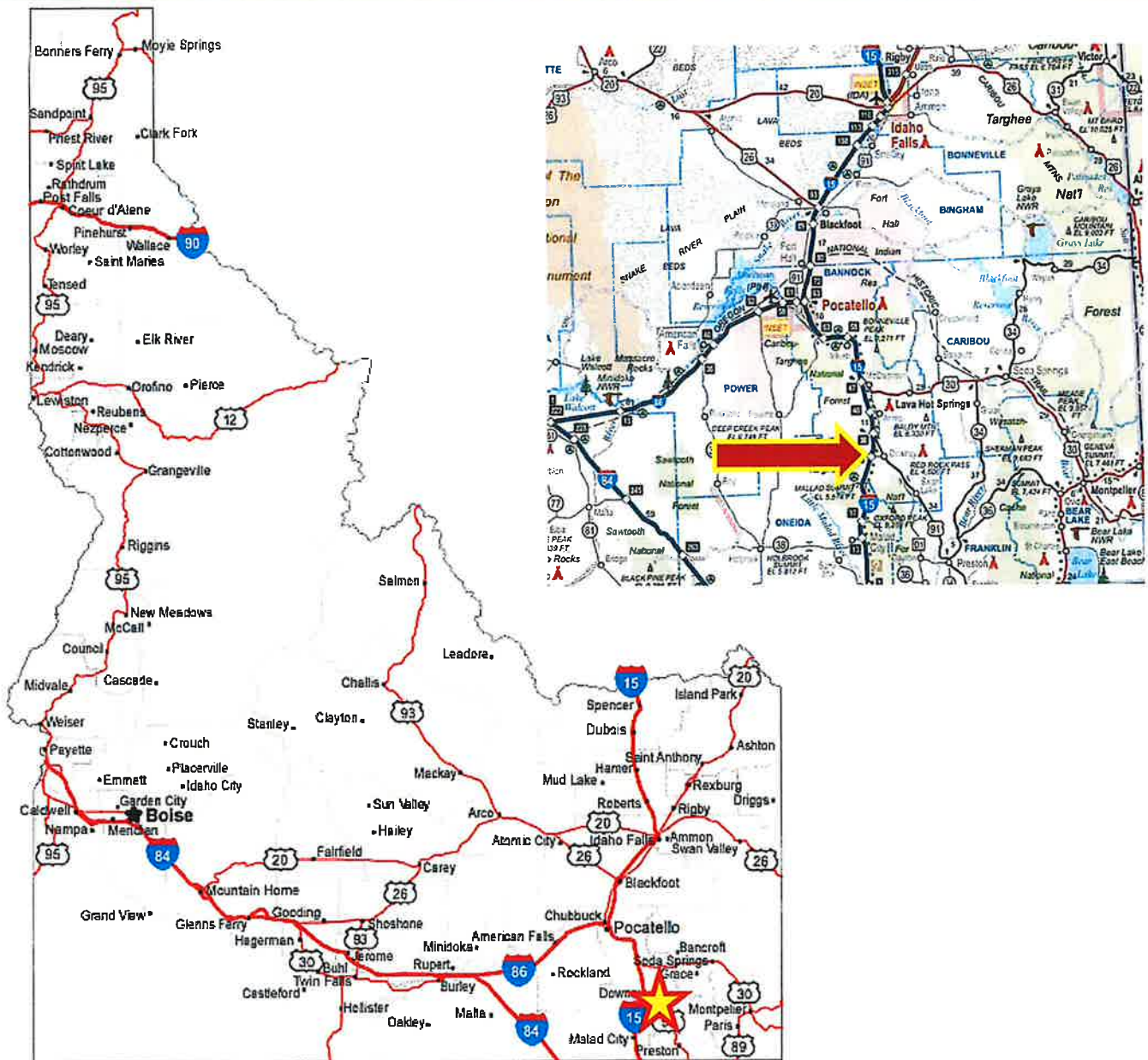
**SECTION 18: E $\frac{1}{2}$ W $\frac{1}{2}$ , W $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$   
SECTION 7: SE $\frac{1}{4}$ NW $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ , NE $\frac{1}{4}$ NW $\frac{1}{4}$**

**EXCEPT THEREOF:**

**PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7,  
TOWNSHIP 11 SOUTH, RANGE 37 EAST OF THE BOISE MERIDIAN, BANNOCK COUNTY,  
IDAHO DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT THAT IS N 89°00'50" W 635.11 FEET ALONG THE SECTION LINE  
FROM THE NORTH QUARTER CORNER OF SAID SECTION 7 AND RUNNING THENCE S  
46°35'18" W 943.97 FEET TO THE EAST LINE OF GOVERNMENT LOT 1, SECTION 7,  
TOWNSHIP 11 SOUTH, RANGE 37 EAST OF BOISE MERIDIAN, BANNOCK COUNTY, IDAHO;  
THENCE N 00°01'18" W 660.54 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF SAID  
SECTION 7; THENCE S 89°00'50" E 686.09 FEET TO THE POINT OF BEGINNING.**

# Location and Regional Map

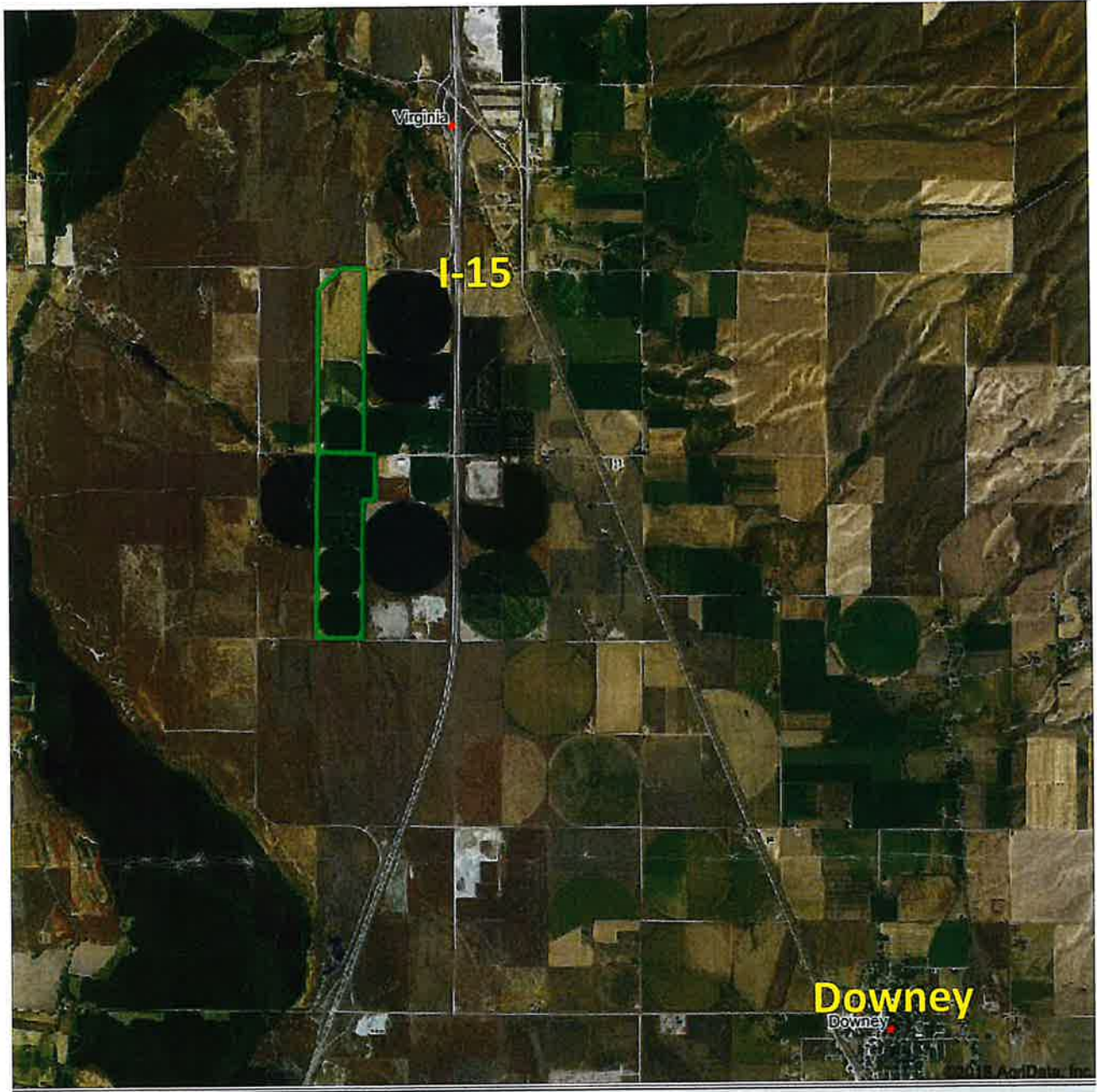


The Bowman Road Farm is located in Bannock County, approximately 28 miles north of the Utah border and 36 miles southeast of Pocatello. The center of the farm is at the intersection of Yoxall and Bowman Rd. The shop is located at 2300 East Bowman Rd.

Lorinda Seamons  
208-339-3890

 **FLINDERS**  
Realty & Exchange

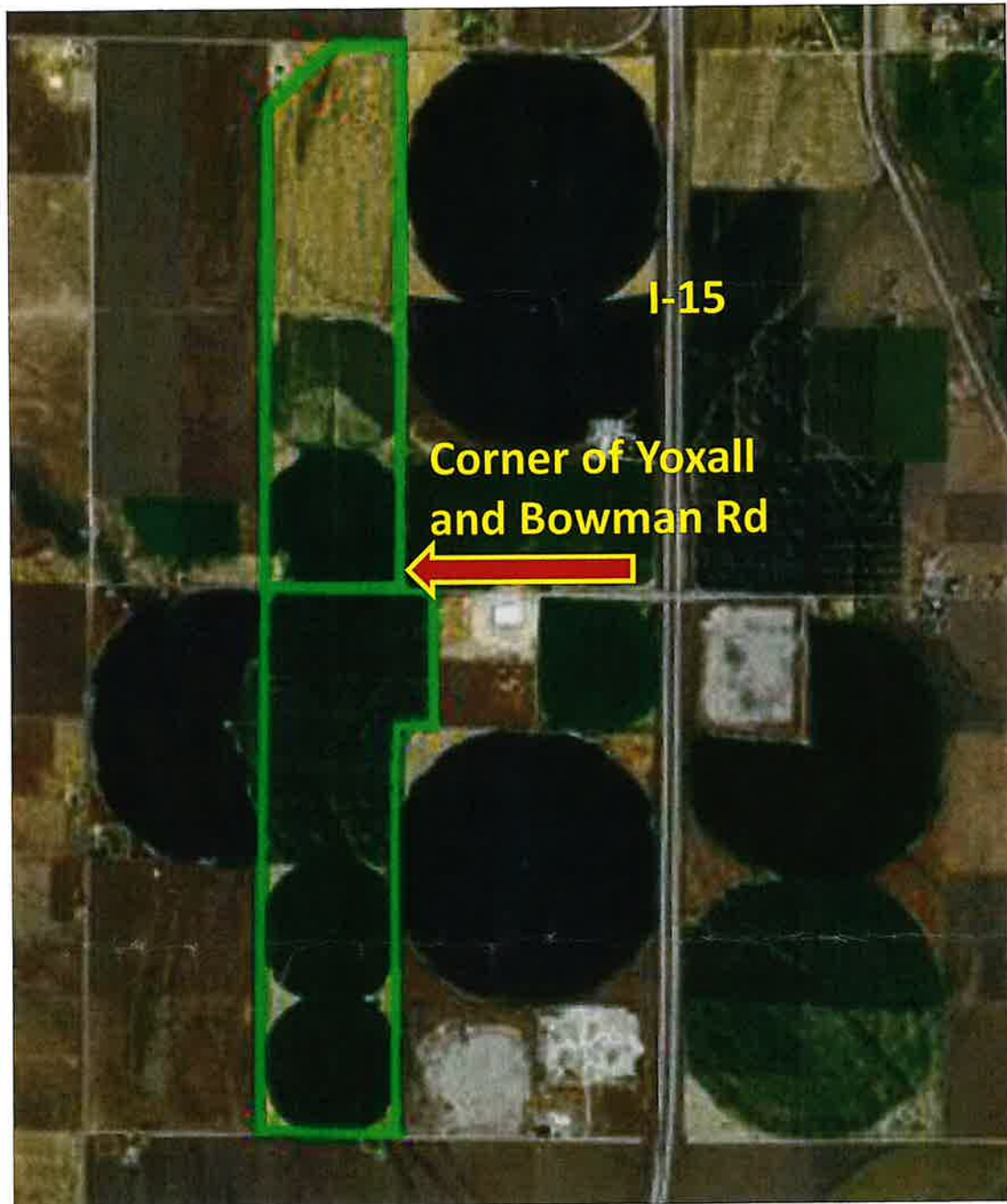
# Aerial Map



Lorinda Seamons  
208-339-3890

 **FLINDERS**  
Realty & Exchange

# Aerial Map 2

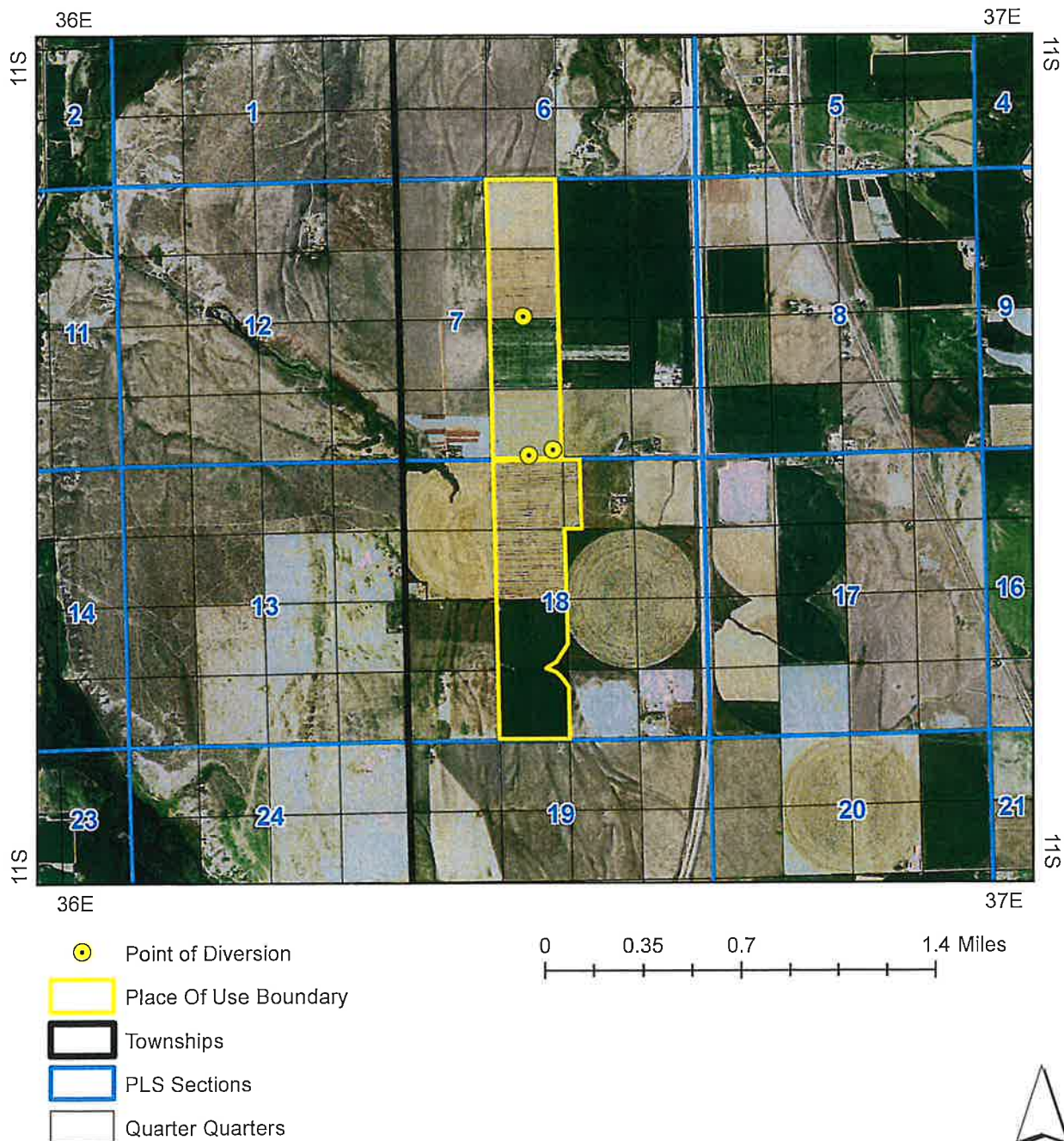


State of Idaho  
Department of Water Resources

**Water Right**  
**29-2366**

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

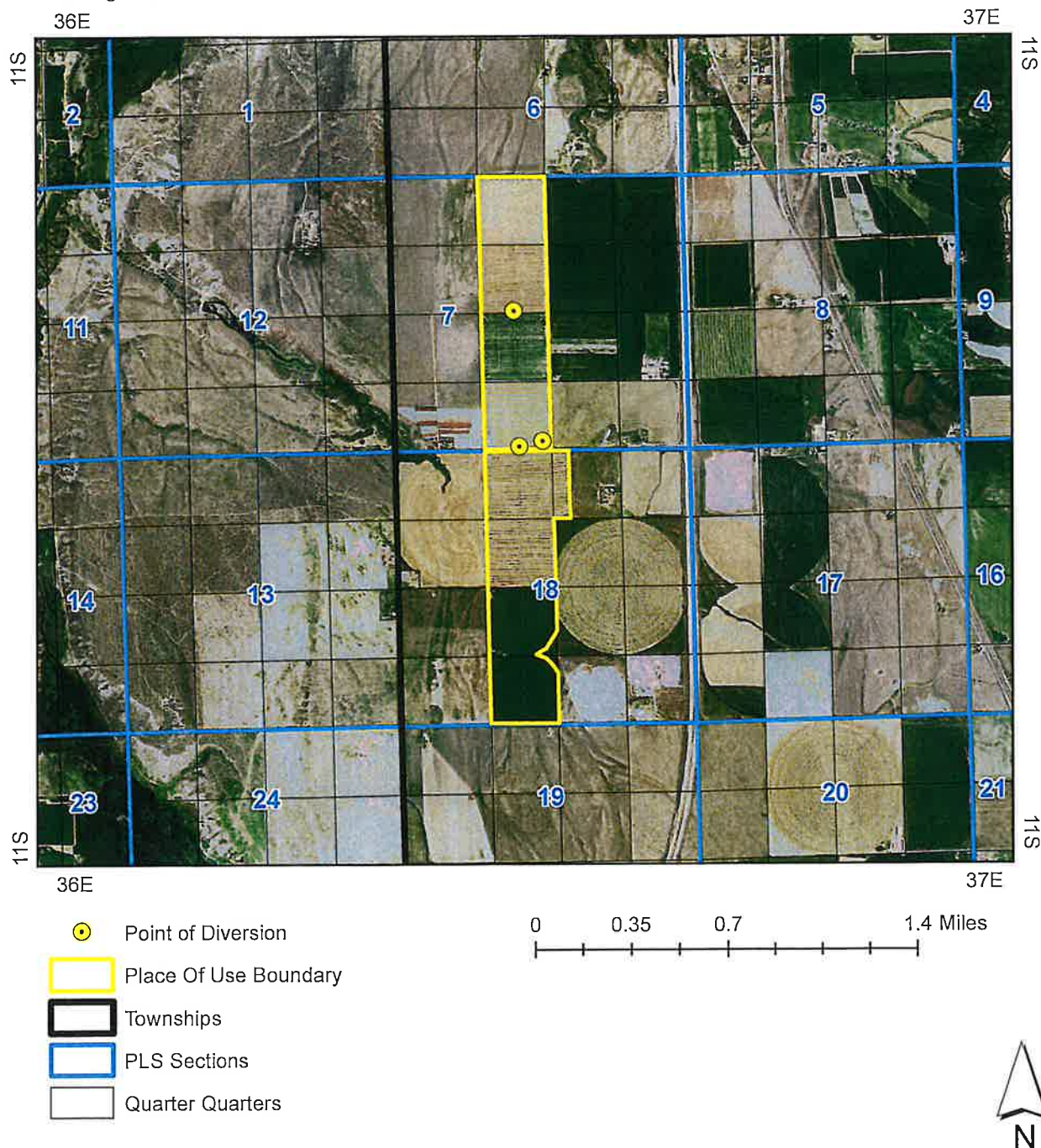


State of Idaho  
Department of Water Resources

# Water Right 29-13812

## IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

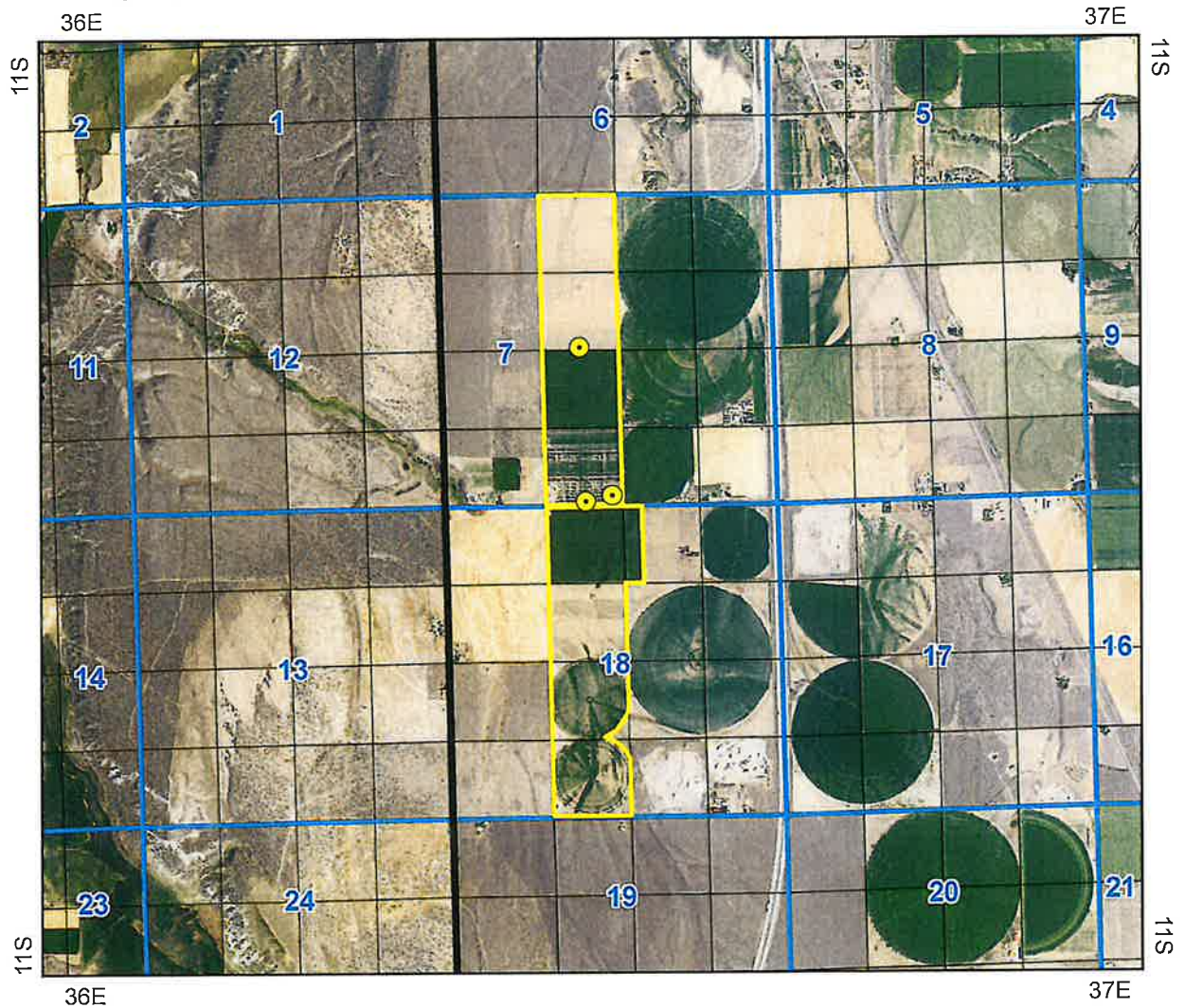


State of Idaho  
Department of Water Resources

**Water Right**  
**29-10077**

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.35 0.7 1.4 Miles





IDAHO DEPARTMENT OF  
**WATER RESOURCES**

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: [easterninfo@idwr.idaho.gov](mailto:easterninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Gary Spackman**

January 13, 2022

HANSEN FARMS LAND LLC  
680 N 302 E  
RUPERT ID 83350-8561

Re: Change in Ownership for Water Right No(s): 29-2366, 29-13812, 29-10077

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) 497-3787.

Sincerely,

Jonie Barg  
Technical Records Specialist 1

Enclosure(s)

cc: IDAHO AG CREDIT PCA  
WATER DISTRICT 29H

Governor Brad Little

Director Gary Spackman

December 8, 2021

HANSEN FARMS LAND LLC  
680 N 302 E  
RUPERT ID 83350

RE: Change in Ownership Water Right No. 29-2366, 29-13812, 29-10077

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership.

Our review of your notice indicates that additional information is required before we can process the change. The information required is indicated below:

\*\*\*\* **Additional Filing Fee:** The filing fee for a no split ownership change is \$25.00 per water right. The department acknowledges receiving \$25.00 with your application, however because there are 3 water rights listed the total fee will be \$75.00, therefore an additional \$50.00 is required.

Because the Department cannot process the ownership change without proper documentation/fees, we will hold any action on your notice pending receipt of the necessary information/fees. If we do not receive the necessary information/fees within 30 days we will return your notice and all attachments and your notice will not be processed.

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: [www.idwr.idaho.gov](http://www.idwr.idaho.gov).

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Barg  
Technical Records Specialist

SCANNED

DEC 08 2021