

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
JUN 17 2021
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 a 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 #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
47-8087	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-14859	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Jack C. McCall
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): BlackJac Ranch LLC an Idaho limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 3750 North 2700 East Twin Falls ID 83301
Mailing address City State ZIP
- 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: June 3, 2021
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
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 # 47-8087

8. Signature: [Signature] member 6/3/2021
Signature of new owner/claimant Title, if applicable Date

Signature: [Signature] Member 6/3/2021
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by SG Date 6/17/21 Receipt No. 5038637 Receipt Amt. 1450.00
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 [Signature] Date 9-27-2021

2

TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - TWIN FALLS
03:24:20 PM 06-03-2021
2021013619
NO. PAGES 3 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: AR
Electronically Recorded by Simplifile



Order Number: 21412162

Warranty Deed

For Value Received,

Patrick Lynn McCall, a single man and Jaclyn E. Black, a married woman contracting with her sole and separate property, the Grantor, does hereby grant, bargain sell and convey unto, BlackJac Ranch LLC, an Idaho limited liability company, whose current address is 3750 North 2700 East, Twin Falls, ID 83301, the Grantee, the following described premises, in Twin Falls County, Idaho, To Wit:

See Exhibit A, attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its successors and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of this page intentionally left blank.

Dated: June 3, 2021

Pat McCall

Patrick Lynn McCall

J. Black
Jaclyn E. Black

Twin Falls

State of Idaho, County of *Teton*, ss.

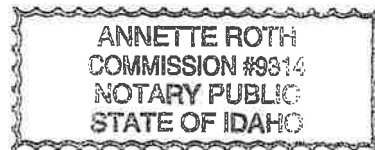
On this 3rd day of June in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Patrick Lynn McCall, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Annette Roth

Notary Public

Residing In: *Rupert, ID*

My Commission Expires: *8.4.2023*
(seal)



State of Idaho, County of *Twin Falls*, ss.

On this 3rd day of June in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Jaclyn E. Black, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

Annette Roth

Notary Public

Residing In: *Rupert, ID*

My Commission Expires: *8.4.2023*
(seal)

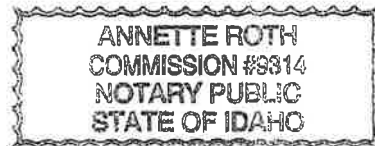


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

TOWNSHIP 10 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO

Section 19: Part of the W $\frac{1}{2}$, more particularly described as follows:

Commencing at the North $\frac{1}{4}$ corner of Section 19 (Which lies South 89°26'13" West a distance of 1869.49 feet from the Northwest Corner) at the TRUE POINT OF BEGINNING;
Thence along the North-South quarter section line South 00°17'37" East for a distance of 3488.77 feet;
Thence North 62°06'31" West for a distance of 742.40 feet;
Thence South 39°23'29" West for a distance of 429.00 feet;
Thence South 81°12'29" West for a distance of 400.00 feet to the West line of the E $\frac{1}{2}$ W $\frac{1}{2}$ of Section 19;
Thence North along the West line of the E $\frac{1}{2}$ W $\frac{1}{2}$ of Section 19, North 00°19'31" West for a distance of 59.42 feet;
Thence along the Northern boundary of D Bar J Subdivision, North 88°22'53" West for a distance of 127.58 feet;
Thence North 00°10'23" West for a distance of 1310.77 feet;
Thence North 89°49'23" West for a distance of 425.06 feet to the West boundary of Section 19;
Thence along the West boundary of Section 19, North 00°10'45" West for a distance of 47.00 feet;
Thence South 89°49'45" East for a distance of 425.00 feet;
Thence North 00°10'45" West for a distance of 484.08 feet;
Thence North 89°16'41" East for a distance of 122.73 feet to the West line of the E $\frac{1}{2}$ W $\frac{1}{2}$ of Section 19;
Thence North along the West line of the E $\frac{1}{2}$ W $\frac{1}{2}$ of Section 19, North 00°19'31" West for a distance of 1614.65 feet to the North boundary of Section 19;
Thence along the North boundary of Section 19, North 89°26'13" East for a distance of 780.48 feet;
Thence South 00°08'13" West for a distance of 236.72 feet;
Thence North 55°53'00" East for a distance of 428.25 feet to the North boundary of Section 19;
Thence along the North boundary of Section 19, North 89°26'13" East for a distance of 191.40 feet to the TRUE POINT OF BEGINNING.

RECORDING REQUESTED BY)
AND WHEN RECORDED RETURN TO:)
James McCall)
Personal Representative for)
the Estate of Jack Caviness McCall)
368 Sherman St.)
Boise, ID 83702)

TWIN FALLS COUNTY
RECORDED FOR:
MCFINNEY AGRI-FINANCE, LLC
09:46:07 AM 12-18-2018
2018020278
NO. PAGES 5 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: SW
Electronically Recorded by Simplifile

PERSONAL REPRESENTATIVE'S DEED

THIS DEED, made by James K. McCall and Jaclyn Elizabeth McCall, as personal representatives of the estate of Jack Caviness McCall, deceased, also known as Jack C. McCall, also known as Jack McCall, Grantor, to Jaclyn Elizabeth McCall, whose current address is 1814 N 30th Street, Boise, ID 83703, Grantee, and Patrick Lynn McCall, Grantee, whose current address is 3750 N 2700 E, Twin Falls, Idaho 83301.

WHEREAS, Grantor is the qualified personal representative of said estate, filed as Case No. CV42-18-1958, in Twin Falls County, Idaho;

THEREFORE, for valuable consideration received, Grantor quitclaims, transfers, and conveys to each Grantee as tenants in common a 50% interest in the following described real property in Twin Falls County, Idaho:

TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 19: E $\frac{1}{2}$ NW $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$, SAVE AND EXCEPT the following described tracts:

TRACT NO. 1:

Beginning at the quarter corner between Section 19 and 30, Township 10 South, Range 17 East of the Boise Meridian;

Thence West along the Section line to the Southwest corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 19, a distance of 1321.2 feet;

Thence North on the West line of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 19 for 1890.7 feet;

Thence North 81°32' East 400 feet;
Thence North 39°43' East 429 feet;
Thence South 61°47' West 740 feet;
Thence South 1896.1 feet to the True Point of Beginning.

TRACT NO. 2:

Commencing at the North ¼ corner of Section 19; Thence North 89°15' West along the Northerly boundary of Section 19 for 191.40 feet to the True Point of Beginning;
Thence North 89°15' West 304.0 feet;
Thence South 1°12' West 203.28 feet to the center of a natural drainage coulee;
Thence North 57°12' East 368.45 feet along the centerline of said drainage coulee to the Point of Beginning.

TRACT NO. 3:

Commencing at the North ¼ corner of Section 19; Thence North 89°15' West along the Northerly boundary of Section 19 for 495.40 feet to the True Point of Beginning;
Thence South 1°27' West 203.28 feet to the center of a natural drainage coulee;
Thence South 57°11'50" West 60.49 feet along the centerline of said coulee;
Thence North 1°27' West 236.72 feet;
Thence South 89°15' East 50 feet along the North line of Section 19 to the True Point of Beginning.

Section 19: Lots 2 and 3, **SAVE AND EXCEPT** the following described tracts:

TRACT NO. 1:

Beginning at a point that is South 1340.6 feet along the west section line from the section corner common to Section 18 and 19, Township 10 South, Range 17 East of the Boise Meridian and Section 13, Township 10 South, Range 16 East of the Boise Meridian;
Thence South 272.5 feet;
Thence North 89°39' East 180.5 feet;
Thence North 01°10'30" East 272.5 feet;
Thence South 89°26' West to the True Point of Beginning.

TRACT NO. 2:

Beginning at a point that is South 1613.1 feet along the West section line from the Section corner common to Sections 18 and 19, Township 10 South, Range 17 East of the Boise Meridian and Section 13, Township 10 South, Range 16 East of the Boise Meridian; Thence North 89°39' East 180.5 feet to the Point of Beginning;
Thence North 89°39' East 366.5 feet more or less to the intersection with the west side of a farm road;
Thence Northerly along said west boundary a distance of 272.5 feet;
Thence South 89°39' West 366.5 feet more or less;
Thence South 0°10'30" West 272.5 feet to the True Point of Beginning.

TRACT NO. 3:

Commencing at the Southwest corner of Section 19; Thence Northerly along the westerly

boundary of Section 19 for 1979.6 feet to the intersection with the centerline of a ditch running East and West, said intersection being the True Point of Beginning;
Thence Easterly along said ditch centerline to the intersection with the Easterly boundary of Lot 3;
Thence Southerly along said Easterly boundary to the Southeast corner of Lot 3;
Thence Westerly along the Southerly boundary of Lot 3 to the Southwest corner of said Lot 3;
Thence Northerly along the Westerly boundary of said Lot 3 to the True Point of Beginning.

EXCEPT The North 5 feet thereof.

TRACT NO. 4

Commencing at the Southwest corner of said Section 19; Thence North along the West boundary of Section 19 for a distance of 1978.00 feet to the Northwest corner of the D Bar J Subdivision and being the True Point of Beginning;
Thence North along the West boundary of Section 19 for a distance of 755.59 feet to the West ¼ corner of Section 19;
Thence North 0°11'30" West along the West boundary of Section 19 for a distance of 544.14 feet;
Thence South 89°50'30" West for a distance of 425.00 feet;
Thence South 0°11'30" East for a distance of 1310.77 feet;
Thence North 89°24'00" West for a distance of 427.73 feet to the True Point of Beginning.

TRACT NO. 5:

Commencing at the West ¼ corner of said Section 19; Thence North 00°11'30" West along the West boundary of the NW¼ of Section 19 for a distance of 591.44 feet to the True Point of Beginning;
Thence continuing North 00°11'30" West along the West boundary of the NW¼ of Section 19 for a distance of 477.59 feet;
Thence North 89°17'00" East for a distance of 425.01 feet;
Thence South 00°11'30" East parallel with the West boundary of the NW¼ of Section 19 for a distance of 484.08 feet;
Thence North 89°50'30" West for a distance of 425.00 feet to the True Point of Beginning.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

EXECUTED this 14th day of December, 2018.

James K. McCall

Personal Representative of the
estate of Jack Caviness McCall,
deceased.

STATE OF IDAHO)

: ss

COUNTY OF ADA)

On this 14th day of December, 2018, before me, the undersigned, a notary public in and for said state, personally appeared, James K. McCall, known or identified to me to be the person whose name is subscribed to the within instrument, as Personal Representative of the Estate of Jack Caviness McCall, deceased, and acknowledged to me that (s)he executed the same as such Personal Representative.

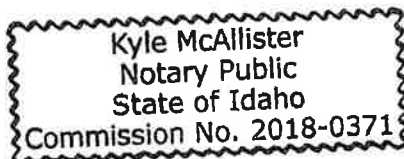
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Kyle McAllister

NOTARY PUBLIC

Residing at: 200 N. 4th St. Boise ID 83702

My Commission Expires: 02/27/2024



EXECUTED this 14th day of December, 2018.



Personal Representative of the
estate of Jack Caviness McCall,
deceased.

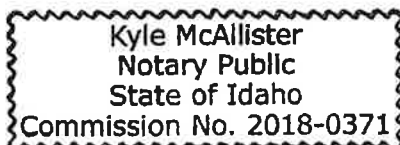
STATE OF IDAHO)

: ss

COUNTY OF ADA)

On this 14th day of December, 2018, before me, the undersigned, a notary public in and for said state, personally appeared, Jaclyn Elizabeth McCall, known or identified to me to be the person whose name is subscribed to the within instrument, as Personal Representative of the Estate of Jack Caviness McCall, deceased, and acknowledged to me that (s)he executed the same as such Personal Representative.

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





NOTARY PUBLIC
Residing at: 200 N. 4th St. Boise ID 83702
My Commission Expires: 02/27/2024



0004387479

**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 #: 0004387479

Date Filed: 8/17/2021 7:14:21 PM

B0636-8973 08/17/2021 7:14 PM Received by ID Secretary of State Lawrence Denney

Entity Name and Mailing Address:

Entity Name: BlackJac Ranch LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0003979373
Address: JACLYN BLACK
3750 N 2700 E
TWIN FALLS, ID 83301-0167

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:

The registered agent on record is:

Registered Agent: JACLYN E MCCALL
Registered Agent
Physical Address
3750 N 2700 E
JACLYN MCCALL
TWIN FALLS, ID 83301
Mailing Address
3750 N 2700 E
JACLYN MCCALL
TWIN FALLS, ID 83301-0167

The name and street address of the new registered agent and office in Idaho is:

Registered Agent: Registered Agent
Jaclyn Black
Physical Address:
JACLYN BLACK
3750 N 2700 E
TWIN FALLS, ID 83301
Mailing Address:
JACLYN BLACK
3750 N 2700 E
TWIN FALLS, ID 83301-0167

☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.

Limited Liability Company Managers and Members

Name	Title	Business Address
☒ Jaclyn E Black	Manager	JACLYN BLACK 3750 N 2700 E TWIN FALLS, ID 83301
☒ Clint Black	Member	CLINT BLACK 3750 N 2700 E TWIN FALLS, ID 83301

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

Job Title: Manager



Jaclyn Black

Sign Here

08/17/2021

Date



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

September 28, 2021

BLACKJAC RANCH LLC
3750 N 2700 E
TWIN FALLS ID 83301-0167

Re: Change in Ownership & Notice of Security Interest for Water Right No(s): 47-8087 & 47-14859

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department also acknowledges receipt of correspondence adding security interest of the above referenced water right(s) to Shawpatin AgCap LLC. 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

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: Shawpatin AgCap LLC
TitleOne, Burley (File #21412162)



211 West 13th Street
Burley, ID 83318
Ph. (208) 881-0087
Fx. (866) 582-7546
www.titleonecorp.com

Idaho Department of Water Resources
650 Addison Avenue West
Suite 500
Twin Falls, ID 83301

RECEIVED
JUN 17 2021
DEPT OF WATER RESOURCES
SOUTHERN REGION

Date: June 11, 2021

Escrow No. 21412162

Greetings,

Enclosed please find the following:

- TitleOne Check No. 35542 in the amount of \$50.00
- TitleOne Check No. 35545 in the amount of \$50.00
- Original executed Notice of Change in Water Right Ownership
- Copy of original executed Warranty Deed recorded on 06/03/21 as Instrument No. 2021013619, records of Twin Falls Co., ID

Please make the necessary changes to your records to reflect new owner and send a receipted copy to TitleOne 211 W. 13th St., Burley, ID 83318 Attn: Ashley Martinkus.

Please feel free to contact us at the number above should you have any questions.

Best Regards,

TITLEONE

Ashley Martinkus
Ag Escrow Assistant

AR/am
Enc.
FedEx