

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED DE
AUG 19 2021
WATER RESOURCES
WESTERN 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 #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-20773	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-20775	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Charles and Shirley Ramsower Living Trust; Charles and Shirley Ramsower
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Jackson Hop LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- | | | | |
|---------------------------|----------------------------|-----------|--------------|
| <u>1201 S Kimball Ave</u> | <u>Caldwell</u> | <u>ID</u> | <u>83605</u> |
| Mailing address | City | State | ZIP |
| <u>208-459-0021</u> | <u>idahohops@gmail.com</u> | | |
| 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: November 14, 2019
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.

8. Signature: JERRY JACKSON MANAGER 8-11-21
 Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only:

Received by CS Date 08/19/2021 Receipt No. W049714 Receipt Amt. \$50⁰⁰

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 _____ Date _____



PioneerTitleCo.
GOING BEYOND

610 S. Kimball Avenue
Caldwell, ID 83605

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

2019-056295

RECORDED

11/20/2019 08:46 AM

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=3 MBROWN

\$15.00

TYPE: DEED

PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 699685 VH/DM

WARRANTY DEED

For Value Received Cheryl Diane Gallatin, Successor Trustee of the Charles and Shirley Ramsower Living Trust

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Jackson Hop, LLC, an Idaho Limited Liability Company

hereinafter referred to as Grantee, whose current address is 1201 S. Kimball Ave Caldwell, ID 83605

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), 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: November 12, 2019

Charles and Shirley Ramsower Living Trust

By: X Cheryl Diane Gallatin, Successor Trustee
Cheryl Diane Gallatin, Successor Trustee

CDM

State of Washington, County of Chelan

This record was acknowledged before me on November 14, 2019 by Cheryl Diane Gallatin, as Successor Trustee of Charles and Shirley Ramsower Living Trust.


Signature of notary public

Commission Expires: 6-25-2020

THERESA L TERRY
Notary Public
State of Washington
My Appointment Expires Jun 25, 2020

Handwritten initials

EXHIBIT A

Parcel 1:

The North 660 Feet of the West 330 feet of the Northeast Quarter of the Northwest Quarter of Section 12, Township 4 North, Range 6 West of the Boise Meridian, Canyon County, Idaho.

Parcel 2:

The Northeast Quarter of the Northwest Quarter of Section 12, Township 4 North, Range 6 West of the Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM:

The North 660 Feet of the West 330 feet of the Northeast Quarter of the Northwest Quarter of Section 12, Township 4 North, Range 6 West of the Boise Meridian, Canyon County, Idaho.

MDA

IDAHO DEPARTMENT OF WATER RESOURCES

WATER RIGHT REPORT

8/3/2021

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 63-20773

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	CHARLES & SHIRLEY RAMSOWER LIVING TRUST C/O SHIRLEY ODOM RAMSOWER TRUSTEE 30733 HOWE RD PARMA, ID 83660 2084827765
Directors Report Owner	CHARLES E RAMSOWER
Directors Report Owner	SHIRLEY RAMSOWER 30733 HOWE RD PARMA, ID 83660 2084827765

Priority Date: 04/15/1960

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
ARENA LAKE DRAIN	SNAKE RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	03/01	11/15	0.72 CFS	162 AFA
Total Diversion			0.72 CFS	162 AFA

Location of Point(s) of Diversion:

ARENA LAKE DRAIN | NWNENW | Sec. 12 | Township 04N | Range 06W | CANYON County

Place(s) of use:

Place of Use Legal Description: IRRIGATION CANYON County

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>
04N	06W	12		NENW	36									

Total Acres: 36

Conditions of Approval:

- | | | |
|----|-----|---|
| 1. | 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. |
| 2. | G21 | The source of this water right is waste water. The wasting of water may be discontinued at any time. |
| 3. | W59 | Use of this right is combined with water from Wilder Irrigation District. |
| 4. | | This right, when combined with all other rights, shall not exceed 0.02 cfs per acre at the field headgate. |

Dates:

Licensed Date:

Decreed Date: 01/30/2009

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector: AND

Water District Number: NWD

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Combined Acres Limit: 36

Combined Volume Limit: 162

Combined Rate Limit: 0.72

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

State of Idaho
Department of Water Resources

Water Right
63-20773

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.

06W

04N



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

0 0.045 0.09 0.18 Miles



IDAHO DEPARTMENT OF WATER RESOURCES

WATER RIGHT REPORT

8/3/2021

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 63-20775

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	CHARLES E RAMSOWER
Current Owner	SHIRLEY RAMSOWER
	RT 3
	30733 HOWE RD
	PARMA, ID 83660
	2084827765

Priority Date: 04/15/1960

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
STOCKWATER	1/01	12/31	0.02 CFS	
DOMESTIC	1/01	12/31	0.04 CFS	
Total Diversion			0.06 CFS	

Location of Point(s) of Diversion:

GROUND WATER|NWNENW|Sec. 12|Township 04N|Range 06W|CANYON County

Place(s) of use:

Place of Use Legal Description: STOCKWATER CANYON County

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>
04N	06W	12		NENW										

Place of Use Legal Description: DOMESTIC CANYON County

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>

04N | 06W | 12 | | NENW | | | | | | | | |

Conditions of Approval:

1. 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.
2. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
3. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
4. STOCKWATER, 40 RANGE CATTLE PARCEL NO. 9T 4N6W12R71956

Dates:

Licensed Date:

Decreed Date: 03/24/2000

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector: AND

Water District Number: NWD

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False



SPF WATER
ENGINEERING

August 17, 2021

Laura McSherry
IDWR Western Region Office
2735 Airport Way
Boise, ID 83705

RECEIVED
AUG 19 2021
WATER RESOURCES
WESTERN REGION

Subject: *Water Right Ownership Change Notice*

Dear Laura,

As we discussed, enclosed on behalf of Jackson Hop LLC a *Notice of Change in Water Right Ownership* for water rights 63-20773 and 63-20775. Check No. 4834 is enclosed for the \$50 filing fee.

Please let me know if there are any questions. Thanks Laura.

Sincerely,

Lori Graves
Water Rights Specialist

Cc: Jackson Hop LLC

Enclosures

SPF file number: 1676.0010



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 W AIRPORT WAY • BOISE, ID 83705-5082

Phone: (208)334-2190 • Fax: (208)334-2348 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

September 01, 2021

JACKSON HOP LLC
1201 S KIMBALL AVE
CALDWELL ID 83605-4626

Re: Change in Ownership for Water Right No(s): 63-20773 and 63-20775

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) 605-4632.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Aaron Olson'.

Aaron Olson
Water Resource Agent

Enclosure(s): Maps, Proof Reports

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/1/2021

Water Right 63-20773

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	JACKSON HOP LLC 1201 S KIMBALL AVE CALDWELL, ID 83605-4626 (208) 459-0021
Directors Report Owner	CHARLES E RAMSOWER 30733 HOWE RD PARMA, ID 83660 (208) 482-7765
Directors Report Owner	SHIRLEY RAMSOWER 30733 HOWE RD PARMA, ID 83660 (208) 482-7765
Previous Owner	CHARLES & SHIRLEY RAMSOWER LIVING TRUST C/O SHIRLEY ODOM RAMSOWER TRUSTEE 30733 HOWE RD PARMA, ID 83660 (208) 482-7765

Priority Date: 4/15/1960

Basis: Decreed

Status: Active

Source
ARENA LAKE DRAIN

Tributary
SNAKE RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	03/01	11/15	0.720 CFS	162.0 AF
	<u>Total Diversion</u>		0.720 CFS	162.0 AF

Source and Point(s) of Diversion

ARENA LAKE DRAIN NWNENW Sec. 12, Twp 04N, Rge 06W, CANYON County

Place Of Use

IRRIGATION within CANYON County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
04N	06W	12					36.0												36.0

POU Total Acres: 36.0

Conditions of Approval:

1. 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

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/1/2021

- 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.
2. G21 The source of this water right is waste water. The wasting of water may be discontinued at any time.
 3. W59 Use of this right is combined with water from Wilder Irrigation District.
 4. This right, when combined with all other rights, shall not exceed 0.02 cfs per acre at the field headgate.

Comments:

1. kbrown 2/16/2006 Licensed Water Right No. 63-9436
Licensed Right #63-9436, which covers the same POD and 36.0 acre POU with a 1980 priority date, will be disallowed in order to retain the earlier priority date associated with this claim, #63-20773. Therefore, 63-20773 will be recommended with a 1960 priority date.

Dates and Other Information

Decreed Date: 1/30/2009
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: NWD
Mitigation Plan: False

Combined Use Limits

<u>Rate</u>	<u>Volume</u>	<u>Acres</u>
0.720	162.0	36.0
63-9436 ,63-20773		

SubCase:

SubCaseNumber: 63-20773
Class: 1
SF5 Filed Date:
Special Master Recom Signed Date:
Attorney Assigned:
Adjudication Agent:
Basis of Claim: Beneficial Use
Date Filed: 6/18/2007
Objection Status: Active

Water Supply Bank:

N/A

State of Idaho
Department of Water Resources

Water Right

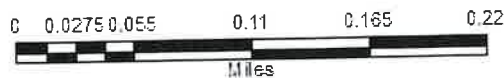
63-20773

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.



Date created: 7/1/2007



Legend

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



State of Idaho
Department of Water Resources

Water Right

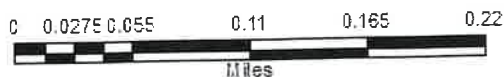
63-20773

IRRIGATION

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Date created: 9/1/2021



Legend

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



IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/1/2021

Water Right 63-20775

Owner Type **Name and Address**
Current Owner JACKSON HOP LLC
1201 S KIMBALL AVE
CALDWELL, ID 83605-4626
(208) 459-0021

Previous Owner SHIRLEY RAMSOWER
RT 3
30733 HOWE RD
PARMA, ID 83660
(208) 482-7765

Previous Owner CHARLES E RAMSOWER
RT 3
30733 HOWE RD
PARMA, ID 83660
(208) 482-7765

Priority Date: 4/15/1960

Basis: Decreed

Status: Active

Source
GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
STOCKWATER	1/01	12/31	0.020 CFS	
DOMESTIC	1/01	12/31	0.040 CFS	
<u>Total Diversion</u>			0.060 CFS	

Source and Point(s) of Diversion

GROUND WATER NWNENW Sec. 12, Twp 04N, Rge 06W, CANYON County

Place Of Use

DOMESTIC within CANYON County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
04N	06W	12					X												

STOCKWATER within CANYON County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
04N	06W	12					X												

Conditions of Approval:

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/1/2021

1. 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.
2. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
3. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
4. STOCKWATER, 40 RANGE CATTLE PARCEL NO. 9T 4N6W12R71956

Comments:

Dates and Other Information

Decreed Date: 3/24/2000
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: NWD
Mitigation Plan: False

Combined Use Limits

N/A

SubCase:

N/A

Water Supply Bank:

N/A

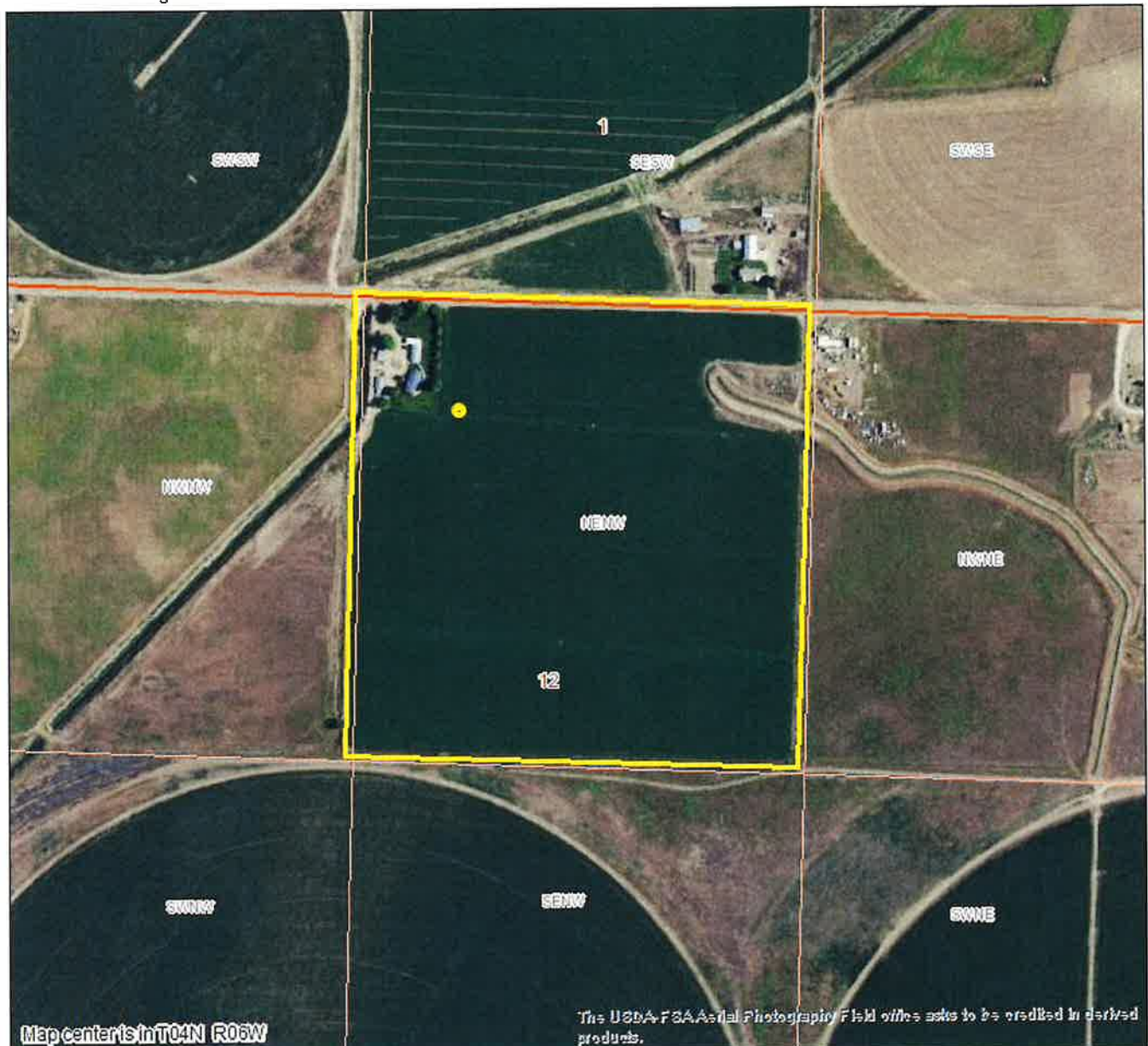
State of Idaho
Department of Water Resources

Water Right

63-20775

DOMESTIC

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Date created: 9/1/2021



Legend

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



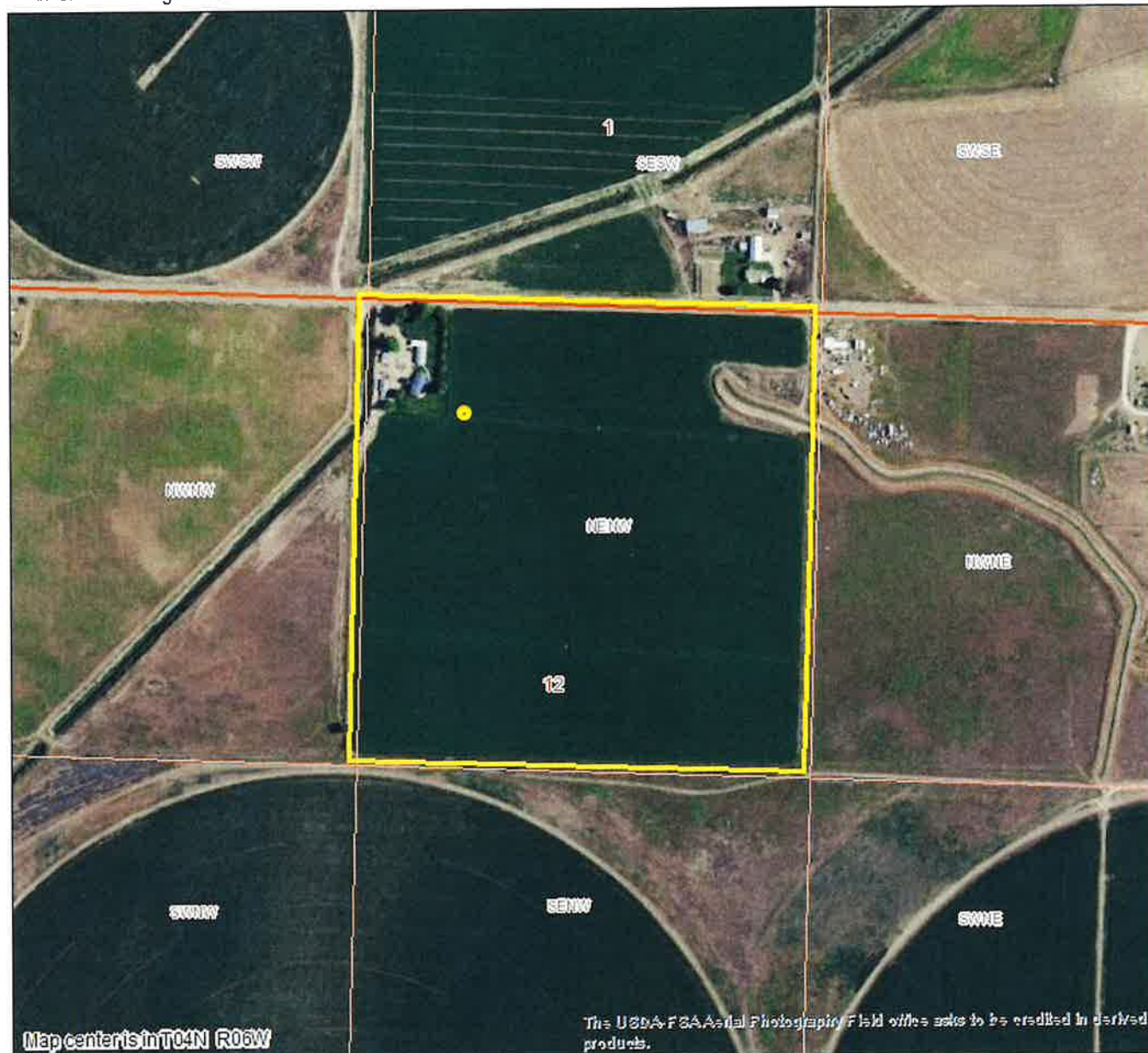
State of Idaho
Department of Water Resources

Water Right

63-20775

STOCKWATER

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.



Date created: 9/1/2021



Legend

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

