

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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 #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
29-2454	Yes ☐	Yes ☐		Yes ☐	Yes ☐
29-7026	Yes ☐	Yes ☐		Yes ☐	Yes ☐
29-12519	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Howard L Armstrong & Sons LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): KAP Properties, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 700 W Glover Rd Arimo ID 83214
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: 3/24/2020
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):
 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] MEMBER/MANAGER 4/24/20
Signature of new owner/claimant Title, if applicable Date

Signature: [Signature] MEMBER 4/14/20
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by CAD

Date 5/4/2020

Receipt No. E045863

Receipt Amt. \$ 75.00

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 _____

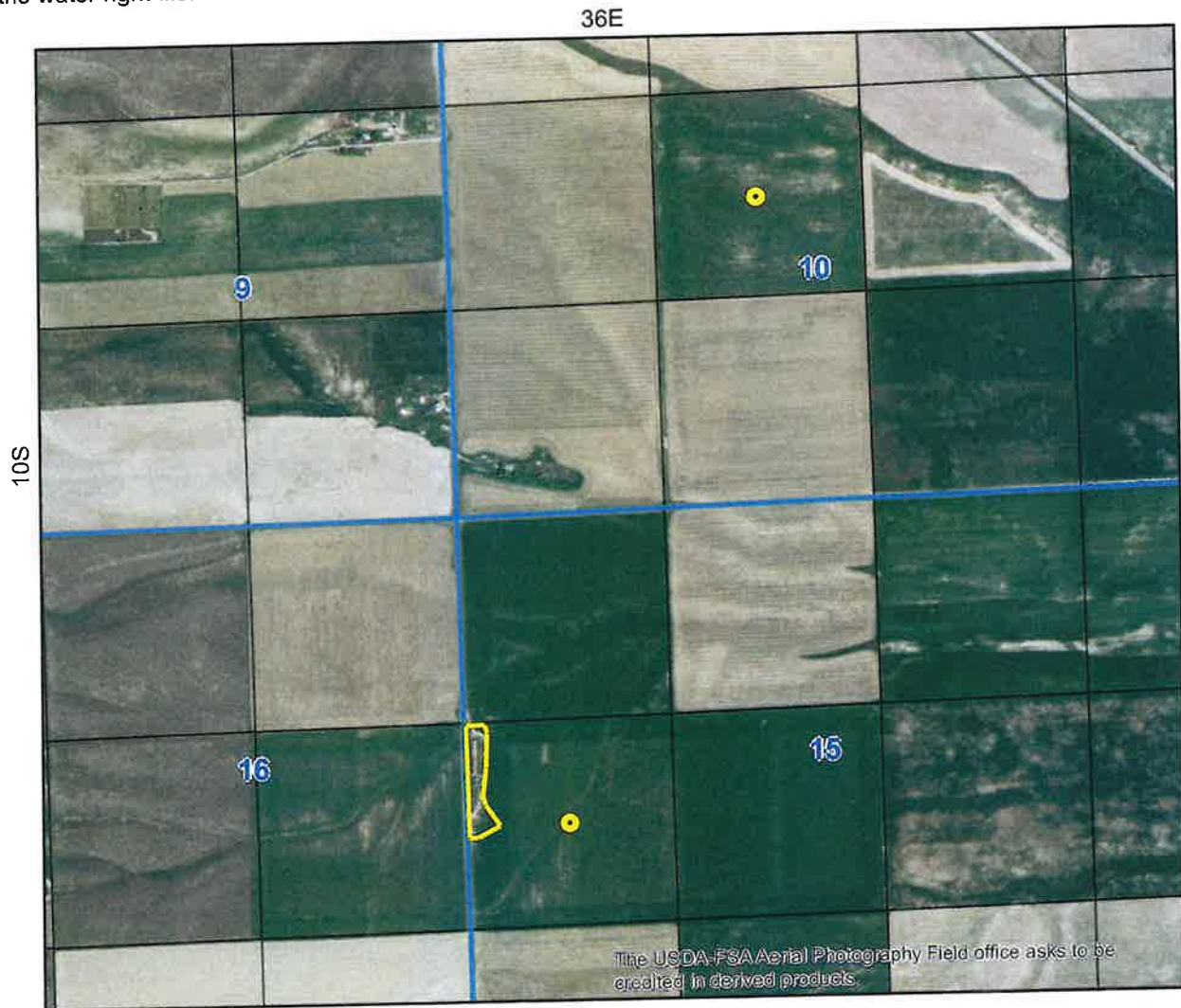
Date _____

State of Idaho
Department of Water Resources

Water Right 29-2454

DOMESTIC

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 0.125 0.25 0.5 Miles

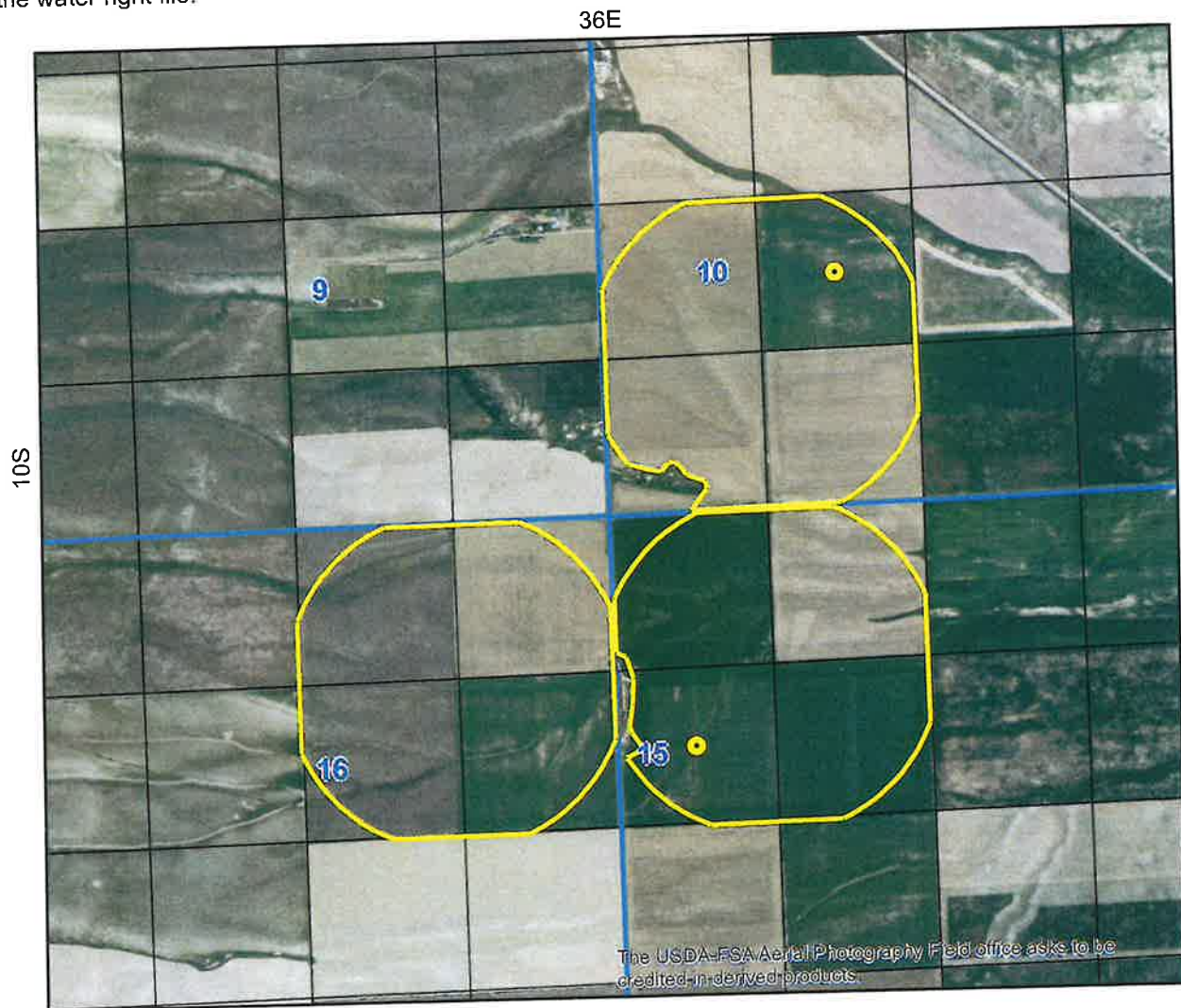


State of Idaho
Department of Water Resources

Water Right 29-2454

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 0.175 0.35 0.7 Miles

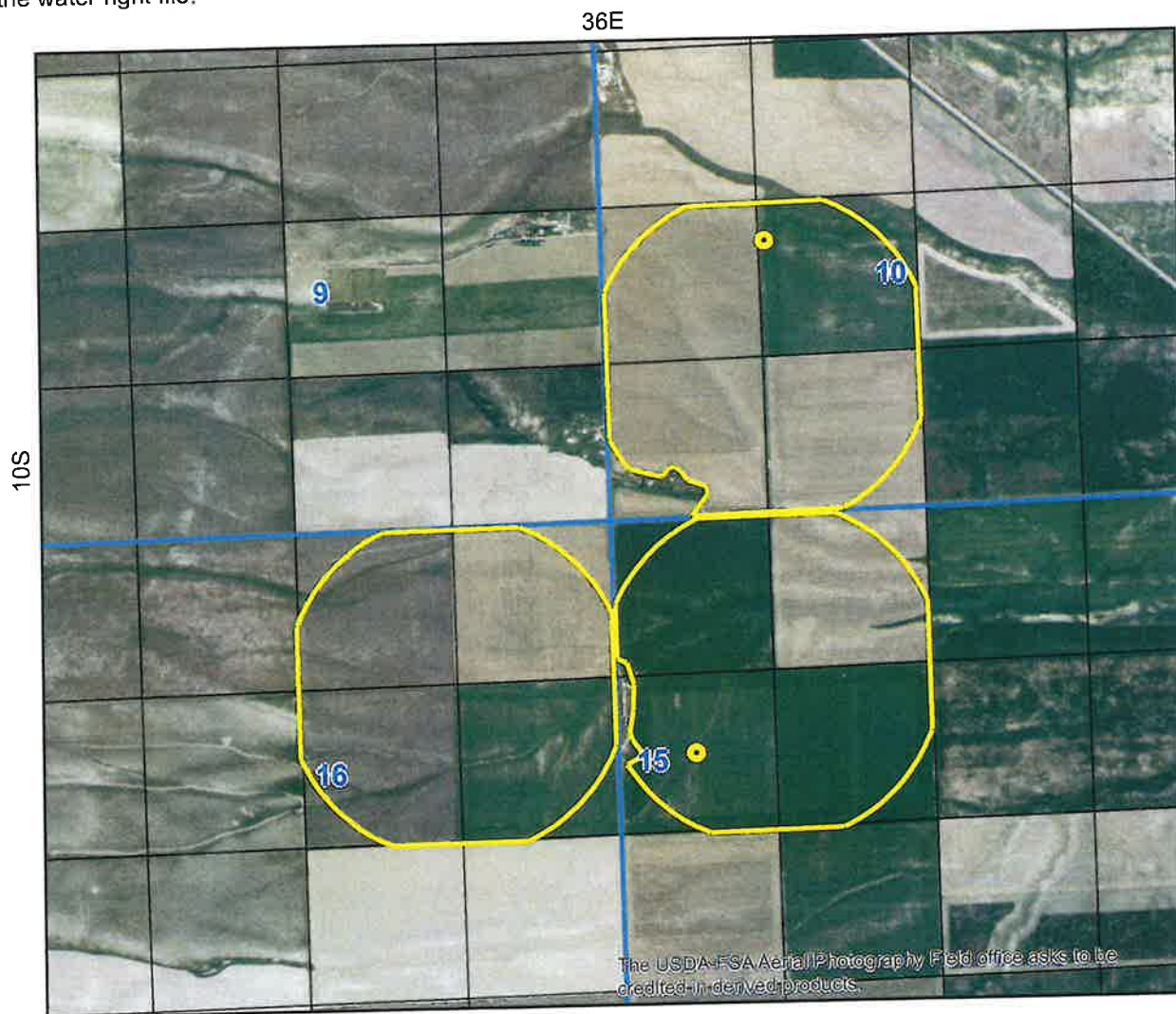


State of Idaho
Department of Water Resources

Water Right 29-7026

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 0.175 0.35 0.7 Miles

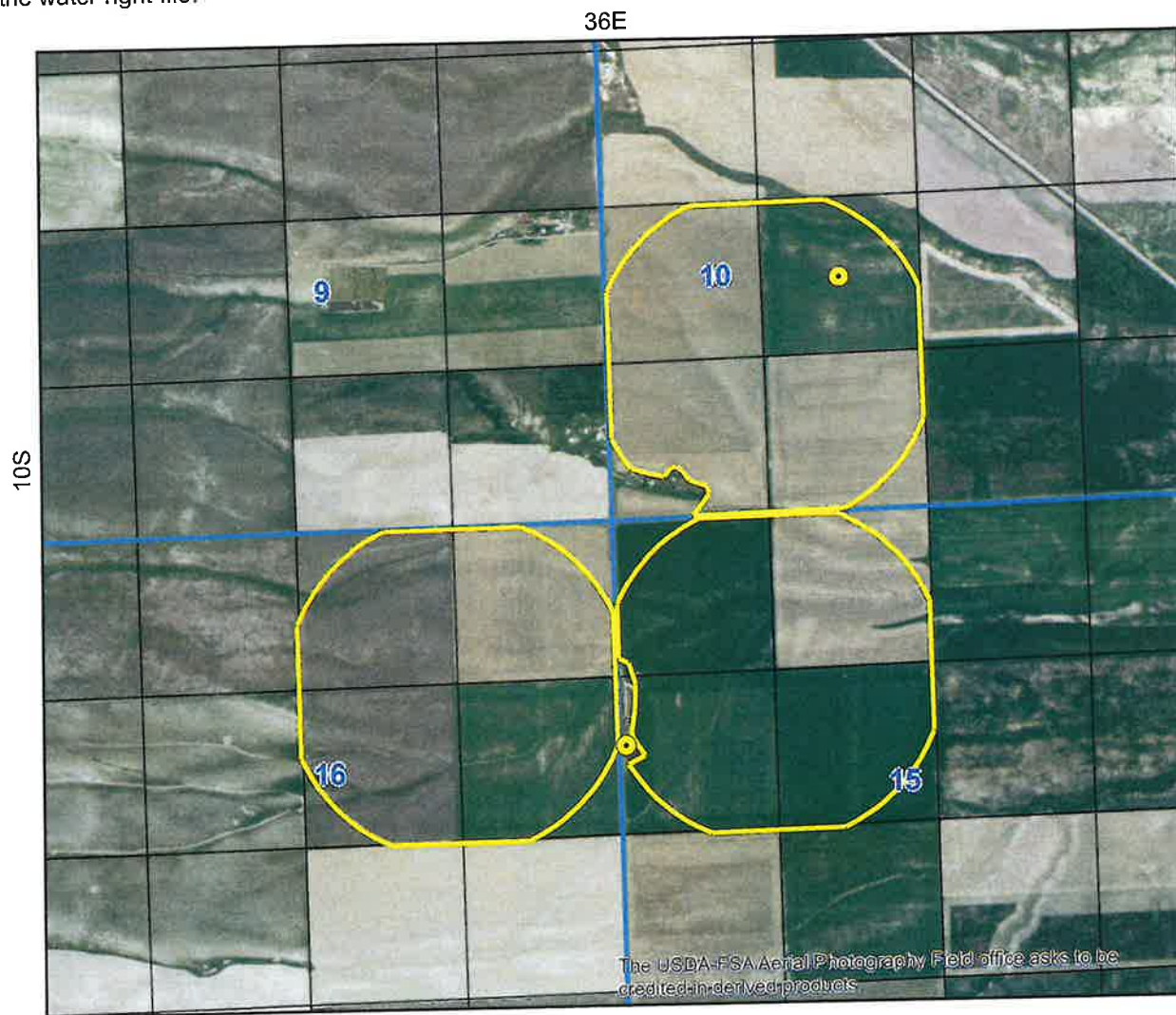


State of Idaho
Department of Water Resources

Water Right 29-12519

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 0.175 0.35 0.7 Miles





135 N. Arthur Ave.
Pocatello, ID 83204

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

File No. 696077 SK/LW

WARRANTY DEED

For Value Received

Howard L Armstrong & Sons, Inc. an Idaho Corporation

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

#498 Pioneer Exchange Accommodation Titleholder, LLC

hereinafter referred to as Grantee, whose current address is

c/o KAP Properties, LLC - 700 West Glover Road, Arimo, ID 83214

The following described premises, to-wit:

PARCEL 1:

THE SW 1/4 OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

PARCEL 2:

THE NW 1/4 OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

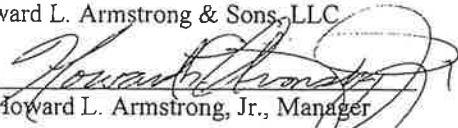
PARCEL 3:

THE SW 1/4 NE 1/4 AND THE EAST 1/4 OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 10 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

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.

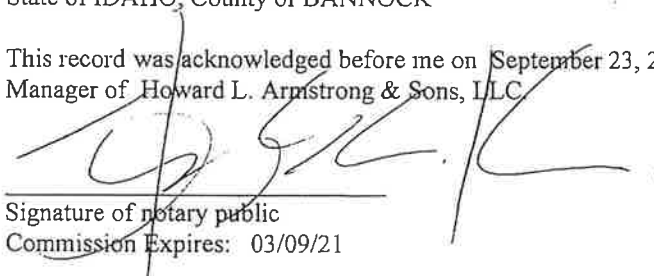
Dated: September 22, 2019

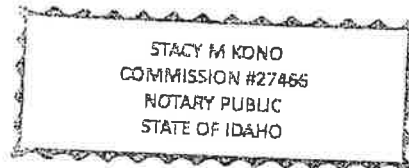
Howard L. Armstrong & Sons, LLC

By: 
Howard L. Armstrong, Jr., Manager

State of IDAHO, County of BANNOCK

This record was acknowledged before me on September 23, 2019 by Howard L. Armstrong, Jr., as
Manager of Howard L. Armstrong & Sons, LLC


Signature of notary public
Commission Expires: 03/09/21



Pioneer Title Pocatello

Recording Requested By and
When Recorded Return to:

22003624

2020 Mar 04 AM 08:23

Electronically Recorded by Simplifile

KAP PROPERTIES. LLC
700 W. Glover Rd
Arimo, ID 83214

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), made as of the 3RD day of February 3, 2020 is between #498 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER, LLC, an Idaho limited liability company ("Grantor"), and KAP PROPERTIES. LLC ("Grantee"), whose legal address is: 700 W. Glover Rd. Arimo, ID 83214

WITNESSETH, That Grantor, for and in consideration of One Dollar and No/100 (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all the real property, together with improvements, located in the County of Bannock, State of Idaho, more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of in and to the above bargained premises, with the hereditaments, easements, rights of way and appurtenances, and with all of Grantor's interest, if any, in and to any and all minerals, water, ditches, wells, reservoirs and drains, and all water, ditch, well, reservoir and drainage rights which are appurtenant to, located on, now or hereafter acquired under or above or used in connection with the property (collectively, the "Property").

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, and its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, Grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, as of 23rd day of September, 2019.

The Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof BY, THROUGH OR UNDER Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date set forth above.

#498 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER, LLC,
an Idaho limited liability company

By: Pioneer 1031 Company, Sole Member

By: *Allissa Edwards*
Its: Allissa Edwards, Accommodator and Assistant Secretary

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 3rd day of March, 2020 before me, the undersigned, a Notary Public in and for said State, personally appeared Allissa Edwards, known to me to be the Accommodator and Assistant Secretary of Pioneer 1031 Company, an Idaho corporation, which corporation is the Sole Member of #498 Pioneer Exchange Accommodation Titleholder, LLC, an Idaho limited liability company, and acknowledged to me that she/he executed the within and foregoing instrument for and on behalf of said corporation as Sole Member of said limited liability company and in said corporation's name as Sole Member of said limited liability company.

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

Jessica Keith
Notary Public for Idaho
Residing at BOISE, Idaho
My Commission Expires: 8/18/20

(NOTARIAL SEAL)



EXHIBIT A

PARCEL 1:

THE SW 1/4 OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 36 EAST, BOISE MERIDIAN,
BANNOCK COUNTY, IDAHO.

PARCEL 2:

THE NW 1/4 OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 36 EAST, BOISE MERIDIAN,
BANNOCK COUNTY, IDAHO.

PARCEL 3:

THE SW1/4 NE1/4 AND THE EAST 1/2 OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP
10 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

ALTA Commitment for Title Insurance



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 • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

September 9, 2021

KAP PROPERTIES LLC
700 W GLOVER RD
ARIMO ID 83214

RE: Change in Ownership Water Right No. 29-2454, 29-7026 and 29-12519

Dear Sir/Madam:

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

Our review indicated that additional information/fees is required in order to complete your application. On May 6, 2020 and August 24, 2020 (copy enclosed) the department contacted you for additional information/filing fees. As of the date of this letter, the department has not received the additional filing fees.

The Department is returning your application and attachments unprocessed (copies of the application will be kept on file for informational purposes only). A refund of \$75.00 has been requested and will be mailed under a separate cover from the Idaho State Controller's Office.

You may re-submit your request with the appropriate documents and fees.

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.

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

Sincerely,

Jonie Barg
Technical Records Specialist

Barg, Jonie

From: Barg, Jonie
Sent: Thursday, September 9, 2021 9:26 AM
To: IdwrPayable
Subject: Refund Request
Attachments: Receipt(2)

Good afternoon!!

I have a refund request as follows:

Receipt number: E045863
Amount: \$75.00
Payable to: KAP PROPERTIES
700 W GLOVER RD
ARIMO ID 83214

Reason: Department requested additional information (multiple requests) and fees for an ownership change. The information was not received and the application is being returned unprocessed. Therefore the applicant is entitled to a full refund.

Thank you so much for your time. Let me know if you have any questions.

Have a great day!!!



IDAHO DEPARTMENT OF
WATER RESOURCES

Jonie Barg | Technical Records Specialist

900 N Skyline Drive Ste. A, Idaho Falls, ID 83402

Phone number: (208) 525-7161

Fax number: (208) 525-7177

Email: jonie.barg@idwr.idaho.gov

Website: www.idwr.idaho.gov



State of Idaho

DEPARTMENT OF WATER RESOURCES

Eastern Region • 900 N SKYLINE DR STE A • IDAHO FALLS, ID 83402-1718
Phone: (208)525-7161 • Fax: (208)525-7177 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

August 24, 2020

**** 2nd Request

KAP PROPERTIES LLC
700 W GLOVER RD
ARIMO ID 83214

RE: Change in Ownership Water Right No. 29-2454, 29-7026 and 29-12519

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:

**** **Evidence of Water Right Ownership or Split Filing Fee:** According to the information received with your application, you did not purchase the entire place of use of the water right, particularly the property in in NWNE Section 16, Township 10 South Range 36 East. If you believe this is an error please supply evidence of ownership for the entire place of use of the water right or if a split is required please submit the additional filing fee. The fee for a split ownership change is \$100.00 per water right we have already received \$25.00 per water right, so the additional fee would be \$225.00 ($3 \times 100 = 300$ $300 - 75 = 225$)

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.

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

Sincerely,

Jonie Barg
Technical Records Specialist

SCANNED

AUG 24 2020



State of Idaho

DEPARTMENT OF WATER RESOURCES

Eastern Region • 900 N SKYLINE DR STE A • IDAHO FALLS, ID 83402-1718
Phone: (208)525-7161 • Fax: (208)525-7177 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

May 6, 2020

KAP Properties LLC
700 w Glover Rd
Arimo ID 83214

RE: Change in Ownership Water Right No. 29-2454, 29-7026 and 29-12519

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

Sincerely,

Jonie Barg
Technical Records Specialist

Enclosure(s)

SCANNED

MAY 03 2020