

RECEIVED

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

JUN 10 2021

## Notice of Change in Water Right Ownership

Department of Water Resources  
Eastern 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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 27-23C <i>OK</i>      | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 27-4149 <i>OK</i>     | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 27-29C <i>OK</i>      | 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: Dorothy Lyon and Everett L Lyon  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Horseshoe Bend Farm, LLC  
New owner(s) as listed on the conveyance document
- 604 E 925 N  
Mailing address  
208-709-6201  
Telephone
- Firth  
City  
agent785@gmail.com  
Email
- Name connector ☐ and ☐ or ☐ and/or  
ID 83236  
State ZIP
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. 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 # 27-23C

8. Signature: [Signature] Title, if applicable: Manager/Member Date: 25 May 2021  
 Signature: [Signature] Title, if applicable: Member Date: 25 May, 2021

## For IDWR Office Use Only:

Received by NB Date 6/10/2021 Receipt No. E047068 Receipt Amt. \$150 -  
 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 \_\_\_\_\_

\*legal description is kind of strange.

**RECORDING REQUESTED BY**  
First American Title Company

**AND WHEN RECORDED MAIL TO:**  
First American Title Company  
168 West Pacific Street/PO Box 868  
Blackfoot, ID 83221

**Instrument # 732677**  
BINGHAM COUNTY, IDAHO  
2021-05-25 04:47:04 PM No. of Pages: 3  
Recorded for: FIRST AMERICAN TITLE - BLACKFO  
PAMELA W. ECKHARDT Fee: \$15.00  
Ex-Officio Recorder Deputy JPulley  
Index To: WARRANTY DEED  
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

**WARRANTY DEED**

File No.: **901108-B (jcm)**

Date: **May 24, 2021**

For Value Received, **Agnes Gentillon, Personal Representative of the estate of Dorothy Emma Lyon, deceased, Case No CV-17-0670**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Horseshoe Bend Farm, LLC**, hereinafter called the Grantee, whose current address is **604 E 925 N, Firth, ID 83236**, the following described premises, situated in **Bingham County, Idaho**, to-wit:

**Parcel 1:**

**Township 2 South, Range 37 East, B.M., Bingham County, Idaho Section 16: Lots 2 and 3 lying North of the Blackfoot River; and All lands lying North of the Blackfoot River and South of Lots 2 and 3 which were acquired by accretion or reliction**

**Parcel 2:**

**Township 2 South, Range 37 East, B.M., Bingham County, Idaho Section 9: Commencing at a point 102 rods W. of the SE corner of said Section 9, and running thence W. along the South line of said Section 9, 146 rods; thence due N. 40 rods; thence due E. 88 rods to the center line of said Section 9; thence due N. along said center line 40 rods; thence due E. 58 rods; thence due S. 80 rods to the place of beginning, excepting therefrom: that portion lying within the S½SE¼**

**Also Excepting: Beginning at a point on the South line of Section 9 in Township 2 South Range 37 E.B.M., Bingham County, Idaho, that is 248 rods West of the SE corner of said Section 9, and running thence East, along said South line 125 feet; thence North 175 feet; thence West, parallel to said South line, 125 feet; thence South 175 feet to the point of beginning.**

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,

**RECORDING REQUESTED BY**  
First American Title Company

**AND WHEN RECORDED MAIL TO:**  
First American Title Company  
168 West Pacific Street/PO Box 868  
Blackfoot, ID 83221

**E-RECORDED** simplifile

ID: 737677  
County: Bingham  
Date: 5-25-2021 Time: 4:47pm

Space Above This Line for Recorder's Use Only

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Date: **05/24/2021**

Warranty Deed  
- continued

File No.: **901108-B (jcm)**

restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 05/24/2021

Warranty Deed  
- continued

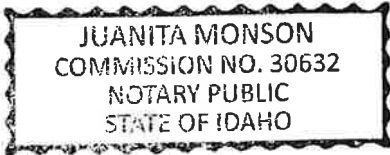
File No.: 901108-B (jcm)

Agnes Gentillon, Personal Representative of the  
estate of Dorothy Emma Lyon, deceased, Case  
No CV-17-0670

*Agnes Gentillon Personal Representative*  
Agnes Gentillon, Personal Representative

STATE OF Idaho )  
COUNTY OF Bingham )  
ss.

On this **Twenty-fifth day of May, 2021**, before me, a Notary Public in and for said State, personally appeared **Agnes Gentillon**, known or identified to me to be the person(s) whose name(s) **is** subscribed to the within instrument as Personal Representative of the Estate of **Dorothy Emma Lyon**, and acknowledged to me that she executed the same as such Personal Representative.



*Juanita Monson*  
Notary Public of Idaho  
Residing at: Blackfoot, ID  
Commission Expires: 01/14/2025



**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](http://www.idwr.idaho.gov)

Brad Little  
Governor

Gary Spackman  
Director

August 16, 2021

HORSESHOE BEND FARM LLC  
604 E 925 N  
FIRTH ID 83236-1154

Re: Change in Ownership for Water Right No(s): 27-23C, 27-4149 and 27-29C

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 AGCREDIT FLCA  
WATER DISTRICT 27  
BINGHAM GROUND WATER DISTRICT