

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED

JAN 14 2021

DEPT OF WATER RESOURCES
500 N. FRANKLIN ST. BOISE, ID 83725

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?
47-8251	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-11771	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-17590	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Brian Ratzlaff and Diane Ratzlaff
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Magic Milk Dairy Inc. an Idaho corporation Magic Milk Dairy Inc. (per deed)
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
3202 N 3900 E Hansen ID 83334
Mailing address City State ZIP
(208) 308-8080
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: December 29, 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.

SUPPORT DATA

IN FILE # 47-8251

8. Signature: [Signature] Title, if applicable _____ Date _____
Signature of new owner/claimant
- Signature: [Signature] Title, if applicable _____ Date _____
Signature of new owner/claimant

For IDWR Office Use Only:

Received by SC Date 1/14/21 Receipt No. 5038345 Receipt Amt. 1875.00

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 BW Date 1/27/21

BW 4/11/21

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - TWIN FALLS
10:28:09 AM 03-30-2021
2021007730
NO. PAGES 3 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: AR
Electronically Recorded by Simplifile



TitleOne
a title & escrow co.

File # 20394247

Quitclaim Deed

For value received, **Magic Milk Dairy, Inc.** an Idaho corporation which acquired title as **Magic Milk, Inc., an Idaho corporation**

Does hereby convey, release, remise, and forever quit claim unto

Magic Milk Dairy, Inc., an Idaho corporation,

whose current address is 3202 N 3900 E, Hansen, ID 83334,

the following described premises:

PARCEL NO. 1:

TOWNSHIP 10 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 7: A portion of Lot 3, being more particularly described as follows:

Commencing at the Northwest corner of said Section 7; Thence South 0°01'41" East, 2650.20 feet along the Westerly boundary of said Section 7 to the Northwest corner of Lot 3, said point being the REAL POINT OF BEGINNING;

Thence South 89°46'07" East, 1187.73 feet along the Northerly boundary of Lot 3 of said Section 7 to the Northeast corner thereof;

Thence South 2°15'54" West, 355.69 feet to the centerline of an irrigation lateral;

Thence Westerly along the centerline of said irrigation lateral the following courses and distances:

North 37°31'17" West, 101.87 feet;

212.00 feet along a curve to the left having a central angle of 52°48'43", a radius of 230.00 feet, and a long chord bearing and distance of North 63°55'39" West, 204.57 feet;

South 89°40'00" West, 246.01 feet;

South 80°43'35" West, 324.22 feet;

North 80°23'10" West, 366.98 feet to a point on the Westerly boundary of said Section 7;
Thence North 0°01'41" West, 181.90 feet along the Westerly boundary of said Section 7 to the REAL POINT OF BEGINNING.

PARCEL NO. 2:
TOWNSHIP 10 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 7: Government Lots 1 and 2, more particularly described as follows:

Commencing at the Northwest corner of said Section 7, from which the North One Quarter corner of Section 7 bears South 89°48'14" East, 2520.25 feet, said Northwest corner of Section 7 being the TRUE POINT OF BEGINNING;
Thence South 89°48'14" East along the North boundary of the NW¼ of Section 7 for a distance of 1191.00 feet to the Northeast corner of Government Lot 1;
Thence South 00°02'40" West along the East boundary of Government Lots 1 and 2 for a distance of 2650.56 feet to the Southeast corner of Government Lot 2;
Thence North 89°47'08" West along the South boundary of the NW¼ of Section 7 for a distance of 1187.79 feet to the Southwest corner of the NW¼ of Section 7;
Thence North 00°01'30" West along the West boundary of the NW¼ of Section 7 for a distance of 2650.19 feet to the TRUE POINT OF BEGINNING.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.

Date: December 29, 2020

Magic Milk Dairy, Inc., an Idaho corporation

BY: Brent A. Funk
Brent A. Funk, President

BY: Chalet Funk
Chalet Funk, Secretary

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

On this 30th day of March the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Brent A. Funk, known or identified to me to be the President of Magic Milk Dairy, Inc. the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Shari Helman

Notary Public

Residing at: Hansen

My Commission Expires: 8-14-2023
(seal)



State of Idaho, County of Twin Falls, ss.

On this 30th day of March in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Chalet Funk, known or identified to me to be the Secretary of Magic Milk Dairy, Inc. the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Shari Helman

Notary Public

Residing at: Hansen

My Commission Expires: 8-14-2023
(seal)



TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - TWIN FALLS
10:01:22 AM 12-30-2020
2020026853
NO. PAGES 3 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: CT
Electronically Recorded by Simplifile

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.



Order Number: 20394247

Warranty Deed

For Value Received,

Brian Lee Ratzlaff and Diane Friesen Ratzlaff, husband and wife, the Grantor, does hereby grant, bargain sell and convey unto, Magic Milk, Inc, an Idaho corporation, whose current address is 3202 N 3900 E, Hansen, ID 83334, the Grantee, the following described premises, in Twin Falls County, Idaho, To Wit:

PARCEL NO. 1:
TOWNSHIP 10 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

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Thence Westerly along the centerline of said irrigation lateral the following courses and distances:

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212.00 feet along a curve to the left having a central angle of 52°48'43", a radius of 230.00 feet, and a long chord bearing and distance of North 63°55'39" West, 204.57 feet;

South 89°40'00" West, 246.01 feet;

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North 80°23'10" West, 366.98 feet to a point on the Westerly boundary of said Section 7;

Thence North 0°01'41" West, 181.90 feet along the Westerly boundary of said Section 7 to the REAL POINT OF BEGINNING.

Order Number: 20394247

Warranty Deed (4-09) - Page 1 of 3

PARCEL NO. 2:
TOWNSHIP 10 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

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Thence North 89°47'08" West along the South boundary of the NW¼ of Section 7 for a distance of 1187.79 feet to the Southwest corner of the NW¼ of Section 7;

Thence North 00°01'30" West along the West boundary of the NW¼ of Section 7 for a distance of 2650.19 feet to the TRUE POINT OF BEGINNING.

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: December 29 2020

Brian Lee Ratzlaff
Brian Lee Ratzlaff

Diane Friesen Ratzlaff
Diane Friesen Ratzlaff

State of Idaho, County of Twin Falls, ss.

On this 29 day of December in the year of 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Brian Lee Ratzlaff and Diane Friesen Ratzlaff, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that /they executed the same.

Annette Roth
Notary Public
Residing In: Reepert St
My Commission Expires: 8-4-2023
(seal)





0004075975

**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 #: 0004075975

Date Filed: 11/30/2020 10:42:11 AM

B0556-0351 11/30/2020 10:42 AM Received by ID Secretary of State Lawrence Denney

Entity Name and Mailing Address:											
Entity Name:	MAGIC MILK DAIRY, INC.										
The file number of this entity on the records of the Idaho Secretary of State is:	0000361059										
Address	3202 N 3900 E HANSEN, ID 83334-5204										
Entity Details:											
Entity Status	Active-Good Standing										
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:	C117488										
The registered agent on record is:											
Registered Agent	BRENT A FUNK Registered Agent Physical Address 3202 N 3900 E HANSEN, ID 83334 Mailing Address 3202 N 3900 E HANSEN, ID 83334-5204										
Corporate Officers and Directors:											
<table border="1"><thead><tr><th>Name</th><th>Title</th><th>Business Address</th></tr></thead><tbody><tr><td>+ Brent Funk</td><td>President</td><td>3202 N 3900 E HANSEN, ID 83334</td></tr><tr><td>+ Chalet Funk</td><td>Secretary</td><td>3202 N 3900 E HANSEN, ID 83334</td></tr></tbody></table>			Name	Title	Business Address	+ Brent Funk	President	3202 N 3900 E HANSEN, ID 83334	+ Chalet Funk	Secretary	3202 N 3900 E HANSEN, ID 83334
Name	Title	Business Address									
+ Brent Funk	President	3202 N 3900 E HANSEN, ID 83334									
+ Chalet Funk	Secretary	3202 N 3900 E HANSEN, ID 83334									
The annual report must be signed by an authorized signer of the entity.											
<i>Brent Funk</i>		<i>11/30/2020</i>									
Sign Here		Date									
Job Title: President											

AFFIDAVIT

STATE OF IDAHO)
) ss
COUNTY OF)

David W. Lunte, being duly sworn deposes and says:

That he is the owner of the following described real estate situated in Jerome County, to-wit:

S5-T5S-R19

together with a water right appurtenant thereto represented by certificate number 11856 for 6.33 shares of the capital stock of the Big Wood Canal Company, a corporation organized and existing under and by virtue of the laws of the State of Idaho.

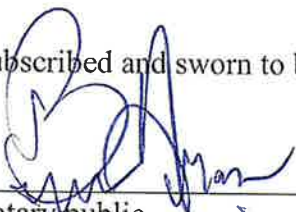
That affiant is the owner in fee of all of the above described real property and water right appurtenant thereto; that the certificate of stock above described is lost and cannot be found.

Affiant further states that he has not disposed of said shares of stock or said certificate therefore to any person or persons nor given any person or persons any transfer, power of attorney order or other authority of any kind or nature whatsoever to transfer the said stock evidenced by said certificate number 11856 nor any part or portion thereof.

Affiant further states that he make this affidavit in order to induce the Big Wood Canal Company to issue a new certificate of stock for 6.33 shares in place of the said certificate heretofore described; that affiant herein for himself, his heirs, executors and his assigns does hereby agree to save and keep harmless the said Big Wood Canal Company against any and all parties claiming or to claim, damages or claims of any nature whatsoever by reason of issuance of said duplicate stock certificate(s) and does hereby fully and completely indemnify the Big Wood Canal Company against any and all damages or claims of every nature and character whatsoever growing out of this transaction.

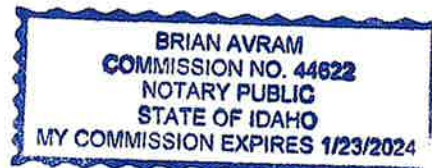

David W. Lunte

Subscribed and sworn to before me this 29th day of December, 2020.


Notary public

Residing at: Brin Falls, ID

Commission expires: 1/23/24





State of Idaho

DEPARTMENT OF WATER RESOURCES

Southern Region • 650 ADDISON AVE W STE 500 • TWIN FALLS, ID 83301-5858
Phone: (208)736-3033 • Fax: (208)736-3037 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

April 01, 2021

MAGIC MILK DAIRY INC
C/O BRENT FUNK
3202 N 3900 E
HANSEN ID 83334-5204

Re: Change in Ownership for Water Right No(s): 47-8251, 47-11771, and 47-17590

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.

Please note, Rabo Agrifinance LLC is identified as a security interest holder on these water rights. If this is no longer correct, they can be removed from the right upon written notice from the security interest holder that their interest has terminated.

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) 736-3033.

Sincerely,

Benny Walker
Water Resource Agent, Senior

Enclosure(s)

c: RABO AGRIFINANCE LLC
TITLEONE, BURLEY FILE: 20394247



TitleOne

a title & escrow co.

Date: March 30, 2021

Idaho Department of Water Resources
Attn: Benny Walker
650 Addison Ave. W.
Suite 500
Twin Falls, ID 83301

RECEIVED
MAR 31 2021
DEPT OF WATER RESOURCES
SOUTHERN REGION

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

Greetings,

Enclosed please find a copy of a Quitclaim Deed recorded on 03/30/21 as Instrument No. 2021007730, records of Twin Falls Co., ID, along with a copy of the original IDWR letter.

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

Best Regards,

TITLEONE

Ashley Martinkus
Ag Escrow Assistant

AR/am
Enc.
FedEx



State of 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

Website: idwr.idaho.gov • Email: southerninfo@idwr.idaho.gov

BRAD LITTLE
Governor

GARY SPACKMAN
Director

March 5, 2021

TitlleOne Corporation
Annette Roth
P.O. Box 177
Burley, ID 83318-0177

RECEIVED
MAR 31 2021
DEPT OF WATER RESOURCES
SOUTHERN REGION

Re: Change in Water Right Ownership for Magic Milk Dairy Inc, Water Rights, 47-8251, 47-1171, and 47-17590 (File 20394247)

Dear: Mrs. Roth

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 ownership change. A corrected deed in the name of Magic Milk Dairy Inc. is needed in order to make the necessary changes.

The Department cannot process the ownership change without the proper deed, we will hold any action on your notice pending receipt of the necessary deed. If we do not receive the necessary deed within 15 days of the date of this letter, we will return your notice, the filing fee you submitted with all attachments and the notice will not be processed.

Please note that water right owners are required to report any change in water rights ownership and/or mailing address to the Department within 120 days of the change. Failing to report these changes could result in a \$100 late filing fee. Please feel free to contact this office if you have any questions (208) 736-3033.

Sincerely,

Sr. Water Resource Agent.



TitleOne
a title & escrow co.

Date: January 12, 2021

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 Ave. W.
Suite 500
Twin Falls, ID 83318

RECEIVED

JAN 14 2021

DEPT OF WATER RESOURCES
SOUTHERN REGION

Escrow No. 20394247

Greetings,

Enclosed please find the following:

- TitleOne Check No. 32243 in the amount of \$75.00 for Notice of Change in Ownership
- Original executed Notice of Change in Water Right Ownership Form
- Copy of original executed Warranty Deed recorded on 12/30/20 as Instrument No. 2020026853, records of Twin Falls Co., ID

Please make the necessary changes to your records to reflect new owner. Please send a receipted copy to TitleOne, P.O. Box 177, 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.