

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APR 12 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?
29-7489A OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
29-13992 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Amy W Smith, Jeffrey D Smith
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): L-T Farms LLC & L-T Ranches LLC
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or
- PO Box 346
Mailing address Downey ID 83234
801-598-5435
Telephone landt livestock@yahoo.com
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: 3/26/2021
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):
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] Signature of new owner/claimant Title, if applicable: [Signature] Date: 4-12-21

Signature: [Signature] Signature of new owner/claimant Title, if applicable: [Signature] Date: 4-12-21

For IDWR Office Use Only:

Received by M. Peltis Date 4-12-21 Receipt No. E046833 Receipt Amt. 50.00

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 [Signature] Approved by [Signature] Processed by [Signature] Date 5/21/2021



First American Title Company
223 North 15th Avenue, Pocatello, Idaho 83201
(208)232-6224, (208)232-6257

Title Transmittal

**L-T Farms LLC,
L-T Ranches LLC
PO Box 540038
North Salt Lake, UT 84054**

April 05, 2021

File No.: 962574-P

PROPERTY: Vacant Land, Downey, ID 83234

ENCLOSED please find the following for your records:

- Policy of Title Insurance _ TO FOLLOW
- Original recorded Warranty Deed

The new home or other real estate you have purchased is protected with a Policy of Title Insurance issued by First American Title Company. We have assigned the above number to your records to assure prompt processing of future title orders involving the property.

We appreciate the opportunity of serving you and will be glad to assist you in any way, remembering that **PROTECTION OF YOUR PROPERTY IS YOUR FIRST CONSIDERATION - AND OURS.**

Sincerely,

Anita Gibson

enc.

RECORDING REQUESTED BY

First American Title Company

First American Title - Pocatello

22107377

2021 Apr 01 PM 03:35

Electronically Recorded by Simplifile

AND WHEN RECORDED MAIL TO:

First American Title Company
223 North 15th Avenue
Pocatello, ID 83201



Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **962574-P (sw)**

Date: **March 22, 2021**

For Value Received, **Jeffrey D. Smith and Amy W. Smith, husband and wife as joint tenants with right of survivorship**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **L-T Farms LLC, a Utah limited liability company, an undivided 50% interest and L-T Ranches LLC, a Utah limited liability company, an undivided 50% interest**, hereinafter called the Grantee, whose current address is **PO Box 540038, North Salt Lake, UT 84054**, the following described premises, situated in **Bannock County, Idaho**, to-wit:

**TRACT 7 / DOWNEY NORTH
PARCEL 1A:**

TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

SECTION 20: NW1/4 NE1/4.

PARCEL 1B:

TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

SECTION 20: S1/2 SE1/4; NE1/4 SE1/4.

ALSO A ROAD RIGHT OF WAY 45 FEET IN WIDTH, THE CENTER LINE OF WHICH IS DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF THE SW1/4 NE1/4 AND RUNNING THENCE EAST 1320 FEET ALONG THE BOUNDARY BETWEEN NE1/4 SE1/4 AND THE SE1/4 NE1/4 IN SECTION 20, TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

PARCEL 1C:

TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

SECTION 20: E1/2 NW1/4; SW1/4 NE1/4; NW1/4 SE1/4.

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

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
223 North 15th Avenue
Pocatello, ID 83201

Recorded Electronically	
ID	22107377
County	Bannock
Date	4-1-2021 Time 3:35
Simplifile.com 800.460.5657	



Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **962574-P (sw)**

Date: **March 22, 2021**

For Value Received, **Jeffrey D. Smith and Amy W. Smith, husband and wife as joint tenants with right of survivorship**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **L-T Farms LLC, a Utah limited liability company, an undivided 50% interest and L-T Ranches LLC, a Utah limited liability company, an undivided 50% interest**, hereinafter called the Grantee, whose current address is **PO Box 540038, North Salt Lake, UT 84054**, the following described premises, situated in **Bannock County, Idaho**, to-wit:

**TRACT 7 / DOWNEY NORTH
PARCEL 1A:**

TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

SECTION 20: NW1/4 NE1/4.

PARCEL 1B:

TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

SECTION 20: S1/2 SE1/4; NE1/4 SE1/4.

ALSO A ROAD RIGHT OF WAY 45 FEET IN WIDTH, THE CENTER LINE OF WHICH IS DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF THE SW1/4 NE1/4 AND RUNNING THENCE EAST 1320 FEET ALONG THE BOUNDARY BETWEEN NE1/4 SE1/4 AND THE SE1/4 NE1/4 IN SECTION 20, TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

PARCEL 1C:

TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

SECTION 20: E1/2 NW1/4; SW1/4 NE1/4; NW1/4 SE1/4.

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

Jeffrey D. Smith
Jeffrey D. Smith

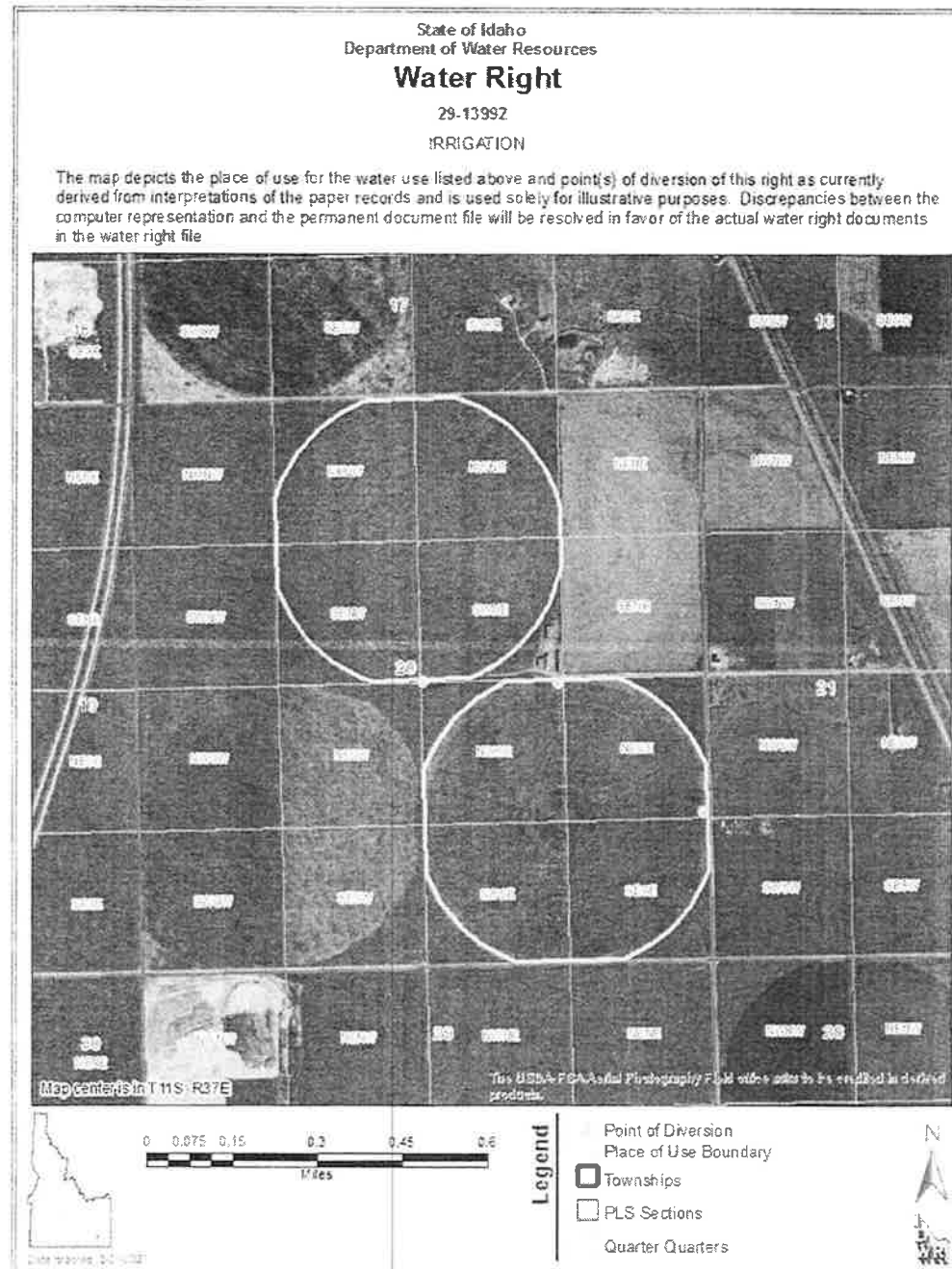
Amy W. Smith
Amy W. Smith

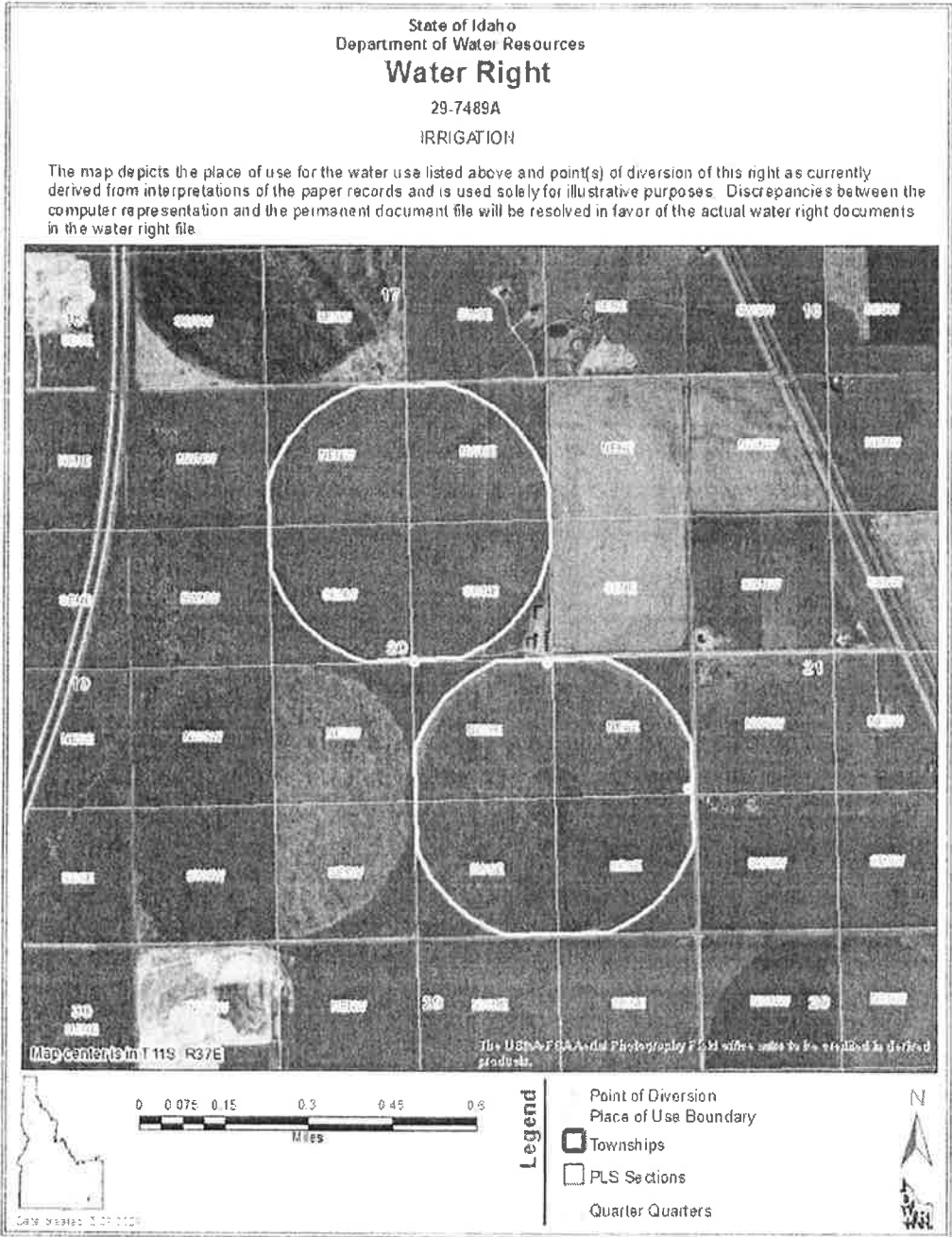
STATE OF Idaho)
COUNTY OF Bannock)

On this 20 day of **March, 2021**, before me, a Notary Public in and for said State, personally appeared **Jeffrey D. Smith and Amy W. Smith**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Stephanie Wight
Notary Public for the State of Idaho
Residing at: Peratello
My Commission Expires: 2-3-2023





IDAHO Department of Water Resources



IDWR offices are open to the public and following the CDC guidelines for wearing masks and observing social distancing. For in-person visits, we encourage you to call ahead for an appointment.

WATER RIGHT REPORT

2/27/2021

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 29-7489A

DS DS

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	AMY W SMITH
Current Owner	JEFFREY D SMITH PO BOX 892 DRAPER, UT 84020 8019101209
Original Owner	ALICIA DREDGE
Original Owner	CALVIN C DREDGE PO BOX 245 RUPERT, ID 83350 2084366555
Security Interest	WESTERN AGCREDIT PCA PO BOX 95850 SOUTH JORDAN, UT 84095-0850 8015719200

Priority Date: 10/11/1985

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>
IRRIGATION	04/01	11/01	2.02 CFS	402.5 AFA
Total Diversion			2.02 CFS	402.5 AFA

Location of Point(s) of Diversion:

GROUND WATER | SWSWNE | Sec. 20 | Township 11S | Range 37E | BANNOCK County
 GROUND WATER | NESE | Sec. 20 | Township 11S | Range 37E | BANNOCK County
 GROUND WATER | NENWSE | Sec. 20 | Township 11S | Range 37E | BANNOCK County

IRRIGATION Use:

Acre Limit: 115

Place(s) of use:

Place of Use Legal Description: IRRIGATION BANNOCK County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
11S	37E	20		NWNE	33		SWNE	33						
				NENW	34		SENE	33						
				NESE	34		NWSE	34		SWSE	34		SESE	33

Total Acres: 268

Conditions of Approval:

1. X27 This right is limited to the irrigation of 115 acres within the authorized place of use in a single irrigation season.
2. X35 Rights 29-7489A and 29-13992 when combined shall not exceed the irrigation of 268 acres.
3. R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
4. 01M After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
5. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
6. T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
7. T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

Dates:

Licensed Date:

Decreed Date: 03/22/2004

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: TBD

Generic Max Rate per Acre: 0.02

Generic Max Volume per Acre: 3.5

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

IDAHO Department of Water Resources



IDWR offices are open to the public and following the CDC guidelines for wearing masks and observing social distancing. For in-person visits, we encourage you to call ahead for an appointment.

WATER RIGHT REPORT

2/27/2021

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 29-13992

DS DS

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	AMY W SMITH
Current Owner	JEFFREY D SMITH PO BOX 892 DRAPER, UT 84020 8019101209
Original Owner	ANTHONY BECKSTEAD 1366 KERSHAW OGDEN, UT 84403
Security Interest	WESTERN AGCREDIT PCA PO BOX 95850 SOUTH JORDAN, UT 84095-0850 8015719200

Priority Date: 10/17/1960

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>
IRRIGATION	04/01	10/31	0.87 CFS	369.3 AFA
Total Diversion			0.87 CFS	369.3 AFA

Location of Point(s) of Diversion:

GROUND WATER | SWSWNE | Sec. 20 | Township 11S | Range 37E | BANNOCK County
 GROUND WATER | NESE | Sec. 20 | Township 11S | Range 37E | BANNOCK County
 GROUND WATER | NENWSE | Sec. 20 | Township 11S | Range 37E | BANNOCK County

IRRIGATION Use:

Acre Limit: 153

Place(s) of use:

Place of Use Legal Description: IRRIGATION BANNOCK County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
11S	37E	20		NWNE	33		SWNE	33						
				NENW	34		SENE	33						
				NESE	34		NWSE	34		SWSE	34		SESE	33

Total Acres: 268

Conditions of Approval:

1. X27 This right is limited to the irrigation of 153 acres within the authorized place of use in a single irrigation season.
2. X35 Rights 29-7489A and 29-13992 when combined shall not exceed the irrigation of 268 acres.
3. R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
4. 01M After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
5. 205 The approval of this transfer redefines all of the elements of this water right, and the new use of water authorized by this approval shall constitute the full extent of the right.
6. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
7. T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
8. T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

Dates:

Licensed Date:

Decreed Date: 03/31/2005

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: TBD

Generic Max Rate per Acre: 0.02

Generic Max Volume per Acre: 3.5

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

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 21, 2021

L T FARMS LLC
PO BOX 346
DOWNEY ID 83234-0346

L T RANCHES LLC
PO BOX 346
DOWNEY ID 83234-0346

Re: Change in Ownership for Water Right No(s): 29-7489A & 29-13992

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: WESTERN AGCREDIT PCA
WATER DISTRICT 29H