

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
FEB 19 2021
DEPT OF WATER RESOURCES
SOUTHERN 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?
37-1179	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Todd G. & Patricia K. Vierra Living Trust
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): TK Ranch, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 948 North 4050 West West Point UT 84015
Mailing address City State ZIP
- 435-881-3839 utefan414@gmail.com
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: February 5, 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] Manager 2/15/21
Signature of new owner/claimant Title, if applicable Date

Signature: Patricia K. Vierra Manager 2-15-21
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by SG Date 2/19/21 Receipt No. 5038409 Receipt Amt. \$25.00

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 JB Date 3-11-2021

Hallock & Hallock, a professional corporation
40 West Cache Valley Blvd., Suite 9A
Logan, UT 84341

TK Ranch, LLC
948 North 4050 West
West Point, UT 84015

WARRANTY DEED

Todd G. Vierra and Patricia K. Vierra, Trustees of the Todd G. and Patricia K. Vierra Living Trust dated July 1, 2015, and any amendments thereto, grantor, of 948 North 4050 West, West Point, Utah 84015, do hereby grant, bargain, sell, warrant and convey to TK Ranch, LLC, an Idaho limited liability company, grantee, of 948 North 4050 West, West Point, Utah 84015, for the sum of ONE DOLLAR, its interest in the following described real estate in Blaine County, State of Idaho:

See Exhibit "A" attached hereto.

Together with all improvements, water, water rights, ditches, ditch rights, easements, hereditaments and appurtenances thereto.

Witness in the hand of said grantor this 5 day of February 2021.



Todd G. Vierra, Trustee of the Todd G.
and Patricia K. Vierra Living Trust dated
July 1, 2015 and any amendments thereto


Patricia K. Vierra, Trustee of the Todd G.
and Patricia K. Vierra Living Trust dated
July 1, 2015 and any amendments thereto

STATE OF UTAH)
COUNTY OF Cache)

On the 5 day of February 2021, before me, Rebecca J. Williams, the undersigned Notary, personally appeared Todd G. Vierra, Trustee of the Todd G. and Patricia K. Vierra Living Trust dated July 1, 2015, and any amendments thereto, who is personally known to me or who proved to me his identity through documentary evidence to be the person who signed the preceding document in my presence and who swore to me that his signature is voluntary and document truthful.

Rebecca J. Williams
Notary Public
Residing at: Cache
My commission expires: 08/11/2021



STATE OF UTAH

)

:SS

COUNTY OF Cache

)

On the 5 day of February 2021, before me, Rebecca J. Williams, the undersigned Notary, personally appeared Patricia K. Vierra, Trustee of the Todd G. and Patricia K. Vierra Living Trust dated July 1, 2015, and any amendments thereto, who is personally known to me or who proved to me her identity through documentary evidence to be the person who signed the preceding document in my presence and who swore to me that her signature is voluntary and document truthful.

Rebecca J. Williams

Notary Public

Residing at: Cache

My commission expires: 08/11/2021

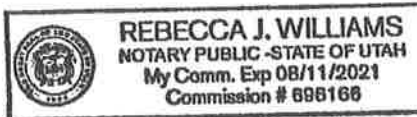


EXHIBIT "A"

Parcel 1:

A parcel of property within Section 17, T1S, R22E, B.M., Blaine County, Idaho.

All of that portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ lying South of the Idaho Central Highway Right of Way.

Parcel 2:

A parcel of property, being a part of SW $\frac{1}{4}$ NE $\frac{1}{4}$ within Section 17, T1S, R22E, B.M., Blaine County, Idaho, which parcel is more particularly described as follows:

Beginning at the East $\frac{1}{4}$ corner of said Section 17; thence S 89°58'02"W. 1,332.850 feet along the center of section line to a point on the South line of SW $\frac{1}{4}$ NE $\frac{1}{4}$, which is the initial Point of Beginning; thence S 89°58'02"W. 1,286.007 feet along said South line to the center of Section corner; thence N 00°02'35"W. 1,124.844 feet along the West line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ to a point on the southerly R.O.W. of U.S. 93; thence N 60°31'58"E. 396.696 feet along the southerly R.O.W. to a point on the northerly line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence N 89°37'48"E. 936.662 feet along said northerly line; thence S00°12'32"E. 1,325.311 feet back to the initial Point of Beginning.

Parcel 3:

Lots 1 and 2 Block A of 2003 Pepcorn Subdivision, according to the official plat thereof, recorded October 6, 2003, as Instrument No. 492682, records of Blaine County, Idaho.

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

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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

March 11, 2021

TK RANCH LLC
948 N 4050 W
WEST POINT UT 84015-7033

Re: Change in Ownership for Water Right No(s): 37-748, 37-1178, 37-1179, & 37-11440

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) 293-9909.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jim Bitzenburg'.

Jim Bitzenburg
Senior Water Resource Agent

Enclosure(s)

Cc: WD-37U