

RECEIVED

JAN 13 2021

DEPT OF WATER RESOURCES  
SOUTHERN REGIONSTATE 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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 36-7592               | 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"/> |
|                       | 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: 4 Ace Farms, LLC  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): L & S Land Holdings, LLC  
New owner(s) as listed on the conveyance document      Name connector ☐ and ☐ or ☐ and/or
- 2930 S. 2300 E.      Wendell      ID      83355  
Mailing address      City      State      ZIP
- 208-536-6148  
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: January 11, 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]      Member 1/11/21  
     Signature of new owner/claimant      Title, if applicable      Date

Signature: \_\_\_\_\_      Authorized Representative \_\_\_\_\_  
     Signature of new owner/claimant      Title, if applicable      Date

## For IDWR Office Use Only:

Received by SC      Date 1/13/21      Receipt No. 5038343      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 KA      Date 2-26-21

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

**Instrument # 271326**  
GOODING COUNTY, GOODING, IDAHO  
01-11-2021 13:24:52 No. of Pages: 2  
Recorded for: TITLEONE - TWIN FALLS  
DENISE GILL Fee: \$15.00  
Ex-Officio Recorder Deputy: JG  
Electronically Recorded by Simplifile

21397535

**WARRANTY DEED**

FOR VALUE RECEIVED,

**4 ACE FARMS LLC**, an Idaho limited liability company, the "Grantor", does hereby grant, bargain, sell and convey unto **L & S LAND HOLDINGS, LLC**, an Idaho limited liability company, whose address is 2930 S. 2300 E., Wendell, ID 83355, the "Grantee", the following described premises located in Gooding County, Idaho, to wit:

TOWNSHIP 8 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN, GOODING  
COUNTY, IDAHO

Section 35: NW1/4

Together with all water rights appurtenant thereto, including but not limited to Forty (40) shares of North Side Canal Company, Ltd., Water Right No. 36-7592, and an unnamed domestic water right.

TO HAVE AND TO HOLD the premises, with their appurtenances unto the Grantee, its successors and assigns forever. The Grantor does hereby covenant to and with the Grantee, that it is the owner of the premises; that it will warrant and defend the same from all lawful claims whatsoever, except as hereinabove specifically provided, and the specific exceptions listed below:

1. Taxes and assessments for the year 2021 and subsequent years.
2. Liens, levies, and assessments of any and all irrigation districts, including but not limited to the North Snake Ground Water District, and the rights, powers, and easements of said district as provided by law.
3. Liens, levies, and assessments of any and all irrigation districts, including but not limited to the American Falls Reservoir District, and the rights, powers, and easements of said district as provided by law.
4. Liens, levies, and assessments of any and all irrigation districts, including but not limited to the North Side Canal Company, and the rights, powers, and easements of said district as provided by law.
5. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.
6. Right-of-way for canals, laterals and waste ditches and the rights of access thereto for maintenance of said North Side Canal Company, Ltd.
7. County Road Right-of-Ways.
8. Terms, conditions, easements and, obligations, if any, contained in Right-of-Way Deed by and between Donald F. McCloud and Mary McCloud, husband and wife and West Point Highway District No. 4.

Recorded: March 29, 1951

Instrument No: 114953

WARRANTY DEED - 1 -

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8. Terms, conditions, easements and, obligations, if any, contained in Right-of-Way Deed by and between Donald F. McCloud and Mary McCloud, husband and wife and West Point Highway District No. 4.

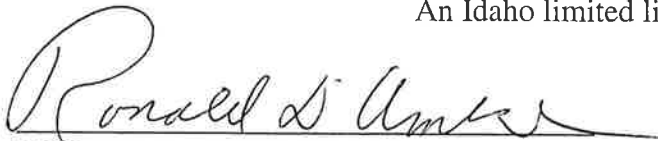
Recorded: March 29, 1951

Instrument No: 114953

DATED THIS 11 day of January, 2021.

**"GRANTOR"**

4 ACE FARMS LLC  
An Idaho limited liability company



RONALD D. AMBROSE, Manager

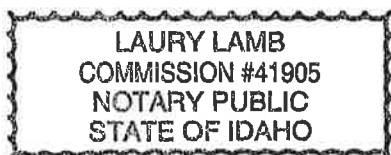


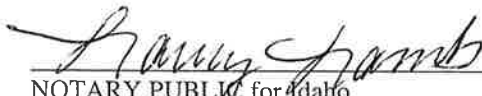
PATRICK S. AMBROSE, Manager

STATE OF IDAHO       )  
                                  ss:  
County of Jerome       )

On this 11 day of January, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared, RONALD D. AMBROSE, as Manager of 4 ACE FARMS, LLC, an Idaho limited liability company, known to me to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that he executed the same in such capacity.

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

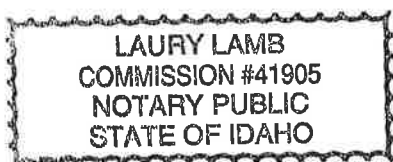


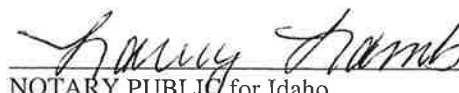
  
NOTARY PUBLIC for Idaho  
Residing at: Jerome, ID  
Commission Expires: 04/02/2022

STATE OF IDAHO       )  
                                  ss:  
County of Jerome       )

On this 11 day of January, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared, PATRICK S. AMBROSE, as Manager of 4 ACE FARMS, LLC, an Idaho limited liability company, known to me to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that he executed the same in such capacity.

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



  
NOTARY PUBLIC for Idaho  
Residing at: Jerome, ID  
Commission Expires: 04/02/2022



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

Brad Little  
Governor

Gary Spackman  
Director

February 26, 2021

L & S LAND HOLDINGS LLC  
2930 S 2300 E  
WENDELL ID 83355-3150

Re: Change in Ownership for Water Right No(s): 36-7592

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) 293-9916.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kent Aasa'.

Kent Aasa  
Water Resource Agent, Senior

Enclosure(s)  
Cc: WD 130

TitleOne Jerome Escrow No. 20356627



237 N. Lincoln  
Jerome, ID 83338  
Ph. (208) 324-3357  
Fx. (866) 310-3443  
www.titleonecorp.com

Idaho Department of Water Resources  
650 Addison Ave W, STE 500  
Twin Falls, ID 83301

RECEIVED

JAN 13 2021

DEPT OF WATER RESOURCES  
SOUTHERN REGION

Date: 01/11/2021

Escrow No. 20356627

Greetings,

Enclosed please find the following documents in connection to the above referred to transaction.

- TitleOne Check no. 32318 in the amount of \$25.00
- Notice of Change in Water Right Ownership
- Copy of Recorded Warranty Deed

Please make the necessary changes in the records to indicate new owner. Please return a receipted copy to this office.

Should you have any questions please do not hesitate to call the number listed above.

Best Regards,

Alyssa Olsen  
Ag Escrow Assistant