

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

OCT 19 2020

DEPT OF WATER RESOURCES
SOUTHERN REGION

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?
47-2297	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: Dale Eldredge and Renee Eldredge
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Iron Horse Land & Livestock LLC.
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 3765 North 2300 East Filer Idaho 83328
Mailing address City State ZIP
208-308-2809 danielledrake@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: 10/15/2020
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.

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 DM Date 10-19-2020 Receipt No. 5038214 Receipt Amt. \$25-
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 DM Date 2-5-2021



Order Number: 20375228

Warranty Deed

For Value Received,

Dale Clyde Eldredge and Renee Jennett Eldredge, husband and wife, the Grantor, does hereby grant, bargain sell and convey unto, **Iron Horse Land & Livestock LLC, an Idaho limited liability company**, whose current address is **3765 N 2300 E, Filer, ID 83328**, the Grantee, the following described premises, in **Twin Falls County, Idaho**, To Wit:

**TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO**

Section 18: Part of the SW $\frac{1}{4}$, more particularly described as follows:

Commencing at the Southwest corner of said Section 18, from which the West One Quarter (W $\frac{1}{4}$) corner of Section 18 bears North 00° 48' 00" W East-2690.79 feet, said Southwest corner of Section 18 being the TRUE POINT OF BEGINNING:

Thence North 00° 48' 00" East along the West boundary of the SW $\frac{1}{4}$ of Section 18 for a distance of 609.62 feet;

Thence South 89° 12' 00" East for a distance of 155.47 feet;

Thence North 00° 48' 00" East parallel with the West boundary of the SW $\frac{1}{4}$ of Section 18 for a distance of 94.83 feet;

Thence North 58° 15' 01" East for a distance of 32.30 feet to the point of curvature of a non-tangent curve left;

Thence Northeasterly along the arc of the non-tangent curve left for a distance of 85.59 feet to the point of curvature of a non-tangent compound curve left, said arc having a radius of 60.30 feet and a chord bearing and distance of North 25° 18' 34" East-78.58 feet;

Thence Northwesterly along the arc of the non-tangent compound curve left for a distance of 75.59 feet, said arc having a radius of 93.35 feet and a chord bearing and distance of North 33° 33' 12" West-73.54 feet;

Thence North 74° 21' 29" West for a distance of 17.18 feet;

Thence South 89° 20' 12" West for a distance of 13.05 feet;

Thence North 00°48'00" East parallel with the West boundary of the SW¼ of Section 18 for a distance of 36.50 feet;

Thence North 89°12'00" West for a distance of 144.15 feet to a point on the West boundary of the SW¼ of Section 18;

Thence North 00°48'00" East along the West boundary of the SW¼ of Section 18 for a distance of 1343.99 feet to a point on the South right-of-way boundary of the Eastern Idaho Railroad;

Thence South 82°25'04" East along the South right-of-way boundary of the Eastern Idaho Railroad for a distance of 25.18 feet to a point on the East easement boundary of the county road;

Thence South 00°48'00" West along the East easement boundary of the county road for a distance of 437.68 feet;

Thence South 89°12'00" East for a distance of 422.00 feet;

Thence North 00°48'00" East for a distance of 387.49 feet (record-388.11 feet) to a point on the South right-of-way boundary of the Eastern Idaho Railroad;

Thence South 82°25'04" East along the South right-of-way boundary of the Eastern Idaho Railroad for a distance of 1422.05 feet to a point on the East boundary of the SW¼ of Section 18;

Thence South 00°30'16" West along the East boundary of the SW¼ of Section 18 for a distance of 2008.53 feet to the Southeast corner of the SW¼ of Section 18;

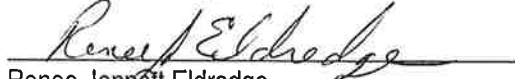
Thence North 89°28'33" West along the South boundary of the SW¼ of Section 18 for a distance of 1869.48 feet to the TRUE POINT OF BEGINNING.

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.

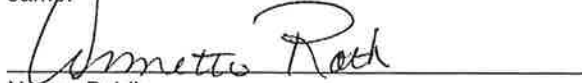
Dated: October, 14, 2020

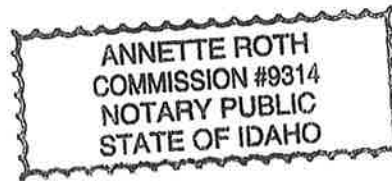

Dale Clyde Eldredge


Renee Jennett Eldredge

State of Idaho, County of Twin Falls ss.

On this 14 day of October in the year of 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Dale Clyde Eldredge and Renee Jennett Eldredge, 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.


Notary Public
Residing In: Rupert, ID
My Commission Expires: 8-4-2023
(seal)





0003949435

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$100.00

*For Office Use Only***-FILED-**

File #: 0003949435

Date Filed: 7/29/2020 12:34:16 PM

Certificate of Organization Limited Liability Company							
Select one: Standard, Expedited or Same Day Service (see descriptions below)	Expedited (+\$40; filing fee \$140)						
1. Limited Liability Company Name							
Type of Limited Liability Company	Limited Liability Company						
Entity name	Iron Horse Land & Livestock LLC.						
2. The complete street address of the principal office is:							
Principal Office Address	3765 N 2300 E FILER, ID 83328						
3. The mailing address of the principal office is:							
Mailing Address	3765 N 2300 E FILER, ID 83328-5521						
4. Registered Agent Name and Address							
Registered Agent	Caleb T. Drake Registered Agent Physical Address 251 MAIN AVE E TWIN FALLS, ID 83301 Mailing Address 251 MAIN AVE E TWIN FALLS, ID 83301-6230						
☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.							
5. Governors							
<table border="1"><thead><tr><th>Name</th><th>Address</th></tr></thead><tbody><tr><td>Caleb Drake</td><td>3765 N 2300 E FILER, ID 83328</td></tr><tr><td>Anthony Hafliger</td><td>3765 N 2300 E FILER, ID 83328</td></tr></tbody></table>		Name	Address	Caleb Drake	3765 N 2300 E FILER, ID 83328	Anthony Hafliger	3765 N 2300 E FILER, ID 83328
Name	Address						
Caleb Drake	3765 N 2300 E FILER, ID 83328						
Anthony Hafliger	3765 N 2300 E FILER, ID 83328						
Signature of Organizer:							
<u>Caleb Drake</u>	<u>07/29/2020</u>						
Sign Here	Date						

B0526-9741 07/29/2020 12:37 PM Received by ID Secretary of State Lawrence Denney



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

February 5, 2021

IRON HORSE LAND & LIVESTOCK LLC
3765 N 2300 E
FILER ID 83328-5521

Re: Change in Ownership & Notice of Security Interest for Water Right No(s): 47-2297

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 also acknowledges receipt of correspondence adding security interest of the above referenced water right(s) to Shawpatin AgCap LLC. 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) 293-9908.

Sincerely,

Denise Maline

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: Shawpatin AgCap LLC
TitleOne, Burley (File #20375228)
Water District 47-O



TitleOne

a title & escrow co.

Date: October 16, 2020

Idaho Department of Water Resources
650 Addison Avenue West
Suite 500
Twin Falls, ID 83301

Escrow No. 20375228

Greetings,

Enclosed please find the following:

- TitleOne Check No. 30423 for the Notice of Security Interest
- Original Notice of Security Interest in a Water Right
- Copy of original Mortgage recorded on 10/05/20 as Instrument No. 2020020673, records of Twin Falls Co., ID
- TitleOne Check No. 30427 in the amount of \$25.00 for Notice of Change of Ownership
- Original executed Notice of Change in Water Right Ownership
- Copy of original Warranty Deed recorded on 10/05/20 as Instrument No. 2020020672, records of Twin Falls Co., ID

Please make the necessary changes in records to indicate 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 if you have any questions at the number above.

Best regards,

Ashley Martinkus
Ag Escrow Assistant

AR/am
Enc.

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

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