

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED

AUG 25 2020

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?
47-17517	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
2-10546	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
Permit	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: Mc Donagh, Laura L; MC Donagh Matthew K
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): River Road Farm, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- PO Box 2028 Sun Valley ID 83353
Mailing address City State ZIP
- 208-622-5502
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: July 02, 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] MANAGER 8-25-20
Signature of new owner/claimant Title, if applicable Date

Signature: _____
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by DM Date 8/25/2020 Receipt No. S038101 Receipt Amt. \$50-
 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 10-02-2020

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
120 2nd Avenue Suite 101, PO Box 7999
Ketchum, ID 83340

TWIN FALLS COUNTY
RECORDED FOR:
FIRST AMERICAN TITLE - TWIN F/
08:51:00 AM 07-17-2020
2020013454
NO. PAGES 3 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: CA
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **909596K (smw)**

Date: **July 02, 2020**

For Value Received, **Matthew K. McDonagh and Laura L. McDonagh, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **River Road Farm, LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **PO Box 2028, Sun Valley, ID 83353**, the following described premises, situated in **Twin Falls County, Idaho**, to-wit:

LOT 1 BLOCK 1 OF OREGON TRAIL SUBDIVISION, TWIN FALLS COUNTY, IDAHO, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 11 OF PLATS, PAGE 7, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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.

Date: 07/02/2020

Warranty Deed
- continued

File No.: 909596K (amw)

y 
Matthew K. McDonagh

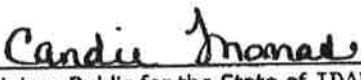
x _____
Laura L. McDonagh

STATE OF Idaho)
ss.

COUNTY OF Canyon)

On this 13th day of July, 2020, before me, a Notary Public in and for said State, personally appeared **Matthew K. McDonagh and Laura L. McDonagh**, 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.

CANDIE THOMAS
COMMISSION NUMBER 64202
NOTARY PUBLIC
State of Idaho

x 
Notary Public for the State of IDAHO
Residing at: Canyon County
My Commission Expires: 9-5-20

Date: 07/02/2020

Warranty Deed
- continued

File No.: 909596K (smw)

Y _____
Matthew K. McDonagh

x *Laura L. McDonagh*
Laura L. McDonagh

STATE OF WA)
COUNTY OF Whitman)
ss.

On this 13th day of July, 2020, before me, a Notary Public in and for said State, personally appeared Matthew K. McDonagh and Laura L. McDonagh, 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.

Notary Public
State of Washington
Kristen L Lockie
Commission No. 209921
Commission Expires 07/26/2023

x *Kristen L Lockie*
Notary Public for the State of WASHINGTON
Residing at: 110 Montgomery St.
My Commission Expires: 07/26/2023



0003928527

**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 #: 0003928527

Date Filed: 7/3/2020 10:10:57 AM

Entity Name and Mailing Address:

Entity Name: RIVER ROAD FARM, LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0000511447
Address: PO BOX 2028
SUN VALLEY, ID 83353-2028

Entity Details:

Entity Status: Active - Existing
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: W168707

The registered agent on record is:

Registered Agent: JEFF A MCNEE
Registered Agent
Physical Address
120 N SECOND AVE STE 201
KETCHUM, ID 83340
Mailing Address

Limited Liability Company Managers and Members

Name	Title	Business Address
<input checked="" type="checkbox"/> Harold D McNee Jr	Manager	3 WILDROSE LANE SUN VALLEY, ID 83353
<input checked="" type="checkbox"/> Jeff A McNee	Manager	106 STONEGATE CIRCLE KETCHUM, ID 83340
<input checked="" type="checkbox"/> Bret A McNee	Manager	3 WILDROSE LANE SUN VALLEY, ID 83353

The annual report must be signed by an authorized signer of the entity.

Jeff McNee

Sign Here

07/03/2020

Date

Job Title: Manager

B0522-1554 07/03/2020 10:11 AM 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

October 02, 2020

RIVER ROAD FARM LLC
PO BOX 2028
SUN VALLEY ID 83353-2028

Re: Change in Ownership for Water Right No: 47-17517 and Water Permit No: 02-10546

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,

Kent Aasa
Water Resource Agent, Senior

Enclosure(s)
Hattie Zobott