

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUL 01 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?
37-4237	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-10469	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-619A	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-620	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: HRS C. IEST aka Tina IEST
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Sabala Farms, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

1819 E 1550 S Gooding ID 83330
Mailing address City State ZIP
208-934-5108 hsabala@sabalaforms.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: 04-15-2020

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):
 - ☐ \$25 per undivided water right.
 - ☐ \$100 per split water right.
 - ☐ 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.

SUPPORT DATA

IN FILE # 37-619A

8. Signature: Mark Sabala Vice President 6-26-20
Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only:

Received by SG Date 7/1/20 Receipt No. 5038009 Receipt Amt. \$100.00
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 DM Date 7-13-2020

RE-RECORDED TO AMEND LEGAL DESCRIP

LINCOLN COUNTY
Recorded for:
FIRST AMERICAN TITLE - JEROME
08:52:20 AM 06-03-2020
0000202851
No. Pages 3 Fee: \$15.00
BRENDA FARNWORTH
County Clerk
Deputy: SC
Electronically Recorded by Simplifile

LINCOLN COUNTY
Recorded for:
ONEER TITLE CANYON - CALDV
:38:33 PM 04-15-2020
0000202695
No. Pages 2 Fee: \$15.00
BRENDA FARNWORTH
County Clerk
Deputy: SC
Electronically Recorded by Simplifile

111325 CH / 887697-J

Electronically Recorded - DO NOT
Remove the County Stamped First
Page as it is now incorporated as
Part of the Original Document.

WARRANTY DEED

THE TINA IEST FAMILY L.L.L.P., formerly known as the Tina Iest Family Limited Partnership, an Idaho limited liability limited partnership, Grantor, hereby conveys, grants and warrants to SABALA FARMS, INC., an Idaho corporation, Grantee, whose address is 1819 E. 1550 S., Gooding, ID 83330 for the sum of TEN DOLLARS and other good and valuable consideration, the following described real property situated in Lincoln County, Idaho, to-wit:

TOWNSHIP 5 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN, LINCOLN COUNTY, IDAHO

SECTION 10: SE1/4
SECTION 11: S1/2NW1/4, S1/2
SECTION 12: W1/2SW1/4, NE1/4SW1/4
SECTION 14: NW1/4NE1/4, NW1/4
SECTION 15: NE1/4, S1/2NW1/4

TOWNSHIP 4 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN, LINCOLN COUNTY, IDAHO

SECTION 30: W1/2NE1/4

See attached legal description.

SUBJECT TO taxes and assessments for the year 2020, and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances whether of record or visible on the premises, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

Easements, claims of easement or encumbrances that are not shown by the public records but visible on the premises.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in

area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.

(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

Any liens, or rights to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

Levies and assessments of Big Wood Canal Company and Decreed Water District.

This conveyance shall include any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the property herein described.

The Grantor covenants to the Grantee that it is the owner in fee simple of said premises; that the premises are free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that it will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 14th day of April, 2020.

THE TINA IEST FAMILY L.L.L.P.

By Tina L. Bell
Tina L. Bell
General Partner

STATE OF IDAHO)
County of Chambers :SS

On this 14th day of April, in the year 2020, before me, CARI HECK, a Notary Public, personally appeared TINA L. BELL, the General Partner of THE TINA IEST FAMILY L.L.L.P., formerly known as the Tina Iest Family Limited Partnership, an Idaho limited liability limited partnership, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same as such General Partner and was authorized to do so.

(SEAL)



Cari Heck
Notary Public for Idaho
Commission Expires: _____

ja\W:\Work\Nest, Tina\Tina Iest Family, LLP\Sabala Farms, Inc\Warranty Deed rev.doc

RESIDING IN: PARMA, IDAHO
COMMISSION EXPIRES 11/02/2025

LEGAL DESCRIPTION

TOWNSHIP 5 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN, LINCOLN COUNTY, IDAHO

SECTION 10: SE $\frac{1}{4}$

SECTION 11: S $\frac{1}{2}$ NW $\frac{1}{4}$, S $\frac{1}{2}$

SECTION 12: W $\frac{1}{2}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$

SECTION 14: NW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$

SECTION 15: NE $\frac{1}{4}$

SECTION 15: S $\frac{1}{2}$ NW $\frac{1}{4}$

TOWNSHIP 4 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN, LINCOLN COUNTY, IDAHO

SECTION 30: W $\frac{1}{2}$ NE $\frac{1}{4}$



0003761046

**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 #: 0003761046

Date Filed: 2/3/2020 9:49:38 AM

Entity Name and Mailing Address:

SABALA FARMS, INC.

The file number of this entity on the records of the Idaho Secretary of State is: 0000313509

Address 1819 E 1550 S
GOODING, ID 83330-5155

Entity Details:

Entity Status Active-Good Standing

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: C101410

The registered agent on record is:

Registered Agent MARTIN N SABALA
Registered Agent
Physical Address
1740 E 1650 S
GOODING, ID 83330
Mailing Address

Corporate Officers and Directors:

Name	Title	Business Address
MICHAEL SABALA	Treasurer	1670 SOUTH 1800 EAST GOODING, ID 83330
MARK SABALA	Vice President	1819 EAST 1550 SOUTH GOODING, ID 83330
SHIRLEY SABALA	Secretary	1740 EAST 1650 SOUTH GOODING, ID 83330
MARTIN SABALA	President	1740 EAST 1650 SOUTH GOODING, ID 83330

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

Mark Sabala

Sign Here

02/03/2020

Date

Job Title: Vice President

B0480-0179 02/03/2020 9:49 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

July 13, 2020

SABALA FARMS INC
1819 E 1550 S
GOODING ID 83330-5155

Re: Change in Ownership for Water Right No(s): 37-619A, 37-620, 37-4237 & 37-10469

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) 293-9908.

Sincerely,

Denise Maline

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: Northwest Farm Credit Services
Water District 37



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 • Email: southerninfo@idwr.idaho.gov

BRAD LITTLE
Governor

GARY SPACKMAN
Director

July 7, 2020

SABALA FARMS INC
1819 E 1550 S
GOODING ID 83330-5155

Re: Change in Water Right Ownership for Water Right No(s): 37-619A, 37-620, 37-4237 & 37-10469

Dear Water Right Holder(s):

The Idaho Department of Water Resources (Department) recently received your Notice of Change in Water Right Ownership (Notice), for the above referenced water rights. This Notice was submitted on your behalf by Northwest Farm Credit Services, however it could not be processed due to the following reasons:

- Sufficient proof of ownership was not included with the Notice. Proof of ownership can be a copy of a Warranty Deed, Quitclaim Deed, Court Decree, or Contract of Sale.

The Water Rights listed above are currently in the name of Mrs. C. Iest aka Tina Iest. The Quitclaim Deed provided conveys land and water rights from Dan Brighton Dilworth, successor Trustee of the Dilworth Family Trust to Saul and Carmen Chavez. In addition, the legal description on the Quitclaim is for land located in Township 1S, Range 21E, Section 22. The water rights referenced above are located in Township 5S, Range 16E, Sections 10, 11, 14, and 15.

Because the Department cannot process the Notice(s) without proper documentation, we will hold any action on your notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days we will return your notice and all attachments and your notice will not be processed.

Thank you in advance for your cooperation. If you have any questions regarding this letter, please contact me at (208) 736-3033.

Sincerely,

Denise Maline

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: Northwest Farm Credit Services, Twin Falls