

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

FEB 11 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?
47-7789	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
47-12042	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: Eric A Pearson  
Name of current water right holder/claimant Canyon Ridge Properties LLC
3. New Owner(s)/Claimant(s) Canyon Ridge Properties LLC  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 19474 US Hwy 30 Buhl ID 83316  
Mailing address City State ZIP  
208-308-0621 cvd@filertel.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: 12/02/2019
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.

SUPPORT DATA

IN FILE # 47-7789

8. Signature: Eric Pearson Member 02/05/2020  
Signature of new owner/claimant Title, if applicable Date
- Signature: \_\_\_\_\_ Title, if applicable Date

### For IDWR Office Use Only:

Received by SG Date 2/11/20 Receipt No. 5037759 Receipt Amt. \$150.00  
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 5-11-2020



TWIN FALLS COUNTY  
RECORDED FOR:  
TITLEONE - BURLEY  
04:04:01 PM 08-30-2018  
**2018013737**  
NO. PAGES 2 FEE: \$15.00  
KRISTINA GLASCOCK  
COUNTY CLERK  
DEPUTY: CA  
Electronically Recorded by Simplifile

214

File # 18314859

### Quitclaim Deed

For value received, Eric A. Pearson and Theresa Pearson, husband and wife

Does hereby convey, release, remise, and forever quit claim unto

Canyon Ridge Properties, LLC, an Idaho limited liability company

whose current address is 19602 Hwy 30, Buhl, ID 83316,

the following described premises:

PARCEL NO. 4;  
TOWNSHIP 9 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN,  
TWIN FALLS COUNTY, IDAHO

Section 20: W $\frac{1}{2}$ SW $\frac{1}{4}$

SAVE AND EXCEPT that portion deeded to the State of Idaho by Highway Right-of-Way Deed, dated March 4, 1949 and recorded March 29, 1949 as Instrument No. 388842, records of Twin Falls County, Idaho, described as follows:

An irregular parcel of land on both sides of the center line of highway as surveyed and shown on the official plat of the Old Oregon Trail SAP 9(16), highway survey on file in the office of the Department of the Public Works of the State of Idaho, and lying over and across a portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 20, more particularly described as follows:

Beginning at the Southwest corner of Section 20;  
Thence North along the west line of Section 20 for a distance of 273.6 feet more or less to a point;  
Thence East 30.0 feet to a point;  
Thence South along a line parallel to and 30.0 feet Easterly from the centerline of the Old Oregon Trail Highway a distance of 15.5 feet to a point;  
Thence Southeasterly and easterly along a curve left of 230.5 feet radius a distance of 359.9 feet, more or less to a point;  
Thence South 30.0 feet, more or less, to a point on the South line of said Section 20;  
Thence West along said South line a distance of 258.1 feet, more or less to the Point of Beginning.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

**REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK**

Date: 08/27/2018

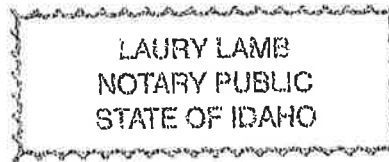
Eric A. Pearson  
Eric A. Pearson

Theresa Pearson  
Theresa Pearson

State of Idaho, County of Jerome, ss.

On this 30 day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Eric A. Pearson and Theresa Pearson 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.

Laury Lamb  
Notary Public  
Residing at: Jerome, ID  
My Commission Expires: 4/2/2022  
(seal)



24.4

Na/lo

Title Fact, Inc.  
163 Fourth Avenue North  
P.O. Box 486  
Twin Falls, Idaho 83303

TWIN FALLS COUNTY  
RECORDED FOR:  
TITLEFACT  
11:25:49 am 02-15-2007  
2007-003629  
NO. PAGES: 2 FEE: \$6.00  
KRISTINA GLASCOCK  
COUNTY CLERK  
DEPUTY: SHARON

\*\*\*\*SPACE ABOVE FOR RECORDER\*\*\*\*

### QUITCLAIM DEED

For Value Received JULIANA BARRIENTOS GARCIA, also known as JULIANA PERSON, does hereby convey, remise and forever quit claim unto ERIC A. PEARSON, an unmarried man, whose address is: 4251 N. 1100 E Buhl, ID 83316, the following described premises, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Together with their appurtenances.

Dated: February 6, 2007

[Signature]

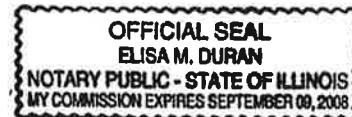
\*\*\*\*\*

STATE OF Illinois  
County of Cook

On this 7th day of February, 2007, before me, a Notary Public in and for said State, personally appeared JULIANA BARRIENTOS GARCIA, also known as JULIANA PEARSON, known to me to be the person whose name subscribed to the foregoing instrument and acknowledged to me that she executed the same.

IN WITNESS HEREOF I have hereunto set my hand and official seal the day and year first above written.

Elisa M. Duran  
Notary Public for Cook County  
Residing in: Chicago, IL  
Commission Expires: 9/19/2008



## LEGAL DESCRIPTION

### PARCEL NO. 1

Township 9 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho  
Section 17: NW $\frac{1}{4}$ SW $\frac{1}{4}$

### PARCEL NO. 2

Township 9 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho  
Section 20: W $\frac{1}{2}$ SW $\frac{1}{4}$

#### EXCEPT:

An irregular parcel of land on both sides of the center line of highway as surveyed and shown on the official plat of the old Oregon Trail SAP 9(16), highway survey on file in the office of the Department of Public Works of the State of Idaho, and lying over and across a portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 20, Township 9 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho, more particularly described as follows:

BEGINNING at the Southwest corner of Section 20;

THENCE North along the West line of said Section 20 a distance of 273.6 feet more or less to a point;

THENCE East 30.0 feet to a point;

THENCE South along a line parallel to and 30.0 feet Easterly from the centerline of the old Oregon Trail Highway a distance of 15.5 feet to a point;

THENCE Southeasterly and Easterly along a curve left of 230.5 feet radius a distance of 359.9 feet, more or less, to a point;

THENCE South 30.0 feet, more or less, to a point on the South line of said Section 20;

THENCE West along said South line a distance of 258.1 feet, more or less, to the POINT OF

BEGINNING.

SUBJECT TO Highway District right of way.

TOGETHER WITH an easement for ingress and egress for maintenance and repair of an underground pipeline lying over and across the Southerly 25 feet of the E $\frac{1}{2}$ SE $\frac{1}{4}$  and surrounding the existing house located in the Southeast corner thereof.

This document is recorded by  
Title One as an accommodation  
and has not been examined  
as to its execution and effect.

TWIN FALLS COUNTY  
RECORDED FOR:  
TITLEONE - BURLEY  
10:14:59 AM 12-02-2019  
**2019020590**  
NO. PAGES 3 FEE: \$15.00  
KRISTINA GLASCOCK  
COUNTY CLERK  
DEPUTY: CT  
Electronically Recorded by Simplifile



**Title One**  
a title & escrow co.

File # 19331726

### **Quitclaim Deed**

For value received, **Canyon View Dairy, LLC, an Idaho limited liability company,**

Does hereby convey, release, remise, and forever quit claim unto

**Canyon Ridge Properties LLC, an Idaho limited liability company,**

whose current address is 1974 Hwy 30, Buhl, ID 83316,

the following described premises:

PARCEL NO. 1:  
TOWNSHIP 9 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN,  
TWIN FALLS COUNTY, IDAHO

Section 17: NW¼SW¼

PARCEL NO. 2:  
TOWNSHIP 9 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN,  
TWIN FALLS COUNTY, IDAHO

Section 17: NE¼SW¼; SW¼SW¼

PARCEL NO. 3:  
TOWNSHIP 9 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN,  
TWIN FALLS COUNTY, IDAHO

Section 20: NE¼ and All that part of the E½NW¼ lying East of the centerline of Deep Creek

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date: November 25, 2019

Canyon View Dairy, LLC, an Idaho limited liability company

BY: Eric Pearson  
Eric Pearson, Member

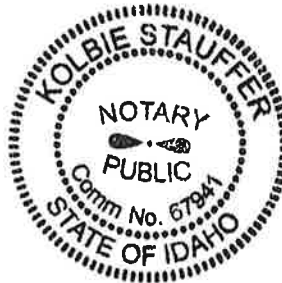
BY: Terry L. Pearson  
Terry L. Pearson, Member

BY: Shirley E. Pearson  
Shirley E. Pearson, Member

State of Idaho, County of Twin Falls, ss.

On this 27 day of November in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Eric Pearson known or identified to me to be one of the member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

Kolbie Stauffer  
Notary Public  
Residing at: Twin Falls  
My Commission Expires: 12/22/2022  
(seal)



State of Idaho, County of Twin Falls, ss.

On this 27 day of November in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Terry L. Pearson known or identified to me to be one of the member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

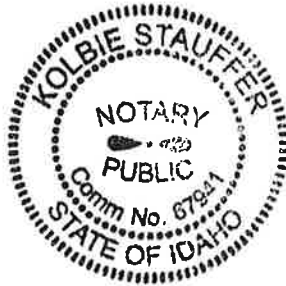
Kolbie Stauffer  
Notary Public  
Residing at: Twin Falls  
My Commission Expires: 12/22/2022  
(seal)



State of Idaho, County of TWIN FALLS, ss.

On this 27 day of November in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Shirley E. Pearson known or identified to me to be one of the member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

Kolbie Stauffer  
Notary Public  
Residing at: Twin Falls  
My Commission Expires: 10/22/2022  
(seal)







0003664959

**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 #: 0003664959

Date Filed: 11/2/2019 8:13:12 PM

## Entity Name and Mailing Address:

**CANYON RIDGE PROPERTIES LLC**

The file number of this entity on the records of the Idaho Secretary of State is: 0000118837

Address

19474 HIGHWAY 30  
BUHL, ID 83316-5022

## 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: W35397

## The registered agent on record is:

Registered Agent

**TERRY L PEARSON**  
Registered Agent

Physical Address

19474 HWY 30  
BUHL, ID 83316

Mailing Address

## Limited Liability Company Managers and Members

Name	Title	Business Address
TERRY L PEARSON	Manager	19474 HWY 30 BUHL, ID 83316
ERIC A PEARSON	Member	19602 HWY 30 BUHL, ID 83316
SHIRLEY E) PEARSON	Member	19474 HWY 30 BUHL, ID 83316

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

Terry L Pearson

Sign Here

11/02/2019

Date

Signer's Title: member

B0394-8256 11/02/2019 8:13 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](http://www.idwr.idaho.gov)

Brad Little  
Governor

Gary Spackman  
Director

May 11, 2020

CANYON RIDGE PROPERTIES LLC  
19474 HIGHWAY 30  
BUHL ID 83316-5022

Re: Change in Ownership & Security Interest for Water Right No(s): 47-2292, 47-7789, 47-12042,  
47-13313, 47-13314, 47-13315

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.

You will notice that Conterra Agricultural Capital LLC has been copied on the letter because they have a security interest on the above referenced water rights. The Department can remove the security interest from the water right records upon written authorization from Conterra Agricultural Capital LLC.

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, Jerome (File #19350937)  
Conterra Agricultural Capital LLC



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) • Email: [southerninfo@idwr.idaho.gov](mailto:southerninfo@idwr.idaho.gov)

BRAD LITTLE  
Governor

GARY SPACKMAN  
Director

April 29, 2020

CANYON RIDGE PROPERTIES LLC  
19474 HIGHWAY 30  
BUHL ID 83316-5022

Re: Change in Water Right Ownership for Water Right No(s): 47-7789, 47-12042

Re: Change in Water Right Ownership for Water Right No(s): 47-2292, 47-13313, 47-13314, 47-13315

Dear Water Right Holder(s):

The Idaho Department of Water Resources (Department) recently received a Notice of Change in Water Right Ownership (Notice), for the above referenced water rights. The Notice was received from TitleOne Corporation on February 11, 2020. The Notice could not be processed due to the following reasons:

- 1) Water Right No(s). 47-7789 & 47-12042 are currently in the name of Eric Pearson and Juliana Barrientos Garcia. In order to complete this Ownership Change, we need documentation showing Julianna Barrientos Garcia no longer holds an interest in the property or water rights. Otherwise, she will remain as a current owner on the rights. This can be a copy of a Warranty Deed, Quitclaim Deed, Court Decree, or Contract of Sale.
- 2) Water Right No(s). 47-2292, 47-13313, 47-13314 & 47-13315 are currently in the name of Terry Pearson. In order to complete this Ownership Change, we need documentation showing Terry L Pearson no longer holds an interest in the property or water rights. This can be a copy of a Warranty Deed, Quitclaim Deed, Court Decree, or Contract of Sale.

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 patience and cooperation. If you have any questions regarding this letter, please contact me at (208) 736-3033.

Sincerely,

Denise Maline  
Administrative Assistant 1

Enclosure(s)

c: TitleOne, Jerome (File #19350937) *without enclosures*



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

***Via UPS Overnight Delivery***

Idaho Dept of Water Resources  
650 Addison Ave W, Ste 500  
Twin Falls, ID 83301

**RECEIVED**

**FEB 11 2020**

**DEPT OF WATER RESOURCES  
SOUTHERN REGION**

Date: February 10, 2020

Re: Escrow No. 19350937 ~ Canyon Ridge Properties LLC, an Idaho limited liability company

In connection with the above referenced transaction, I am enclosing the following:

- Check number 25522 in the amount of \$150.00
- Check number 25527 in the amount of \$150.00
- Notice of Change in Water Right Ownership from Eric A Pearson to Canyon Ridge Properties, LLC
- Notice of Change in Water Right Ownership from Terry L. Pearson to Canyon Ridge Properties, LLC
- Notice of Security Interest in (6) Water Rights for Canyon Ridge Properties and Shawpatin AgCap, LLC

Once completed, please forward copies to my attention at TitleOne 237 N. Lincoln, Jerome, ID 83338. If you have any questions, please do not hesitate to contact me.

Sincerely,

Laury Jo Lamb  
(208) 324-3357  
llamb@titleonecorp.com