

RECEIVED

APR 09 2020

DEPT OF WATER RESOURCES
SOUTHERN REGION

Form 42-248/42-1409(6) Rev. 1/15

STATE 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?
47-17594	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-17595	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-17596	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Bernard C. Janes and Marguerite A. Janes
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Mason Cattle Company, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
P.O. Box 509 Buhl ID 83316
Mailing address City State ZIP
208-731-2691 Kurt@1000springsmill.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: April 3, 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.

SUPPORT DATA

IN FILE # 47-17594

8. Signature: [Signature] Title, if applicable Date 4/3/2020
Signature of new owner/claimant
- Signature: _____ Title, if applicable Date _____
Signature of new owner/claimant

For IDWR Office Use Only:

Received by [Signature] Date 4-9-2020 Receipt No. 5037865 Receipt Amt. \$75-
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 [Signature] Date 4-14-20

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
1502 Locust Street North, Bldg. 300
Twin Falls, ID 83301

TWIN FALLS COUNTY
RECORDED FOR:
FIRST AMERICAN TITLE - TWIN F/
11:46:05 AM 04-06-2020
2020006253
NO. PAGES 2 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: CT
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **815046-TF (sg)**

Date: **April 02, 2020**

For Value Received, **Bernard C. Janes and Marguerite A. Janes, husband and wife as community property with right of survivorship**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Mason Cattle Company, LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **P.O. Box 509, Buhl, ID 83316**, the following described premises, situated in **Twin Falls County, Idaho**, to-wit:

LOT 2 IN BLOCK 1 OF AMMENDED THOUSAND WATERS, A RESUBDIVISION OF THOUSAND WATERS, TWIN FALLS COUNTY, IDAHO, RECORDED IN BOOK 13 OF PLATS, PAGE 32, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, AND THE NORTHWEST QUARTER OF SECTION 20, THE SOUTHEAST QUARTER OF SECTION 18, AND THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN IN TWIN FALLS COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 17, 18, 19 AND 20; THENCE NORTH 0°10'27" EAST 1082.77 FEET ALONG THE SECTION LINE COMMON TO SECTIONS 17 AND 18 TO THE SOUTHEASTERLY BOUNDARY OF U.S. HIGHWAY NO. 30; THENCE SOUTH 17°47'00" WEST 1041.95 FEET ALONG THE SOUTHEASTERLY BOUNDARY OF SAID HIGHWAY TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 72°13'00" EAST 300.00 FEET;
THENCE SOUTH 83°31'36" EAST 50.99 FEET;
THENCE SOUTH 72°13'00" EAST 337.10 FEET;
THENCE NORTH 13°10'22" EAST 137.47 FEET;
THENCE SOUTH 81°53'15" EAST 244.23 FEET TO THE APPROXIMATE HIGH WATER MARK OF THE SNAKE RIVER;
THENCE SOUTH 02°29'16" EAST 210.07 FEET ALONG SAID APPROXIMATE HIGH WATER MARK;
THENCE SOUTH 01°54'32" WEST 300.00 FEET ALONG SAID APPROXIMATE HIGH WATER MARK;
THENCE SOUTH 08°07'22" WEST 3.46 FEET ALONG SAID APPROXIMATE HIGH WATER MARK;
THENCE NORTH 72°13'00" WEST 360.05 FEET;
THENCE SOUTH 13°10'22" WEST 103.16 FEET;
THENCE NORTH 72°13'00" WEST 720.47 FEET TO THE SOUTHEASTERLY BOUNDARY OF U.S. HIGHWAY 30;

Date: 04/02/2020

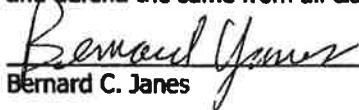
Warranty Deed
- continued

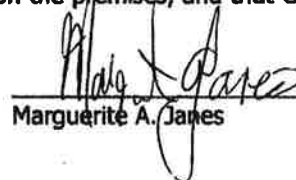
File No.: 815046-TF (sg)

THENCE NORTH 17°47'00" EAST 403.80 FEET ALONG THE SOUTHEASTERLY BOUNDARY OF SAID U.S. HIGHWAY 30 TO THE TRUE POINT OF BEGINNING.

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.

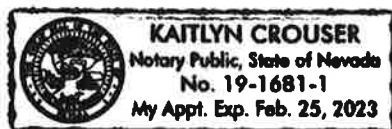
TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from 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.


Bernard C. Janes


Marguerite A. Janes

STATE OF Nevada)
COUNTY OF Clark)
ss.

On this 3rd day of April, 2020, before me, a Notary Public in and for said State, personally appeared **Bernard C. Janes and Marguerite A. Janes**, 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 for the State of
Residing at: Henderson Nevada
My Commission Expires: 02/25/2023



18854 Hwy 30, Buhl

08514E

NENE

NWNW 2

NWNW

SENE 3

SWSW 2

SWSW

The USDA-FSA Aerial Photography Field office asks to be credited in derived products.



0003575278

**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 #: 0003575278

Date Filed: 7/22/2019 4:11:49 PM

Entity Name and Mailing Address:

MASON CATTLE COMPANY, LLC

The file number of this entity on the records of the Idaho Secretary of State is: 0000327821

Address

PO BOX 509
BUHL, ID 83316-0509

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: W106251

The registered agent on record is:

Registered Agent

KURT J MASON
Registered Agent

Physical Address

3981 N 3600 E
KIMBERELY, ID 83341

Mailing Address

Limited Liability Company Managers and Members

Name	Title	Address
KURT J MASON	Member	3981 N 3600 E KIMBERELY, ID 83341

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

Kurt Mason

Sign Here

07/22/2019

Date

Signer's Title: Member

B0308-0506 07/22/2019 4:11 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

April 14, 2020

MASON CATTLE COMPANY LLC
PO BOX 509
BUHL ID 83316-0509

Re: Change in Ownership for Water Right No(s): 47-17594, 47-17595 & 47-17596

Dear Water Right Holders:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water rights 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) 736-3033.

Sincerely,



Bill Mills

Water Resource Agent, Senior

Enclosures

c:First American Title Company



First American Title Company
1502 Locust Street North, Bldg. 300, Twin Falls, ID 83301
Phone (208)734-2905 Fax (208)734-2945

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APR 09 2020

DEPT OF WATER RESOURCES
SOUTHERN REGION

Idaho Department of Water Resources
650 Addison Avenue W
Twin Falls, ID 83301-5858

April 06, 2020
File No.: 815046-TF (sg)

Attn: Accounts Receivable

Re:

Property: **18854 Highway 30 Buhl, ID 83316**
Buyer: **Mason Cattle Company, LLC**
Seller: **Bernard C. Janes and Marguerite A. Janes**

Enclosed is a check for water fees, a signed DWR Ownership Change form and the new recorded Warranty Deed for your records. Please feel free to contact us with any questions. Have a good day. Check#80453 \$75.00

Sincerely,

Estela Alvarez, Assistant for
Sandra Gonzalez, Escrow Officer

ea/ea