

RECEIVED

DEC 05 2018

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

OCT 29 2018

Notice of Change in Water Right Ownership

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?
43-10833	Yes ☐	Yes ☐	43-11138	Yes ☐	Yes ☐
43-11135	Yes ☐	Yes ☐		Yes ☐	Yes ☐
43-11136	Yes ☐	Yes ☐		Yes ☐	Yes ☐
43-11137	Yes ☐	Yes ☐		Yes ☐	Yes ☐
43-11196	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: *not applicable*

Nathan F. Gardiner

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

Trodaire LLC

New owner(s) as listed on the conveyance document

Name connector

☐ and☐ or☐ and/or

24 South 200 East

Rupert

ID.

83350

Mailing address

City

State

ZIP

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: _____

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: Brendy Mitchell

Signature of new owner/claimant

Title, if applicable

Date

10/25/18

Signature: _____

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by DMDate 10-29-2018Receipt No. 5037020Receipt Amt. \$125-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 gphProcessed by AD

Date _____



CASSIA COUNTY
RECORDED FOR:
TITLEONE - TWIN FALLS
03:03:23 PM 10-25-2018
2018-004202
NO. PAGES: 2 FEE: \$15.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: CVELASQUEZ
Electronically Recorded by Simplifile

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

Order Number: 18316259

WARRANTY DEED

For Value Received,

Nathan F. Gardiner and Shanna Kay Gardiner, husband and wife, the Grantor, does hereby grant, bargain sell and convey unto, Trodaire LLC, an Idaho limited liability company, whose current address is 24 South 200 East, Rupert, ID 83350, the Grantee; the following described premises, in Cassia County, Idaho, To Wit:

TOWNSHIP 13 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 31: NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs 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.

Dated: October 24, 2018

Nathan F. Gardiner

Shanna Kay Gardiner



TitleOne
a title & escrow co.

Order Number: 18316259

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Dated: October 24, 2018

Nathan F. Gardiner

Shanna Kay Gardiner

State of Idaho, County of Ada, ss.

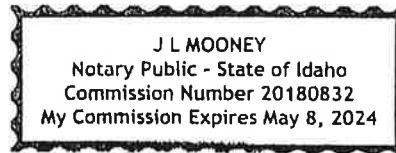
On this 24th day of October in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Nathan F. Gardiner and Shanna Kay Gardiner, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public

Residing In:

My Commission Expires:
(seal)

Kuna, ID
05-08-24





AMENDMENT TO CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

Title 30, Chapters 21 and 25, Idaho Code

Base Filing fee: \$30.00.

Complete and submit the application in duplicate.

FILED EFFECTIVE

2018 JUL 30 AM 1:54

SECRETARY OF STATE
STATE OF IDAHO

1. The name of the limited liability company is:

Trodair LLC

2. The date the certificate of organization was originally filed : 1/5/2018

3. The name of the limited liability company is amended to:

4. The complete street and mailing addresses of the principal office is amended to:

(Street Address)

(Mailing Address, if different)

5. The mailing address for future correspondence (annual reports) is amended to:

(Address)

6. The name and address of the managers/members shall be amended as follows:

Add: ☐ Delete: ☒ Anne Dewsnap - Mitchell 24 S 200 E Rupert Idaho 83350
(Name) (Address)

Add: ☐ Delete: ☐
(Name) (Address)

Add: ☐ Delete: ☐
(Name) (Address)

7. Signature of a manager, member, or authorized person.

Printed Name: Brady Mitchell

Signature: Brady Mitchell

Printed Name: _____

Signature: _____

Secretary of State use only

IDAHO SECRETARY OF STATE

07/30/2018 05:00

CK:126 CT:256545 BH:1656151

1@ 30.00 = 30.00 ORGAN AMEN #3

1@ 20.00 = 20.00 EXPEDITE C #4

W194459



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 E FRONT ST STE 648 PO BOX 83720 • BOISE, ID 83720-0098

Phone: (208)287-4800 • Fax: (208)287-6700 • Website: www.idwr.idaho.gov

C.L. "Butch" Otter
Governor

Gary Spackman
Director

December 26, 2018

TRODAIRE LLC
24 S 200 E
RUPERT ID 83350-9783

Re: Change in Ownership for Water Right No(s): 43-10833, 43-11135, 43-11136, 43-11137 & 43-11138

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.

The Notice of Change in Water Right Ownership form listed water right 43-11196 to be updated to Trodaire, LLC. This water right is not appurtenant to the property conveyed in the warranty deed you submitted. The ownership of water right 43-11196 was NOT updated. However, water right 43-11138 is appurtenant to the property conveyed and the ownership of water right 43-11138 was updated. If this was done in error, please let the Department know and the ownership will be reversed.

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) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist II

Enclosure(s)

c: Water District No. 43C
Water District No. 143
TitleOne



October 26, 2018

ID Dept. of Water Resources
650 Addison Ave. West, Ste. 500
Twin Falls, ID 83301

RE: TitleOne File No. 18316259
Trodaire LLC/Nathan F. Gardiner

Dear Clerk:

Enclosed with this letter please find the following in connection with the above referred to transaction:

1. The original executed Notice of Change in Water Right Ownership.
2. A copy of the recorded Warranty Deed.
3. TitleOne Corporation's check no. 17586 made payable to Idaho Department of Water Resources in the amount of \$125.00 for the transfer fee.
4. The original executed Notice of Security Interest in a Water Right.
5. A copy of the recorded Mortgage.
6. TitleOne Corporation's check no. 17587 made payable to Idaho Department of Water Resources in the amount of \$125.00.

Please make the necessary changes in the records and return receipted copies to this office.

Should you have any questions, or if TitleOne Corporation may be of further assistance, please do not hesitate to contact this office.

Very truly yours,

TITLEONE CORPORATION

Nancy Garrett
Administrative Assistant

AR/nrg
Enc.
FedEx

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