

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED

MAR 05 2018

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?
47-2176	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-4034	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-12384	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Gary L. Rainsdon Lori A. Rainsdon
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): H & T Properties, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 3765 North 2300 South East Filer ID 83328
Mailing address City State ZIP
- 208-280-0118
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: February 28, 2018
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: Autumnette N. Haffey H & T Properties, LLC, Manager 2/28/2018
Signature of new owner/claimant Title, if applicable Date
- Signature: [Signature] H & T Properties, LLC, Manager 2/28/2018
Signature of new owner/claimant Title, if applicable Date

SUPPORT DATA

IN FILE # 47-2176

For IDWR Office Use Only:

Received by: dm Date: 3-5-2018 Receipt No. 5036617 Receipt 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 _____ Processed by dm Date 3-27-2018



TitleOne

a title & escrow co.

TWIN FALLS COUNTY

RECORDED FOR:

TITLEONE - BURLEY

12:30:07 PM 03-01-2018

2018003112

NO. PAGES 2 FEE: \$15.00

KRISTINA GLASCOCK
COUNTY CLERK

DEPUTY: SW

Electronically Recorded by Simplifile

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

Order Number: 17303420

WARRANTY DEED

For Value Received,

Gary L. Rainsdon and Lori A. Rainsdon, husband and wife, the Grantor, does hereby grant, bargain sell and convey unto, H & T Properties, LLC, an Idaho limited liability company, whose current address is C/O Henry C. Hafliger, Jr., 3765 North 2300 East, Filer, ID 83328, the Grantee, the following described premises, in Twin Falls County, Idaho, To Wit:

PARCEL NO. 1:

TOWNSHIP 11 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 12 S $\frac{1}{2}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ SE $\frac{1}{4}$

PARCEL NO. 2:

TOWNSHIP 11 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 12: S $\frac{1}{2}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$

SAVE AND EXCEPT the following described property:

Beginning at the South $\frac{1}{4}$ corner of Section 12, the True Point of Beginning;
Thence North 0°03'11" West 788.00 feet along the Westerly boundary for SW $\frac{1}{4}$ SE $\frac{1}{4}$;
Thence North 89°54'28" East 1,105.58 feet;
Thence South 0°03'11" East 788.00 feet to the Southerly boundary for Section 12;
Thence South 89°54'28" West 1,105.58 feet along said Section line to the True Point of Beginning.

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



TitleOne
a title & escrow co.

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PARCEL NO. 1:

**TOWNSHIP 11 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO**

Section 12 S $\frac{1}{2}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ SE $\frac{1}{4}$

PARCEL NO. 2:

**TOWNSHIP 11 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO**

Section 12: S $\frac{1}{2}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$

SAVE AND EXCEPT the following described property:

**Beginning at the South $\frac{1}{4}$ corner of Section 12, the True Point of Beginning;
Thence North 0°03'11" West 788.00 feet along the Westerly boundary for SW $\frac{1}{4}$ SE $\frac{1}{4}$;
Thence North 89°54'28" East 1,105.58 feet;
Thence South 0°03'11" East 788.00 feet to the Southerly boundary for Section 12;
Thence South 89°54'28" West 1,105.58 feet along said Section line to the True Point of Beginning.**

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: February 28, 2018

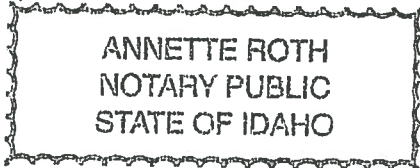
Gary L. Rainsdon
Gary L. Rainsdon

Lori A. Rainsdon
Lori A. Rainsdon

State of Idaho, County of Twin Falls, ss.

On this 28 day of ~~March~~ ^{Feb AR} in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Gary L. Rainsdon and Lori A. Rainsdon, 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.

Annette Roth
Notary Public
Residing In: Rupert, ID
My Commission Expires: 8-4-2023
(seal)





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

C.L. "Butch" Otter
Governor

Gary Spackman
Director

March 27, 2018

H & T PROPERTIES LLC
3765 N 2300 E
FILER ID 83328-5521

Re: Change in Ownership for Water Right No(s): 47-2176, 47-4034, 47-12384, 47-12671, 47-12672

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 of the owner of a water right, to the Department. Notice of the change must be provided to the Department within **120 days** of the change. Water right forms are available from any office of the Department, or at www.idwr.idaho.gov.

If you have any questions concerning the enclosed information, please contact me at (208) 736-3033.

Sincerely,

Denise Maline
Administrative Assistant I

Enclosure(s)

c: SHAWPATIN AGCAP LLC
TITLEONE CORPORATION, BURLEY (File # 17303420)



March 2, 2018

RECEIVED
MAR 05 2018
DEPT OF WATER RESOURCES
SOUTHERN REGION

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

RE: TitleOne File No. 17303420
H & T Properties, LLC

Dear Trish:

Enclosed with this letter please find the following:

1. The original executed Notice of Change in Water Right Ownership from Gary L. Rainsdon and Lori A. Rainsdon to H & T Properties, LLC.
2. A copy of the recorded Warranty Deed from Rainsdons to H & T Properties, LLC.
3. The original executed Notice of Change in Water Right Ownership from Norma Tinker to H & T Properties, LLC.
4. A copy of the recorded Warranty Deed.
5. The original executed Notice of Security Interest in a Water Right.
- ✓ 6. TitleOne Corporation's check no. 13867 made payable to the Idaho Department of Water Resources in the amount of \$75.00 for water transfer fee.
- ✓ 7. TitleOne Corporation's check no. 13868 made payable to the Idaho Department of Water Resources in the amount of \$25.00 for water transfer fees.
(125-)

Would you please make the necessary changes in the records to indicate the new owner and send a receipted copy 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