

Form 42-248/42-1409(6) Rev. 08/14

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?
47-8226	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-8226	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-17638	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: KN Turf ~ Jordan Beard
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): REB Irrevocable Trust
New owner(s) as listed on the conveyance document

11919 Cottage View Lane
Mailing address: 208-350-dam
Telephone: _____
City: Draper State: UT ZIP: 84026
Email: WYA

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: 10/24/2014

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: [Signature] Title, if applicable: T. Zuster Date: 10/23/14
Signature of new owner/claimant

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

For IDWR Office Use Only:

Received by: DM Date: 10-28-2014 Receipt No. 5034367 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 ☐

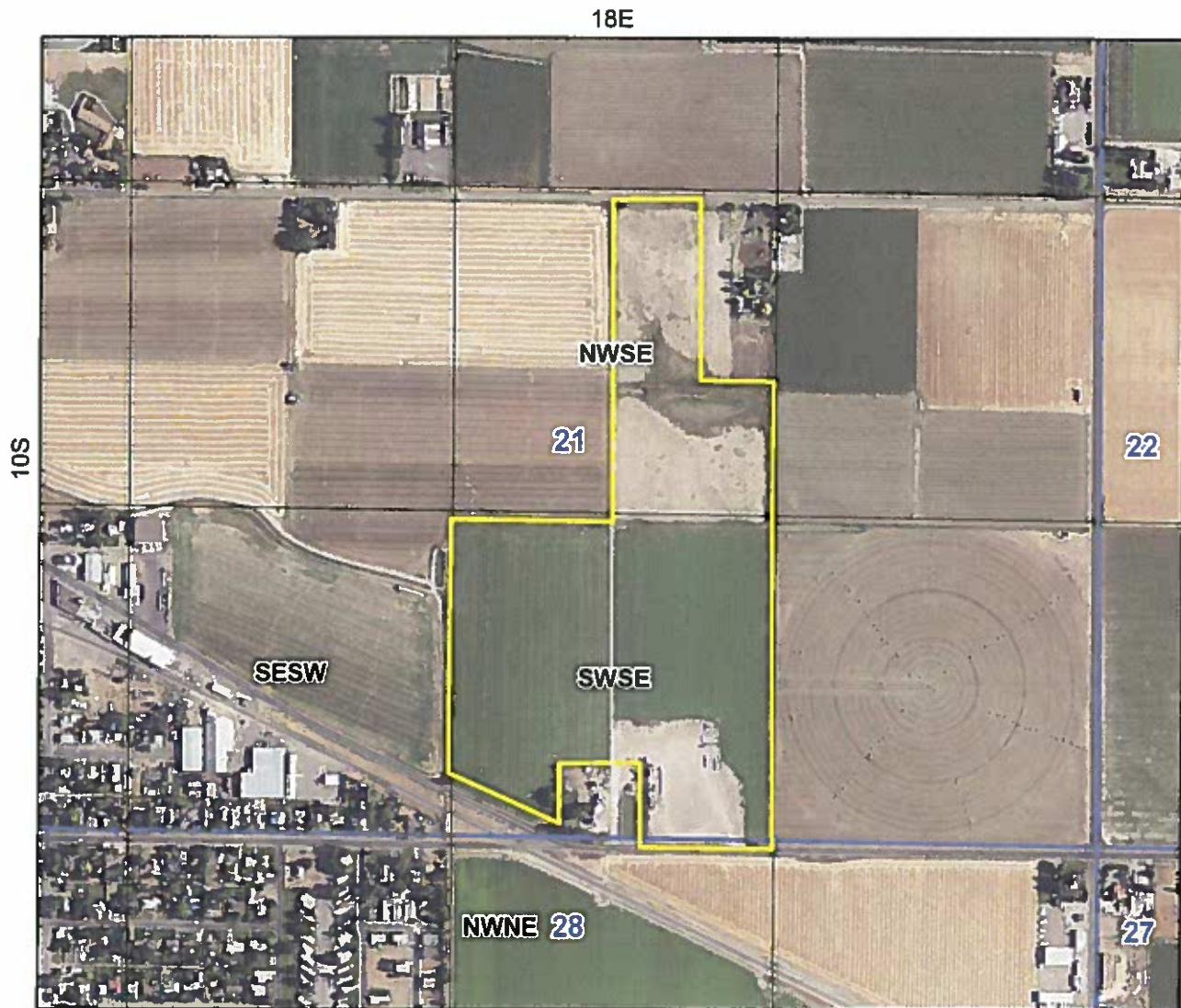
Name on W-9: _____ Approved by: _____ Processed by: _____ Date: _____

SUPPORT DATA

IN FILE # 47-8226

State of Idaho
Department of Water Resources
Water Right License
47-8226

Map BEFORE ownership change



-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters
-  Taxlots

0 0.075 0.15 0.3 Miles



IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

6/26/2015

Water Right 47-8226
Water Right report AFTER ownership change split

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	K N TURF 433 LA CASA LOOP TWIN FALLS, ID 83301 (208) 420-9709
Current Owner	JORDAN BEARD 433 LA CASA LOOP TWIN FALLS, ID 83301 jordan@gemstaterealty.com
Current Owner	RICHELLE BEARD 433 LA CASA LOOP TWIN FALLS, ID 83301 jordan@gemstaterealty.com
Original Owner	J R WRIGHT ENTERPRISES RT 3 ADDISON AVE E TWIN FALLS, ID 83301 (208)733-2717

Priority Date: 8/11/1989

Basis: License

Status: Active

Source
UNNAMED STREAM

Tributary
SINKS

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	02/15	12/01	0.200 CFS	60.0 AF
	<u>Total Diversion</u>		0.200 CFS	60.0 AF

Source and Point(s) of Diversion

UNNAMED STREAM NWSE Sec. 21, Twp 10S, Rge 18E, TWIN FALLS County

Place Of Use

IRRIGATION within TWIN FALLS County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
10S	18E	21														15.0			15.0

POU Total Acres: 15.0

Conditions of Approval:

1. 052 Diversion and use of water under this right is subject to an annual use fee if rules are

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

6/26/2015

2. 051 subsequently promulgated which provide for the submittal of the fee.
Any license issued by IDWR pursuant to the right or portion thereof for the use of trust water is subject to a term review of 20 years after the date of this approval to determine availability of water for the use and to re-evaluate the public interest at the end of the term.
3. 053 The Director retains jurisdiction over this right and may change, add, or remove any requirement as determined to be appropriate.
4. R31 This right when combined with all other rights shall provide no more than .02 cfs per acre nor more than 4.0 afa per acre for irrigation of the lands above.

Comments:

1. VAULT 6/10/1992 Proof of Beneficial Use Rcvd
Proof of Beneficial Use Rcvd
2. CHAPMAN 12/17/1993 SEASON OF USE
This license is for the irrigation of a sod farm; therefore, the season of use has been extended.
3. tfawcett 1/10/2011 POU
Updated Shape
4. tfawcett 2/25/2011 POU
Updated Shape
5. tfawcett 3/15/2011 split right
This right has been split into 47-8226 (KN Turf/Beard) and 47-17567 (J R Wright Enterprises) pursuant to an ownership change.
6. tfawcett 3/15/2011 POU
Updated Shape
7. tfawcett 6/25/2015 split right
This right was split into 47-8226 and 47-17638 pursuant to an ownership change.
8. tfawcett 6/25/2015 POU
Updated Shape

Combined Use Limits

<u>Rate</u>	<u>Volume</u>	<u>Acres</u>
	208.0	52.0
47-8226 ,47-8268A		

SubCase:

N/A

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

6/26/2015

Water Right 47-17638

Owner Type **Name and Address**
Current Owner **REB IRREVOCABLE TRUST**
 11819 COTTAGE VIEW LN
 DRAPER, UT 84020

Original Owner **J R WRIGHT ENTERPRISES**
 RT 3
 ADDISON AVE E
 TWIN FALLS, ID 83301
 (208)733-2717

Previous Owner **K N TURF**
 433 LA CASA LOOP
 TWIN FALLS, ID 83301
 (208) 420-9709

Previous Owner **JORDAN BEARD**
 433 LA CASA LOOP
 TWIN FALLS, ID 83301
 jordan@gemstaterealty.com

Previous Owner **RICHELLE BEARD**
 433 LA CASA LOOP
 TWIN FALLS, ID 83301
 jordan@gemstaterealty.com

Priority Date: 8/11/1989

Basis: License

Status: Active

Source
UNNAMED STREAM

Tributary
SINKS

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	02/15	12/01	0.440 CFS	136.0 AF
	<u>Total Diversion</u>		0.440 CFS	136.0 AF

Source and Point(s) of Diversion

UNNAMED STREAM NWSE Sec. 21, Twp 10S, Rge 18E, TWIN FALLS County

Place Of Use

IRRIGATION within TWIN FALLS County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
10S	18E	21															34.0		34.0

POU Total Acres: 34.0

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

6/26/2015

Conditions of Approval:

1. 053 The Director retains jurisdiction over this right and may change, add, or remove any requirement as determined to be appropriate.
2. 051 Any license issued by IDWR pursuant to the right or portion thereof for the use of trust water is subject to a term review of 20 years after the date of this approval to determine availability of water for the use and to re-evaluate the public interest at the end of the term.
3. 052 Diversion and use of water under this right is subject to an annual use fee if rules are subsequently promulgated which provide for the submittal of the fee.
4. R31 This right when combined with all other rights shall provide no more than .02 cfs per acre nor more than 4.0 afa per acre for irrigation of the lands above.

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Updated Shape
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This right was split from 47-8226 pursuant to an ownership change.
8. tfawcett 6/25/2015 POU
Updated Shape

Combined Use Limits

N/A

SubCase:

N/A

Water Supply Bank:

N/A

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
OCT 28 2014
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?
47-8268A	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Jack Wright ~ Randy Anderson
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): REB Irrevocable Trust
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 11919 Cottage View Lane Draper UT 84020
Mailing address City State ZIP
208-350-9972 na
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: 10/24/2014
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☐ 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: [Signature] Trustee 10/23/14
Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only:

Received by DM Date 10-28-2014 Receipt No. 5034367 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 _____ Date _____

SUPPORT DATA
IN FILE # 47-8226

Order Number: 14241115

Warranty Deed

For value received,

H & P, LLC, an Idaho Limited Liability Company

the grantor, does hereby grant, bargain, sell, and convey unto

REB Irrevocable Trust

whose current address is

11919 Cottage View Lane, Draper, UT 84020

the grantee, the following described premises, in Twin Falls County, Idaho, to wit:

Township 10 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho

Section 21: SW $\frac{1}{4}$ SE $\frac{1}{4}$

EXCEPT: BEGINNING at a point on the West line of the SE $\frac{1}{4}$ of said Section 21, 197.5 feet North of the Southwest corner of said quarter section and 30 feet from, measured at right angles to the centerline of Idaho Pacific State Highway at Station 473+26.1;

THENCE North on said West line of said quarter section 66.5 feet;

THENCE Southeasterly angle 115°35' right 563.3 feet;

THENCE West angle 155°4' right 142.2 feet;

THENCE Northwesterly on the North property line of the Oregon Short Line Railroad angle 24°56' right 404.5 feet to the POINT OF BEGINNING.

AND EXCEPT: BEGINNING at a point 660.4 feet East and 25 feet North from the Southwest corner of the SE $\frac{1}{4}$ of said Section 21;

THENCE North 312.6 feet parallel with the West line of said SE $\frac{1}{4}$;

THENCE West 212 feet parallel with the South line of Section 21;

THENCE South 283.2 feet to highway boundary;

THENCE Southeasterly 69.7 feet along highway boundary;

THENCE continue on highway boundary East 148.8 feet to the POINT OF BEGINNING.

AND EXCEPT a parcel of land being on the Northeasterly side of the centerline of U.S. Highway No. 30, Project No. S.T.S. 2361(549) Highway Survey as shown on the plans thereof now on file in the office of the Department of Highways of the State of Idaho and being a portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 21, Township 10 South, Range 18 East, Boise Meridian, described as follows, to-wit:

COMMENCING at the Southeast corner of the tract of land as described in that certain Warranty Deed dated August 1, 1964, and recorded March 22, 1966, as Instrument No. 562244, records of Twin Falls County, Idaho, which corner is shown of record to be 660.4 feet East and 25.0 feet North from the Southwest corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 21, Township 10 South, Range 18 East, Boise Meridian;

THENCE Northwesterly along the Southerly line of said tract of land 220.44 feet (shown of record to be 218.50 feet) to the Southwest corner of said tract of land and being the REAL POINT OF BEGINNING;

THENCE North 1°12' East (shown of record to be North) along the West line of said tract of land 12.47 feet to a point that bears North 18°37'49" East 34.37 feet from Station 6+05.15 of said U.S. Highway No. 30 Project No. S.T.S. 2361(549) Highway Survey;

THENCE North 66°42'18" West 200.40 feet to a point in the Northeasterly right-of-way line of existing U.S. Highway No. 30 and bears North 26°37' East 30.0 feet from Station 4+00 of said Highway Survey;

THENCE South 63°29' East along said Northeasterly right-of-way line 205.42 feet to the REAL 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



Order Number: 14241115

Warranty Deed

For value received,

H & P, LLC, an Idaho Limited Liability Company

the grantor, does hereby grant, bargain, sell, and convey unto

REB Irrevocable Trust

whose current address is 11919 Cottage View Lane Draper, UT 84020

the grantee, the following described premises, in Twin Falls County, Idaho, to wit:

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Section 21: SW $\frac{1}{4}$ SE $\frac{1}{4}$

EXCEPT: BEGINNING at a point on the West line of the SE $\frac{1}{4}$ of said Section 21, 197.5 feet North of the Southwest corner of said quarter section and 30 feet from, measured at right angles to the centerline of Idaho Pacific State Highway at Station 473+26.1;

THENCE North on said West line of said quarter section 66.5 feet;

THENCE Southeasterly angle 115°35' right 563.3 feet;

THENCE West angle 155°4' right 142.2 feet;

THENCE Northwesterly on the North property line of the Oregon Short Line Railroad angle 24°56' right 404.5 feet to the POINT OF BEGINNING.

AND EXCEPT: BEGINNING at a point 660.4 feet East and 25 feet North from the Southwest corner of the SE $\frac{1}{4}$ of said Section 21;

THENCE North 312.6 feet parallel with the West line of said SE $\frac{1}{4}$;

THENCE West 212 feet parallel with the South line of Section 21;

THENCE South 283.2 feet to highway boundary;

THENCE Southeasterly 69.7 feet along highway boundary;

THENCE continue on highway boundary East 148.8 feet to the POINT OF BEGINNING.

AND EXCEPT a parcel of land being on the Northeasterly side of the centerline of U.S. Highway No. 30, Project No. S.T.S. 2361(549) Highway Survey as shown on the plans thereof now on file in the office of the Department of Highways of the State of Idaho and being a portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 21, Township 10 South, Range 18 East, Boise Meridian, described as follows, to-wit:

COMMENCING at the Southeast corner of the tract of land as described in that certain Warranty Deed dated August 1, 1964, and recorded March 22, 1966, as Instrument No. 562244, records of Twin Falls County, Idaho, which corner is shown of record to be 660.4 feet East and 25.0 feet North from the Southwest corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 21, Township 10 South, Range 18 East, Boise Meridian;

THENCE Northwesterly along the Southerly line of said tract of land 220.44 feet (shown of record to be 218.50 feet) to the Southwest corner of said tract of land and being the REAL POINT OF BEGINNING;

THENCE North 1°12' East (shown of record to be North) along the West line of said tract of land 12.47 feet to a point that bears North 18°37'49" East 34.37 feet from Station 6+05.15 of said U.S. Highway No. 30 Project No. S.T.S. 2361(549) Highway Survey;

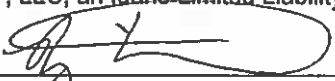
THENCE North 66°42'18" West 200.40 feet to a point in the Northeasterly right-of-way line of existing U.S. Highway No. 30 and bears North 26°37' East 30.0 feet from Station 4+00 of said Highway Survey;

THENCE South 63°29' East along said Northeasterly right-of-way line 205.42 feet to the REAL 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.

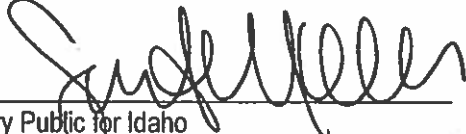
H & P, LLC, an Idaho Limited Liability Company

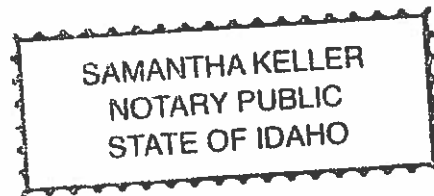
By: 
Ryan Hinton, Member

State of Idaho County of Twin Falls ss.

On this 9th day of October 2014 before me, the undersigned, a Notary Public in and for said State, personally appeared Ryan Hinton known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for Idaho
My Commission Expires: 01/23/2019
Residing At: Twin Falls, ID





State of Idaho

DEPARTMENT OF WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, Idaho 83301-5858
Phone: (208) 736-3033 • Fax: (208) 736-3037 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

June 26, 2015

REB IRREVOCABLE TRUST
11819 COTTAGE VIEW LN
DRAPER UT 84020

Re: Change of Ownership for Water Right 47-8268A
Split of Water Right 47-8226
Split into 47-8226 and 47-17638

Dear Water Right Holder(s):

The Department acknowledges receipt of correspondence splitting ownership of the above referenced water rights. The Department has modified its records to reflect the change in ownership and has enclosed a computer-generated report for your records.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing an ownership change notice, the department does not review the history of water use to determine if the right has been forfeited 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 Sections 42-222 and 42-223, Idaho Code.

Also, please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact this office if you have any questions regarding this matter.

Sincerely,

A handwritten signature in cursive script, reading "Trish Fawcett".

Trish Fawcett
Technical Records Specialist

Enclosure

Cc: TitleOne (Order 14241115)
K N Turf and Jordan and Richelle Beard



1411 Falls Ave. East Suite 1131
Twin Falls, ID 83303
Ph. (208) 933-2650
Fx. (866) 422-4314
www.titleonecorp.com

Date: October 27, 2014

Re: Escrow No. 14241115

To: Idaho Department of Water Resources
Attn: Trish
650 Addison Ave W, Ste 500
Twin Falls, ID 83303

RECEIVED
OCT 28 2014
DEPT OF WATER RESOURCES
SOUTHERN REGION

In connection with the above referenced transaction, attached please find our check number 1402 in the amount of \$125.00, representing the split fee and transfer fee for the above mentioned escrow. A copy of the Warranty Deed is attached for reference. Please split No. 47-8226 and transfer No. 47-8268A for the benefit of REB Irrevocable Trust.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Samantha Keller
(208) 933-2650
skeller@titleonecorp.com

enc.
via Hand Delivery