

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JAN 02 2025

Department of Water Resources
Eastern 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 #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
34-13882 OK	Yes ☐	Yes ☐	34-14611 OK	Yes ☐	Yes ☐
34-13935 OK	Yes ☐	Yes ☐	34-14612 OK	Yes ☐	Yes ☐
34-13937 OK	Yes ☐	Yes ☐	34-14613 OK	Yes ☐	Yes ☐
34-13939 OK	Yes ☐	Yes ☐	34-14614 OK	Yes ☐	Yes ☐
34-13942 OK	Yes ☐	Yes ☐	34-14616 OK	Yes ☐	Yes ☐

2. Previous Owner's Name: Magee Group
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Rafter LLC
New owner(s) as listed on the conveyance document

997 E. Presto Rd
Mailing address

208-206-1208
Telephone

Shelley ID 83274
City State Zip

jkjolly@gmail.com
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: 12/12/2024
6. Do you own the land identified as the water right place of use? Yes ☐ No ☐
☐ If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

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):
☐ \$25 per undivided water right.
☐ \$100 per split water right.
☐ 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 34-13882

8. Signature: [Signature] Title, if applicable: _____ Date: 1/2/25
 Signature of new owner/claimant
 Print name

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

Received by: JB Date: 1/2/2025 For IDWR Office Use Only: Receipt No. E050562 Receipt Amt. \$325.-
 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: JB Processed by: JB Date: 1/8/2025

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
168 West Pacific Street/PO Box 868
Blackfoot, ID 83221

Instrument # 266294

CHALLIS, CUSTER, IDAHO
12-12-2024 09:57:04 No. of Pages: 3
Recorded for: FLYING S TITLE AND ESCROW - BLACKF
Lura H. Baker Fee: \$15.00
Ex-Officio Recorder Deputy: DG

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 1164287-B (jcm)

Date: December 10, 2024

For Value Received, **Magee Group, Inc.**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Rafter J LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **997 E. Presto Rd., Shelley, ID 83274**, the following described premises, situated in **Custer County, Idaho**, to-wit:

The land referred to herein is described in the Legal Description attached hereto as Exhibit A.

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.

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
168 West Pacific Street/PO Box 868
Blackfoot, ID 83221

E-RECORDED simplified

ID: 266294
County: CUSTER
Date: 12-12-24 Time: 9:57am

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1164287-B (jcm)**

Date: **December 10, 2024**

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Date: 12/10/2024

Warranty Deed
- continued

File No.: 1164287-B (jcm)

Magee Group, Inc., an Arizona corporation

By: 
Name: Brian G. Magee
Title: Vice-President

STATE OF Arizona)
COUNTY OF Maricopa)
ss.

On this 10th day of December, 2024, before me, a Notary Public in and for said State, personally appeared **Brian G. Magee**, known or Identified to me, to be the **Vice-President** of the Corporation that executed the Instrument or the person who executed the Instrument on behalf of said Corporation, and acknowledged to me that such Corporation executed the same.


Notary Public of Arizona
Residing at: Phoenix AZ
Commission Expires: 5-18-2026



Exhibit "A"

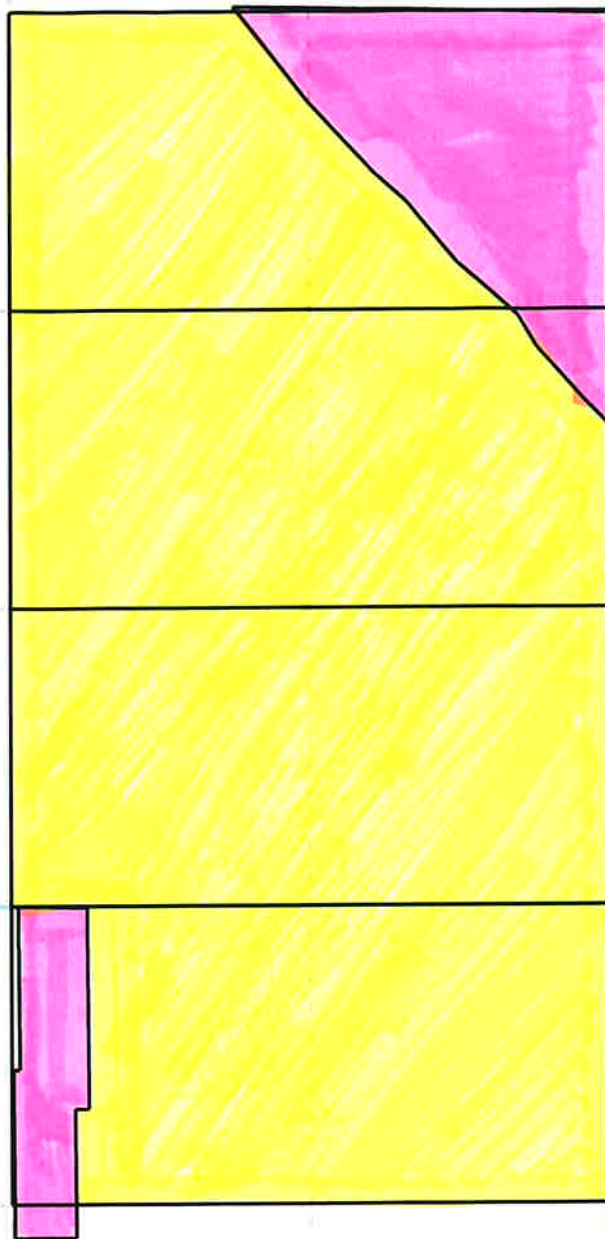
Real property in the County of Custer, State of Idaho, described as follows:

**TOWNSHIP 6 NORTH, RANGE 25 E.B.M., CUSTER COUNTY, IDAHO
SECTION 4: LOTS 1 AND 2, EXCEPT: A PARCEL OF LAND GENERALLY DESCRIBED AS A
PORTION OF THE $W\frac{1}{2}W\frac{1}{2}$ OF LOT 2, SECTION 4, TOWNSHIP 6 NORTH, RANGE 25 E.B.M.,
CUSTER COUNTY, IDAHO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE $N\frac{1}{4}$ CORNER OF SAID SECTION 4; THENCE S. $89^{\circ}01'16''$ E. ALONG
THE NORTH BOUNDARY OF SAID LOT 2, SECTION 4, A DISTANCE OF 30.00 FEET TO THE
POINT OF BEGINNING; THENCE S. $89^{\circ}01'16''$ E. ALONG THE NORTH BOUNDARY OF SAID LOT
2, A DISTANCE OF 303.22 FEET; THENCE S. $00^{\circ}25'58''$ E., PARALLEL TO THE EAST BOUNDARY
OF THE $W\frac{1}{2}W\frac{1}{2}$ OF SAID LOT 2, A DISTANCE OF 892.90 FEET; THENCE N. $89^{\circ}01'16''$ W.,
PARALLEL TO THE NORTH BOUNDARY OF SAID LOT 2, A DISTANCE OF 62.00 FEET; THENCE
S. $00^{\circ}25'58''$ E., PARALLEL TO THE EAST BOUNDARY OF THE $W\frac{1}{2}W\frac{1}{2}$ OF SAID LOT 2, A
DISTANCE OF 572.25 FEET TO THE SOUTH BOUNDARY OF SAID LOT 2, SECTION 4; THENCE
N. $89^{\circ}52'23''$ W. ALONG THE SOUTH BOUNDARY OF SAID LOT 2, A DISTANCE OF 271.03 FEET
TO THE SW CORNER OF SAID LOT 2; THENCE N. $00^{\circ}26'16''$ W. ALONG THE WEST BOUNDARY
OF SAID LOT 2, A DISTANCE OF 745.53 FEET; THENCE S. $89^{\circ}01'16''$ E., PARALLEL TO THE
NORTH BOUNDARY OF SAID LOT 2, A DISTANCE OF 30.00 FEET; THENCE N. $00^{\circ}26'16''$ W.,
PARALLEL TO THE WEST BOUNDARY OF SAID LOT 2, A DISTANCE OF 723.66 FEET TO THE
POINT OF BEGINNING.**

ALSO EXCEPT COUNTY ROAD ALONG NORTHERLY BOUNDARY THEREOF.

**TOWNSHIP 7 NORTH, RANGE 25 E.B.M., CUSTER COUNTY, IDAHO
SECTION 33: $S\frac{1}{2}NE\frac{1}{4}$; $N\frac{1}{2}SE\frac{1}{4}$; $S\frac{1}{2}SE\frac{1}{4}$,**

**EXCEPT: COMMENCING AT THE NE CORNER OF SAID SECTION 33 AND PROCEEDING S.
 $00^{\circ}15'38''$ E. 1327.46 FEET ALONG THE EAST LINE OF SAID SECTION 33 TO THE $N\frac{1}{16}$
CORNER COMMON TO SECTIONS 33 AND 34, ALSO BEING THE POINT OF BEGINNING;
THENCE CONTINUING S. $00^{\circ}15'38''$ E. 1327.46 FEET, ALONG SAID EAST LINE TO THE $E\frac{1}{4}$
CORNER OF SAID SECTION 33, THENCE S. $00^{\circ}15'48''$ E. ALONG THE EAST LINE OF SAID
SECTION 33, 507.73 FEET TO THE APPROXIMATE CENTERLINE OF THE IRRIGATION CANAL;
THENCE DEPARTING SAID EAST LINE OF SAID SECTION 33 AND PROCEEDING
NORTHWESTERLY ALONG THE APPROXIMATE CENTERLINE OF THE IRRIGATION CANAL THE
FOLLOWING EIGHT (8) COURSES: N. $45^{\circ}33'45''$ W. 174.00 FEET; THENCE N. $41^{\circ}28'27''$ W.
318.69 FEET; THENCE N. $30^{\circ}09'46''$ W. 158.73 FEET; THENCE N. $48^{\circ}51'14''$ W. 353.79 FEET;
THENCE N. $39^{\circ}10'50''$ W. 348.22 FEET; THENCE N. $48^{\circ}28'46''$ W. 190.24 FEET; THENCE N.
 $43^{\circ}14'55''$ W. 432.70 FEET; THENCE N. $38^{\circ}08'38''$ W. 538.05 FEET TO A POINT ON THE
NORTH LINE OF THE $S\frac{1}{2}$ OF THE $NE\frac{1}{4}$ OF SAID SECTION 33; THENCE DEPARTING SAID
APPROXIMATE CENTERLINE AND PROCEEDING S. $88^{\circ}58'25''$ E. ALONG SAID NORTH LINE,
1664.59 FEET TO THE POINT OF BEGINNING.**



266294 Magee Group Inc TO Rafter J LLC

1/2/2025

Scale: 1 inch= 850 feet

File:

Tract 1: 80.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=7920 ft.

Tract 2: 9.9026 Acres (431356 Sq. Feet), Closure: s52.2450e 0.01 ft. (1/373424), Perimeter=3601 ft.

Tract 3: 80.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=7920 ft.

Tract 4: 80.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=7920 ft.

Tract 5: 80.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=7920 ft.

Tract 6: 35.7741 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=6014 ft.

Tract Data and Deed Calls

Tract 01: 80.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=7920 ft.
Tract 02: 9.9026 Acres (431356 Sq. Feet), Closure: s52.2450e 0.01 ft. (1/373424), Perimeter=3601 ft.
Tract 03: 80.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=7920 ft.
Tract 04: 80.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=7920 ft.
Tract 05: 80.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=7920 ft.
Tract 06: 35.7741 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=6014 ft.
Tract 06: 35.7741 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=6014 ft.

1: /ne,n,ne,4,6n,25e
2: s0w 1320.00
3: s90w 2640.00
4: n0e 1320.00
5: n90e 2640.00
6: @0
7: /nw,ne,4,6n,25e
8: /s89.0116e 30.00
9: s89.0116e 303.22
10: s00.2558e 892.90
11: n89.0116w 62.00
12: s00.2558e 572.25
13: n89.5223w 271.03
14: n00.2616w 745.53
15: s89.0116e 30.00
16: n00.2616w 723.66
17: @0
18: /ne,s,ne,33,7n,25e
19: s0w 1320.00
20: s90w 2640.00
21: n0e 1320.00
22: n90e 2640.00
23: @0
24: /ne,s,se,33,7n,25e
25: s0w 1320.00
26: s90w 2640.00
27: n0e 1320.00
28: n90e 2640.00
29: @0
30: /ne,n,se,33,7n,25e
31: s0w 1320.00
32: s90w 2640.00
33: n0e 1320.00
34: n90e 2640.00
35: @0
36: /ne,33,7n,25e
37: /s00.1538e 1327.46
38: s0.1538e 1327.46
39: s00.1548e 507.73
40: n45.3345w 174.00
41: n41.2827w 318.69
42: n30.0946w 158.73
43: n48.5114w 353.79
44: n39.1050w 348.22
45: n48.2846w 190.24
46: n43.1455w 432.70
47: n38.0838w 538.05
48: s88.5825e 1664.59



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

January 08, 2025

RAFTER J LLC
997 E PRESTO RD
SHELLEY ID 83274-5353

Re: Change in Ownership for Water Right No(s): 34-13882, 34-13935, 34-13937, 34-13939, 34-13942, 34-14611, 34-14612, 34-14613, 34-14614, 34-14615, 34-14616, 34-14617, 34-14618

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 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) 497-3787.

Sincerely,

Jonie Baily
Technical Records Specialist 1

Enclosure(s)

cc: WATER DISTRICT 34
BIG LOST RIVER GROUND WATER DISTRICT