

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 08 2022

Notice of Change in Water Right Ownership

Department of Water Resources
Eastern 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?
34-14	Yes ☐	Yes ☐		Yes ☐	Yes ☐
34-218B	Yes ☐	Yes ☐		Yes ☐	Yes ☐
34-312A	Yes ☐	Yes ☐		Yes ☐	Yes ☐
34-2424A	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Jerry Browne

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): BEDY CANYON LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or

3934 N 4300 W

MACKAY

ID

83251

Mailing address

208-588-3930

City

Kate @ Foodguipservices.com

State

ZIP

Telephone

Email louis@foodguipservices.com

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: 2-24-2021

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):
- ☐ \$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 # 34-14

8. Signature: [Signature]

Signature of new owner/claimant

MEMBER BEDY CANYON LLC

Title, if applicable

8/1/22

Date

Signature: _____

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by m. pettis Date 8-8-22

Receipt No. E048387

Receipt Amt. 100.00

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 11/22/22

SCANNED

DEC 16 2022

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

**INSTRUCTIONS FOR FILING A
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP**

This form has been prepared to assist all claimants and owners of water rights to comply with the requirements of Sections 42-248 and 42-1409(6), Idaho Code. All persons owning or claiming ownership of a water right or claim are required to provide notice to the Department of Water Resources (IDWR) of any change in ownership of any part of the water right or claim or of any change in the owner's mailing address within 120 days of the change. Forms to report ownership changes and/or to update an address are available on IDWR's website at www.idwr.idaho.gov. In addition, all new owners of water rights within a pending general adjudication area must inquire whether a notice of claim has been filed and, if not, shall file a notice of claim if necessary.

A notice is required for changes in ownership from one individual to another, from an individual to a business entity (even if the business is owned by the individual), or from one business entity to another (even if both businesses are owned by the same individual). Adding or removing a name is considered an ownership change which requires the submission of evidence to support the change and the filing fee.

Separate brochures describing the adjudication of water rights and the ownership change notice requirement are available from IDWR. Please contact your nearest IDWR office if you would like more information or need help completing this form. A list of IDWR offices is on page 2 of these instructions, or you can call 1-800-451-4129. Water right information can be found on the department's website using the Water Right and Adjudication Search link at www.idwr.idaho.gov.

Please note:

- Unlike licensed or decreed water rights, which are real property, water right permits, applications for new water rights, and applications to transfer existing water rights are considered the personal property of the permit holders/applicants. Permit holders and applicants must assign their interest in a permit and/or application to the new owner. Assignment forms are available on the department's website at www.idwr.idaho.gov, or from any IDWR office. The fee for an assignment of permit is \$25. There is no charge for an assignment of application for permit or application for transfer.
- If you want to change or add a point of diversion, place of use, season of use, or purpose of use of a water right, you must file an Application for Transfer. The ownership of a water right can also be updated through the transfer process.
- The combined portions of a divided ("split") water right cannot exceed the total flow rate, volume, or period of use of the original right.
- IDWR has no jurisdiction concerning easements, rights-of-way, and zoning matters. The buyer and seller must make these provisions where necessary.

LINE INSTRUCTIONS:

1. If there are water rights associated with the property, the seller should be able to provide you with the water right or adjudication claim number(s). You may have purchased only a portion of the water right(s) held by the seller. If so, the water right(s) held by the seller may need to be divided ("split") to provide you your share of each right. Mark the box "Yes" if a division of the water right is required.

If you receive water from a municipal provider, an irrigation district or other water delivery organization, and the water rights are held by the organization, please do not use this form to record a change. Please contact the water delivery organization to determine if any action is necessary.

If you or the seller believes there are water rights for the property but you do not know the numbers, you may contact IDWR for assistance in identifying the water rights for the property in question. If adjudication claims for the rights are required and have not been filed, IDWR will so advise you.

2. Fill in the name of the current water right holder/claimant.
3. Fill in each name as listed on the conveyance document and complete the current contact information. For water rights, IDWR will update the ownership to the individual(s)/entities listed on the conveyance document. For active adjudication claims, IDWR will update the claimant information to match the conveyance document unless the new claimant provides good cause for the variance.
4. You may have acquired only a portion of the water right(s) held by the seller. If you did not acquire the entire water right/property, please check the appropriate box. Water rights are often conveyed as an appurtenance to the land where they are used, and the conveyance document for the land often does not have specific language regarding the water right. Please read your deed or other conveyance document carefully to be sure. When the conveyance document does not specifically address water rights, it will be assumed that the water rights are to be split proportionate to the amount of land acquired.

5. Indicate the date the water rights and/or adjudication claims were conveyed to you. This may be the date of closing in the case of a real estate transaction, the date a contract was signed, or the date of a court order.

6. If you are unsure about the status of your water right in the Water Supply Bank, go to: www.idwr.idaho.gov/apps/ExtSearch/WSBSearch/WSBSearch.aspx, input your water right number and click "Search." If you find your water right is in the Water Supply Bank and you want to release it so you can use it, you can download the Request to Release form from the forms portion of our website: www.idwr.idaho.gov. Your water right may not be available for immediate release if rented by another water user.

7. **ATTACHMENTS:**

IDWR cannot process this change without **documentation of ownership**. The documentation may be in the form of a deed, court decree or other conveyance document. If you are submitting a quitclaim deed and the grantor's name does not match the water right holder of record, you will need to provide a chain of title that goes back to the water right holder/claimant of record. You may obtain this information from the assessor's office in the county where the property is located. Items that are **not** conveyance documents are deeds of trust, mortgages, purchase and sales agreements, and property tax notices.

Submit a **plat map, survey map, or aerial photograph** of the place of use for each water right or claim listed in item #1 (if necessary to clarify division of water rights or complex property descriptions). If your right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency or equivalent aerial photograph with the irrigated acres outlined and point(s) of diversion clearly marked. You also have the option of printing a map using the map tool on IDWR's website at: www.idwr.idaho.gov. It is not necessary to obtain a new survey for purposes of this form before contacting IDWR.

The Idaho Legislature has waived the fee to file a Notice of Change in Water Right Ownership for any water right pending in a general water right adjudication such as the Snake River Basin Adjudication or the Northern Idaho Adjudication. This waiver ends when a partial decree is issued for the water right that has been claimed. For water rights not pending in a general adjudication, the **filing fee** is \$25 per water right, except for those water rights that will be divided as a result of the change in ownership. The filing fee for division of a water right is \$100 per water right.

If the water right is leased to the Water Supply Bank and there is more than one owner, a Lessor Designation form must be completed to specify who the designated lessor will be. Each of the owners must sign the Lessor Designation form.

An IRS Form W-9 is required for all ownership changes pertaining to water rights leased to the Water Supply Bank. Refer to instructions in section 6 above to determine if the water right undergoing an ownership change is leased to the Water Supply Bank. An IRS W9 form can be downloaded from the Department's website: www.idwr.idaho.gov.

8. One of the new owner(s) must sign the form in the space(s) provided. If someone other than the owner signs the notice, evidence of authority to sign for the owner must be attached. If the new owner is a corporation or other organization, the person signing the notice must be an officer of the corporation or otherwise have authority to sign for the organization and must include their title with the signature.

When you have completed the Notice of Change in Water Right Ownership, retain a copy and file the original form, necessary attachments, and filing fee with the IDWR office nearest you. Ownership changes for water rights leased to the Water Supply Bank should be sent to the State Office.

IDWR Northern Region
7600 N Mineral Dr, Ste 100
Coeur d'Alene, ID 83815-7763
(208) 762-2800

IDWR Western Region
2735 Airport Way
Boise, ID 83705-5082
(208) 334-2190

IDWR Eastern Region
900 N Skyline Dr, Ste A
Idaho Falls, ID 83402-1718
(208) 525-7161

IDWR Southern Region
650 Addison Ave W, Ste 500
Twin Falls, ID 83301-5858
(208) 736-3033

~ OR ~

IDWR State Office
322 East Front St, 6th Floor
P.O. Box 83720
Boise, ID 83720-0098
(208) 287-4800

SCANNED
DEC 16 2022

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
168 West Pacific Street/PO Box 868
Blackfoot, ID 83221

E-RECORDED simplifile

ID: 592/3
County: Butte
Date: 3-31-2021 Time: 11:35 AM

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 956401-B (tr)

Date: February 24, 2021

For Value Received, **Jerry L. Browne and Teresa L. Browne, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Bedy Canyon, LLC, a Wyoming Limited Liability Company**, hereinafter called the Grantee, whose current address is **3934 North 4300 West, Mackay, ID 83251**, the following described premises, situated in **Butte County, Idaho**, to-wit:

PARCEL 1:

**TOWNSHIP 5 NORTH, RANGE 26 EAST OF THE BOISE MERIDIAN, BUTTE COUNTY, IDAHO.
SECTION 33: NW1/4SW1/4; SW1/4NW1/4;**

EXCEPTING THEREFROM:

BEGINNING AT THE NW CORNER OF THE SW1/4NW1/4, THENCE EAST 588 FEET TO A POINT; THENCE SOUTH 372 FEET TO A POINT; THENCE WEST 588 FEET TO A POINT; THENCE NORTH 372 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

**TOWNSHIP 5 NORTH, RANGE 26 EAST OF THE BOISE MERIDIAN, BUTTE COUNTY, IDAHO.
SECTION 33: NE1/4SW1/4;**

EXCEPTING THEREFROM: BEGINNING AT THE SOUTHEAST CORNER OF THE NE1/4SW1/4 OF SAID SECTION 33; THENCE WEST 232.5 FEET; THENCE NORTH 1020 FEET; THENCE EAST 232.5 FEET; THENCE SOUTH 1020 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

RIGHT-OF-WAY FOR PUBLIC ROAD ON THE EAST SIDE OF SAID PARCEL;

ALSO EXCEPTING THEREFROM:

BEGINNING AT THE NE CORNER OF THE SW1/4 OF SAID SECTION 33, THENCE SOUTH 242 FEET; THENCE WEST 317 FEET; THENCE NORTH 242 FEET; THENCE EAST 317 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

**TOWNSHIP 5 NORTH, RANGE 26 EAST OF THE BOISE MERIDIAN, BUTTE COUNTY, IDAHO.
SECTION 33: BEGINNING AT THE SOUTHEAST CORNER OF THE NE1/4SW1/4 OF SAID SECTION 33; THENCE WEST 232.5 FEET; THENCE NORTH 1020 FEET; THENCE EAST 232.5 FEET; THENCE SOUTH 1020 FEET TO THE POINT OF BEGINNING.**

EXCEPTING THEREFROM:

THE RIGHT-OF-WAY FOR PUBLIC ROAD ON THE EAST SIDE OF SAID PARCEL.

PARCEL 4:

**TOWNSHIP 5 NORTH, RANGE 26 EAST OF THE BOISE MERIDIAN, BUTTE COUNTY, IDAHO.
SECTION 33: S1/2SW1/4;**

EXCEPTING THEREFROM:

**COMMENCING AT A POINT LOCATED AT THE SOUTH 1/4 CORNER OF SAID SECTION 33;
THENCE DUE NORTH ALONG THE MERIDIAN LINE 152 FEET, MORE OR LESS; THENCE NORTH
89°46' WEST 286.58 FEET, MORE OR LESS; THENCE SOUTH 152 FEET, MORE OR LESS;
THENCE SOUTH 89°46' EAST 286.58 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.**

ALSO EXCEPTING THEREFROM:

THE RIGHT-OF-WAY FOR PUBLIC ROAD ON THE EAST SIDE OF SAID PARCEL.

ALSO EXCEPTING THEREFROM:

**COMMENCING AT THE SOUTH ¼ CORNER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 26
EAST OF THE BOISE MERIDIAN, BUTTE COUNTY, IDAHO; RUNNING THENCE N.00°03'22" W.
ALONG THE SECTION LINE 1114.08 FEET TO THE TRUE POINT OF BEGINNING; RUNNING
THENCE N.00°03'22" W. ALONG THE SECTION LINE 221.32 FEET; THENCE S.89°55'20"W.
649.66 FEET; THENCE S00°22'00"W. 115.67 FEET; THENCE S.77°36'05"E. 320.78; THENCE
S.83°55'35"E. 339.22 FEET 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.

Date: 02/24/2021

Warranty Deed
- continued

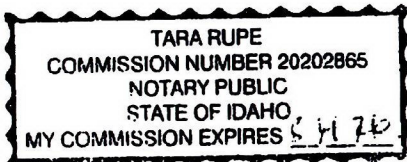
File No.: 956401-B (tr)


Jerry L. Browne


Teresa L. Browne

STATE OF Idaho)
COUNTY OF Bingham)
ss.

On this **Twenty-ninth day of March, 2021**, before me, a Notary Public in and for said State, personally appeared **Jerry L. Browne and Teresa L. Browne**, 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 Idaho
Residing at: Blackfoot, ID
My Commission Expires: 08/04/2026



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098

Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

November 22, 2022

BEDY CANYON LLC
3934 N 4300 W
MACKAY ID 83251-4509

Re: Change in Ownership for Water Right No(s): 34-14, 34-218B, 34-312A, 34-2424A

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)287-4921.

Sincerely,

Sidney Palmer

Sidney Palmer
Technical Records Specialist 1

Enclosure(s): PRESTON MARCROFT - WATERMASTER

SCANNED
DEC 16 2022