

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

MAR 03 2023

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 #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
35-2554 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
35-7796 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
35-8000 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Precision Farming LLC
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Steele Land Holdings LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 1810 E. 49 N. Idaho Falls ID 83401
Mailing address City State Zip
- (208) 390-5717 hssteele@hotmail.com
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: 3/25/2022

6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
- o 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):
- 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.

SUPPORT DATA
IN FILE # 35-2554

8. Signature: *[Signature]* Owner 3/3/2023
Signature of new owner/claimant Title, if applicable Date

Print name

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

Print name

Received by *JB* Date 3/3/2023 For IDWR Office Use Only: Receipt No. E048950 Receipt Amt. \$100. -

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 8/1/2023

AUG 01 2023

Instrument # 472226

RIGBY, JEFFERSON, IDAHO

03-31-2022 02:47:20 PM

No. of Pages: 3

Recorded for: TITLEONE - SECURED LAND TITLE

COLLEEN C POOLE

Fee: \$15.00

Ex-Officio Recorder Deputy: LK

Index To: WARRANTY DEED

Electronically Recorded by Simplifile



Order Number: 21433696

Warranty Deed

For value received,

Precision Farming LLC, a Wyoming limited liability company

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

Steele Land Holdings, LLC, an Idaho limited liability company

whose current address is 1810 E 49 N Idaho Falls, ID 83401

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

See Exhibit A, attached hereto and incorporated herein.

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.

Remainder of page intentionally left blank.

Order Number: 21433696

Warranty Deed - Page 1 of 3

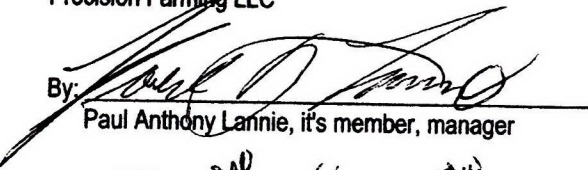
SCANNED

472226

AUG 01 2023

Dated: March 21, 2022

Precision Farming LLC

By: 

Paul Anthony Lannie, it's member, manager

Texas and Harris and
State of ~~Kaho~~, County of ~~Bonneville~~, ss.

On this 25th day of March 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Paul Anthony Lannie, 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

Residing In: Texas

My Commission Expires: 07/20/2023

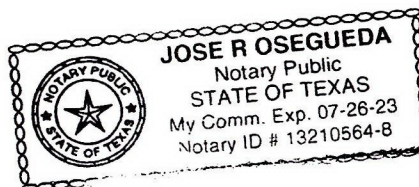


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

PARCEL 1:*

Township 4 North, Range 35 East of the Boise Meridian, Jefferson County, Idaho.

Section 14: West Half

EXCEPTING THEREFROM: The South 30 feet.

PARCEL 2:*

Township 4 North, Range 35 East of the Boise Meridian, Jefferson County, Idaho.

Section 14: East Half

EXCEPTING THEREFROM: The South 30 feet.

ALSO EXCEPTING THEREFROM: Part of Section 14, Township 4 North, Range 35 East, Boise Meridian, Jefferson County, Idaho, described as:

Beginning at a point that is North 89°58'29" East 243.39 feet along the North line of said Section 14 from the North Quarter corner of said Section 14 and running thence North 89°58'29" East along said Section line 643.22 feet; thence South 04°57'23" West 117.02 feet; thence South 71°46'40" West 104.13 feet; thence South 60°19'41" West 235.77 feet; thence South 50°27'22" West 105.20 feet; thence North 90°00'00" West 248.22 feet; thence North 00°00'00" East 332.55 feet to the point of beginning.

** This conveyance is expressly made subject to the Cash Rent Agreement between Precision Farming LLC and Diamond J Farms, having a term beginning on the 15th day of November, 2020, and ending on the 1st day of March 2026.*





AFTER RECORDING MAIL TO:

Steele Land Holdings, LLC
6130 1st Street
Idaho Falls, ID 83401

SPECIAL WARRANTY DEED

File No.: **108622IDA (sr)**

Date: **May 25, 2023**

For Value Received, **TFES 1062, LLC**

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Steele Land Holdings, LLC**

whose current address is **6130 1st Street, Idaho Falls, ID 83401**

hereinafter called the Grantee, the following described premises, situated in **Jefferson County, Idaho**, to-wit:

Township 4 North, Range 35 East, Boise Meridian, Jefferson County, Idaho.

Section 15: The East Half EXCEPTING THEREFROM: The South 30 feet.

ALSO EXCEPTING THEREFROM: Section 15, beginning at the Northeast corner of said Section 15 and running thence West 660 feet; thence in a Southeasterly direction 950 feet, more or less, to a point on the East Section line of said Section 15, said point being 660 feet South Of the point of beginning; thence North 660 feet to the point of beginning.

Grantor does hereby covenant with Grantee(s), their heirs, successors and assigns, that Grantor will warrant and defend the said granted premises against the lawful claims and demands of all persons claiming by, through and under Grantor, but against no other claims and no other persons, including predecessors in title.

Date: 05/25/2023

Warranty Deed
- continued

File No.: 108622IDA (sr)

Dated: May 25, 2023

TFES 1062, LLC

Kourtney Okeke

Title Financial Specialty Services, Inc., Member

By: Kourtney Okeke

It's: Assistant Secretary

STATE OF IDAHO)

:SS

COUNTY OF BINGHAM)

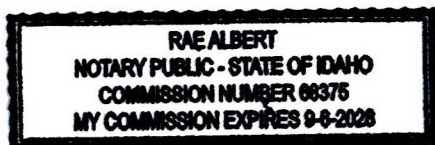
On this Twenty-fifth day of May, 2023, before me, a Notary Public in and for said State, personally appeared Kourtney Okeke, known or identified to me to be the Assistant Secretary of the corporation, a corporation that executed the instrument on behalf of said corporation which is a member of TFES 1062, LLC, and on behalf of the member subscribed said Limited Liability Company name to the foregoing instrument, and acknowledged to me that such corporation executed the same in said Limited Liability Company name.

Rae Albert

Notary Public for Idaho

Residing in Blackfoot, ID

Commission Expires: _____



RECEIVED

AUG 01 2023

Department of Water Resources
Eastern Region

Instrument # 477205

RIGBY, JEFFERSON, IDAHO

11-28-2022 09:19:11 AM

No. of Pages: 3

Recorded for: TITLEONE - TWIN FALLS

COLLEEN C POOLE

Fee: \$15.00

Ex-Officio Recorder Deputy: LK

Index To: WARRANTY DEED

Electronically Recorded by Simplifile



TitleOne

a title & escrow co.

Order Number: 22461249

Warranty Deed

For value received,

Gail T Webster and The Estate of Michael A Webster, deceased, by Gail Tibbitts Webster as Personal Representative under Probate Case No. CV-2017-0520 of Jefferson County records

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

Steele Land Holdings, LLC, an Idaho limited liability company

whose current address is 1810 E 49th N, Idaho Falls, ID 83401

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

See Exhibit A, attached hereto and incorporated herein.

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.

Remainder of page intentionally left blank.

Order Number: 22461249

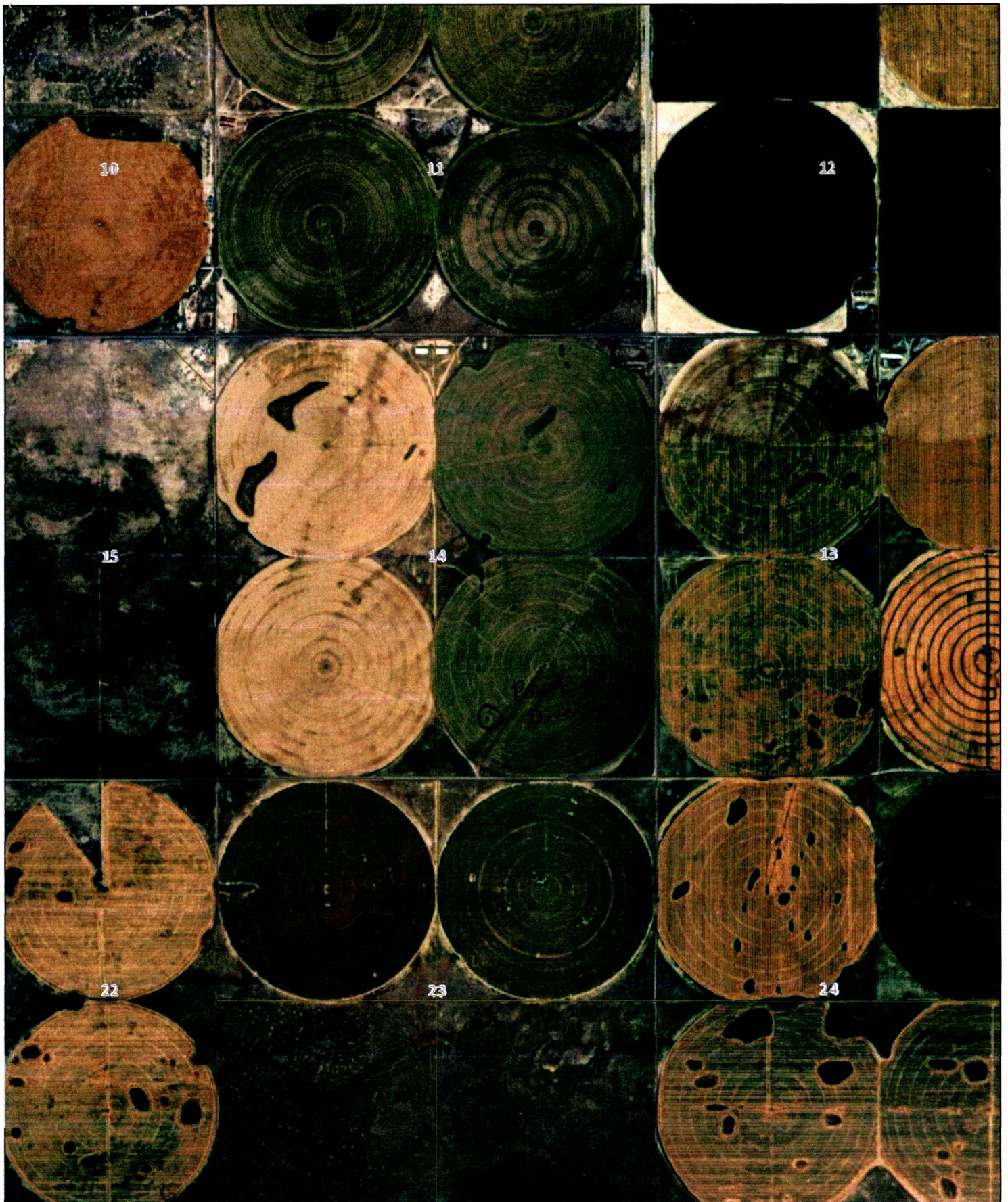
Warranty Deed - Page 1 of 3

477205

SCANNED
AUG 01 2023

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Part of Section 14, Township 4 North, Range 35 East, Boise Meridian, Jefferson County, Idaho, described as:
Beginning at a point that is North 89°58'29" East 243.39 feet along the North line of said Section 14 from the North Quarter corner of said Section 14 and running thence North 89°58'29" East along said Section line 643.22 feet; thence South 04°57'23" West 117.02 feet; thence South 71°46'40" West 104.13 feet; thence South 60°19'41" West 235.77 feet; thence South 50°27'22" West 105.20 feet; thence North 90°00'00" West 248.22 feet; thence North 00°00'00" East 332.55 feet to the point of beginning.



3/3/2023, 11:29:00 AM

- | | | | |
|--|-------------------|--|------------|
| | Parcels | | Townsite |
| | Parcel | | Section |
| | Subdivision | | Township |
| | Condominium Roads | | |
| | Subdivision | | INTERSTATE |

LOCAL ROAD
SEASONAL ROAD
STATE HIGHWAY
U.S. HIGHWAY



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 Gary Spackman

August 01, 2023

STEELE LAND HOLDINGS LLC
1810 E 49TH N
IDAHO FALLS ID 83401-1200

Re: Change in Ownership for Water Right No(s): 35-2554, 35-7796, 35-8000

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: ZIONS FIRST NATIONAL BANK
WATER DISTRICT 120
BONNEVILLE JEFFERSON GROUND WATER DISTRICT

SCANNED

AUG 01 2023



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 Gary Spackman

March 6, 2023

STEELE LAND HOLDINGS LLC
1810 E 49 N
IDAHO FALLS ID 83401

RE: Change in Ownership Water Right No. 35-2554, 35-7796, 35-8000

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership. The department has sufficient evidence to update 35-8000, however there is a question of whether a split is required for 35-2554 and 35-7796.

Our review of your notice indicates that additional information is required before we can process the change. The information required is indicated below:

**** **Filing fee/Evidence of Ownership:** Please review the map attached, there are some questions regarding ownership of the property outlined in pink. The parcel data according to the Jefferson County website shows this parcel is owned by Steele Land Holdings, however the deed we received shows this is the exception or not included with the land deeded. Please supply a copy of the conveyance document for that parcel. If a split is required, please supply the additional filing fee of \$150.00. The filing fee for a split water right is \$100.00 per water right.

Because the Department cannot process the ownership change without proper documentation/fees, we will hold any action on your notice pending receipt of the necessary information/fees. **If we do not receive the necessary information/fees within 30 days we will return your notice and all attachments and your notice will not be processed.**

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.

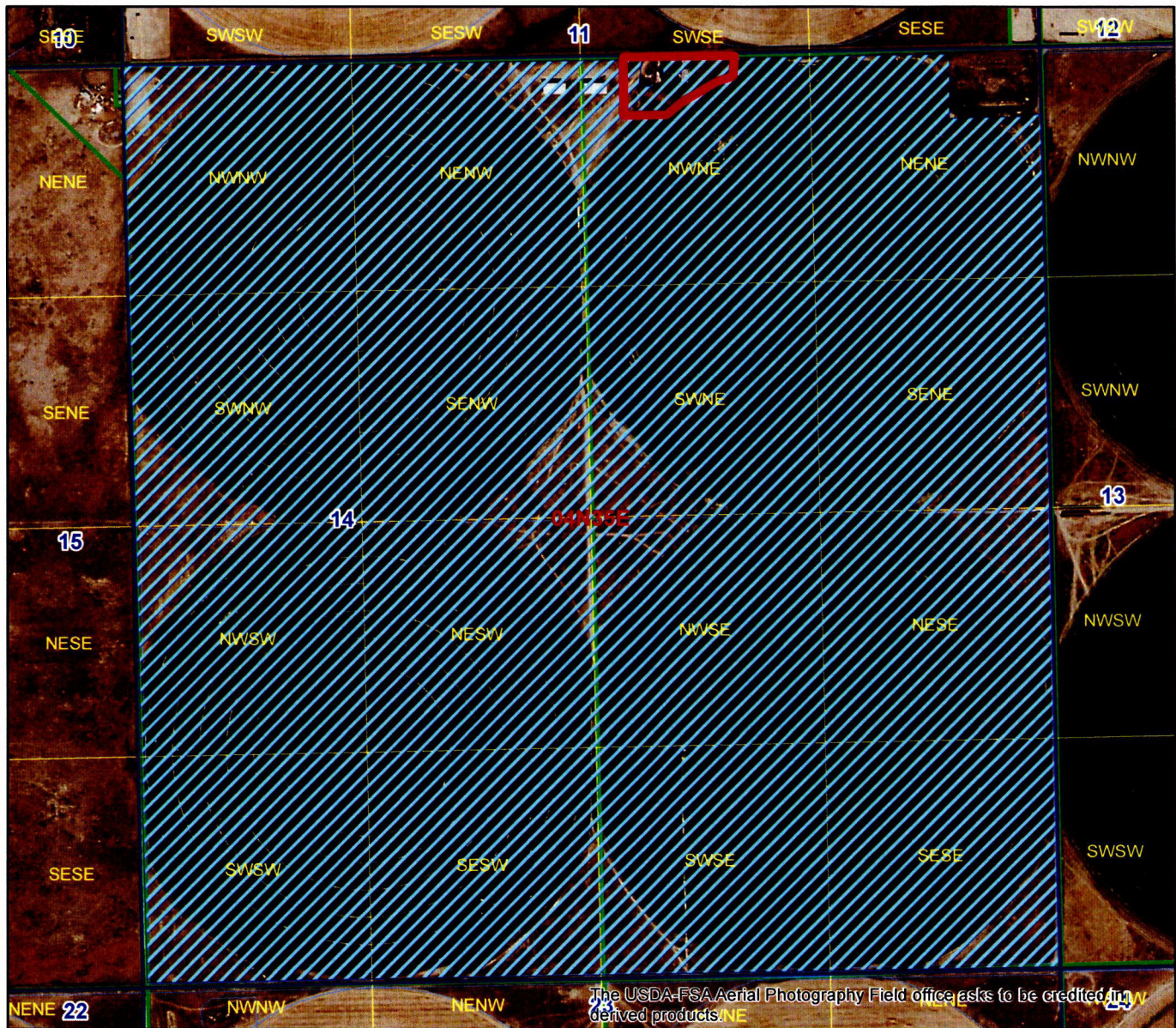
Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Barg
Technical Records Specialist

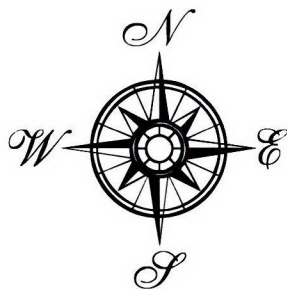
SCANNED SCANNED
AUG 01 2023 MAR 06 2023

Idaho Department of Water Resources



Legend

- Property in Question
- 35-2554, 35-7796 POU
- Township/Range
- Sections
- QQ
- Water Right POU
- Parcels
- Quad information



Layout Created By:
Jonie Barg

SCANNED
AUG 01 2023
SCANNED
MAR 06 2023