

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

**NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP**

**RECEIVED**  
**AUG 10 2022**  
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 #7 of the instructions.

| Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? | Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 36-10020              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: John B. Toledo and Maria R. Toledo  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): L & S Land Holdings, LLC  
New owner(s) as listed on the conveyance document

2930 S. 2300 E.  
Mailing address  
208.536.6148  
Telephone

Name connector ☐ and ☐ or  
Wendell ID 83355  
City State Zip  
onaindiarick@bettencourtdairy.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: March 10, 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.

8. Signature: [Signature] Authorized Representative 3/10/22  
 Signature of new owner/claimant Title, if applicable Date  
Luis M Bettencourt  
 Print name

Signature: \_\_\_\_\_ Title, if applicable \_\_\_\_\_ Date \_\_\_\_\_  
 Signature of new owner/claimant  
 Print name

Received by SG Date 8/10/2022 **For IDWR Office Use Only:** Receipt No. 5039384 Receipt Amt. \$25.00

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 DM Date 9.27.2022

**SCANNED**  
**OCT 25 2022**

22446050

**WARRANTY DEED**

**Instrument # 276799**  
GOODING COUNTY, GOODING, IDAHO  
03-11-2022 12:03:06 No. of Pages: 4  
Recorded for: TITLEONE - BURLEY  
DENISE GILL Fee: \$15.00  
Ex-Officio Recorder Deputy: JG  
Electronically Recorded by Simplifile

FOR VALUE RECEIVED,

**TOLEDO LAND HOLDINGS, LLC**, an Idaho limited liability company, the "Grantor", does hereby grant, bargain, sell and convey unto **L & S LAND HOLDINGS, LLC**, an Idaho limited liability company, whose address is 2930 S. 2300 E., Wendell, ID 833535, the "Grantee", the following described premises located in Gooding County, Idaho, to wit:

PARCEL 1:

TOWNSHIP 8 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN,  
GOODING COUNTY, IDAHO

Section 10: S $\frac{1}{2}$ SW $\frac{1}{4}$ , EXCEPTING THEREFROM the following described parcel of land:  
Beginning at the Southwest corner for Section 10;

Thence North 0°00'23" East, 545.26 feet along the Westerly boundary of Section 10 to THE TRUE POINT OF BEGINNING;

Thence North 0°00'23" East, 755.41 feet along the Westerly boundary of Section 10 to the Northwest corner of S $\frac{1}{2}$ SW $\frac{1}{4}$ ;

Thence South 89°39'11" East, 628.94 feet along the Northerly boundary of S $\frac{1}{2}$ SW $\frac{1}{4}$ ;

Thence South 39°55'33" West, 980.08 feet to THE TRUE POINT OF BEGINNING.

TOGETHER WITH an irrigation pipeline easement being the Northerly 15.00 feet of the S $\frac{1}{2}$ SW $\frac{1}{4}$ , as created by Warranty Deed recorded

May 12, 1994 as Instrument Number 156993, Gooding County records.

Containing approximately 74.547 acres, more or less.

PARCEL 2:

TOWNSHIP 8 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN GOODING  
COUNTY, IDAHO

Section 10: N1/2NW $\frac{1}{4}$

Containing approximately 80 acres, more or less.

PARCEL 3:

TOWNSHIP 8 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN,  
GOODING COUNTY, IDAHO

Section 11: NE¼SE¼;

Containing approximately 40 acres, more or less.

194.55 shares of the North Side Canal Company under Certificate Nos. 26939 (for 80 shares), 26940 (for 74.55 shares), and 26942 (for 40 shares), and Water Right No. 36-10020.

TO HAVE AND TO HOLD the premises, with their appurtenances unto the Grantee, its successors and assigns forever. The Grantor does hereby covenant to and with the Grantee, that it is the owner of the premises; that it will warrant and defend the same from all lawful claims whatsoever, except as hereinabove specifically provided, and the specific exceptions listed below:

1. Taxes and assessments for 2022 and subsequent years.
2. The land described herein is located within the boundaries of the American Falls Reservoir District and is subject to any assessments levied thereby.
3. The land described herein is located within the district boundaries of the North Side Canal Company, Ltd. and is subject to any assessments levied thereby.
4. The land described herein is located within the boundaries of the North Snake Ground Water District and is subject to any assessments levied thereby.
5. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.
6. Right-of-way for canals, laterals and waste ditches and the rights of access thereto for maintenance of said North Side Canal Company, Ltd.
7. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted to: Idaho Power Company, a corporation

Purpose: Public Utilities

Recorded: March 1, 1966

Instrument No.: 17491

(Parcel No. 2)

8. Grant of Easement for irrigation purposes from Webber Family Trust to J. Ray Evers and Darlene A. Evers, husband and wife, as recorded August 21, 1992 as Instrument Number 149806, Gooding County records. (Affects Parcel No. 1)
9. Easement for irrigation pipeline as set forth in Warranty Deed dated May 11, 1994, recorded May 12, 1994 as Instrument Number 156993, Gooding County records.
10. County Road rights of way along the North and East boundaries, as disclosed in Warranty Deed dated April 30, 1999, recorded May 4, 1999 as Instrument Number 180383, Gooding County records.

11. Order of the Board of Directors of the North Snake Ground Water District dated June 18, 2002, recorded July 18, 2002 as Instrument Number 196111, Gooding County records.  
(Rocha Dairy)

## “GRANTOR”

John B. Toledo  
JOHN B. TOLEDO, Member

MARIA R. TOLEDO, Member

  
JOHN M. TOLEDO, Member

On this 10 day of March, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOHN B. TOLEDO as member of TOLEDO LAND HOLDINGS, LLC, an Idaho limited liability company known to me to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that he executed the same in such capacity.

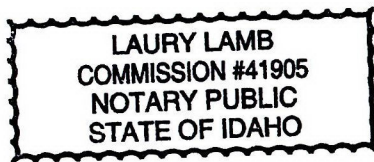
**LAURY LAMB  
COMMISSION #41905  
NOTARY PUBLIC  
STATE OF IDAHO**

*Larry Lamb*  
NOTARY PUBLIC for Idaho  
Residing at: \_\_\_\_\_ *Residing in: Jerome, Idaho*  
Commission Expires: \_\_\_\_\_ *Commission Expires: 04/02/2022*

STATE OF IDAHO )  
 )  
 ) ss:  
County of Jerome )

On this 10 day of March, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MARIA R. TOLEDO as member of TOLEDO LAND HOLDINGS, LLC, an Idaho limited liability company known to me to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that she executed the same in such capacity.

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

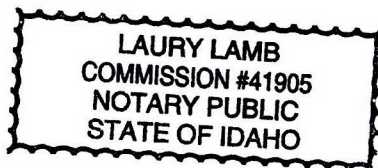


*Laurie Lamb*  
NOTARY PUBLIC for Idaho  
Residing at: \_\_\_\_\_ *Residing In: Jerome, Idaho*  
Commission Expires: *Commission Expires: 04/02/2022*

STATE OF IDAHO )  
 )  
 ) ss:  
County of Jerome )

On this 10 day of March, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOHN M. TOLEDO as member of TOLEDO LAND HOLDINGS, LLC, an Idaho limited liability company known to me to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that he executed the same in such capacity.

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



Sandy Lamb  
NOTARY PUBLIC for Idaho  
Residing at: \_\_\_\_\_ *Residing In: Jerome, Idaho*  
Commission Expires: \_\_\_\_\_ *Commission Expires: 04/02/2022*



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: [southerninfo@idwr.idaho.gov](mailto:southerninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Gary Spackman**

September 27, 2022

L & S LAND HOLDINGS LLC  
2930 S 2300 E  
WENDELL ID 83355-3150

Re: Change in Ownership for Water Right No(s): 36-10020

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) 293-9908.

Sincerely,

*Denise Maline*

Denise Maline  
Administrative Assistant 1

Enclosure(s)

c: TitleOne, Jerome, Idaho (File #22446050)



237 N. Lincoln  
Jerome, ID 83338  
Ph. (208) 324-5613  
Fx. (866) 310-3443  
www.titleonecorp.com

Idaho Department of Water Resources  
650 Addison Avenue West  
Suite 500  
Twin Falls, ID 83301

RECEIVED  
AUG 10 2022  
DEPT OF WATER RESOURCES  
SOUTHERN REGION

Date: August 9, 2022

Escrow No. 22446050

Greetings,

Enclosed please find the following:

- TitleOne Check No. 40698 in the amount of \$25.00
- Original executed Notice of Change in Water Right Ownership, right no. 36-10020
- Copy of original executed Warranty Deed recorded on 03/11/22

Please make the necessary changes to your records to reflect new ownership and send a receipted copy to TitleOne, 211 w 13<sup>th</sup>. St., Burley, ID 83318.

Please feel free to contact us at the number above should you have any questions.

Best Regards,  
TITLEONE

  
Ashley Martinkus  
Ag Escrow Assistant

AR/am  
Enc.  
FedEx