

RECEIVED

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

JUL 12 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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 32-13241              | 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: North Land Ranch, Inc.  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Birch Farms Real Estate LLC  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 711 E Turtle Point Drive Ivins UT 84738  
Mailing address City State Zip  
801-891-4147 miriah@tsorenson.net  
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: May 5, 2023
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: Ted S. Sorenson Manager 7/6/23  
Signature of new owner/claimant Title, if applicable Date  
Ted S. Sorenson  
Print name

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

Received by JB Date 7/12/2023 For IDWR Office Use Only: Receipt No. E049347 Receipt Amt. \$25.-  
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 7/19/2023

Instrument # 59262

DUBOIS, CLARK, IDAHO

6-21-2023 04:45:22 PM No. of Pages: 2

Recorded for : JAMES PALMER, HAND DELIVERED

CAMILLE MESSICK

Fee: 15.00

Ex-Officio Recorder Deputy *KW*

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Robert L. Harris

Holden Kidwell Hahn & Crapo, P.L.L.C.

PO Box 50130

Idaho Falls, ID 83405

(Space Above for Recorder's Use)

### QUITCLAIM DEED FOR WATER RIGHT

THIS INDENTURE is made this 5 day of May, 2023, between **North Land Ranch, Inc.**, an Idaho Corporation, referred to herein as the "GRANTOR", and **Birch Farms Real Estate LLC**, an Idaho limited liability company, whose address is 4544 State Hwy 22, Montevue, Idaho 83435, referred to herein as the "GRANTEE".

WITNESSETH, that the GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) lawful money of the United States of America and other good and valuable consideration to GRANTOR, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does by these presents remise, release, and forever QUITCLAIM unto the GRANTEE, and to GRANTEE's successors and assigns forever, all right, title and interest now owned or hereafter acquired by the GRANTOR of the following described water right:

**All of Water Right No. 32-13241**

TOGETHER, with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, and any reversions, remainders, or rents, issues and profits therefrom.

TO HAVE AND TO HOLD the said water rights unto the GRANTEE, and to GRANTEE's successors and assigns forever.

In construing this Quitclaim Deed and where the context so requires, the singular includes the plural.

**NORTH LAND RANCH, INC.**

By: Ruth Hansen

Name: Ruth Hansen

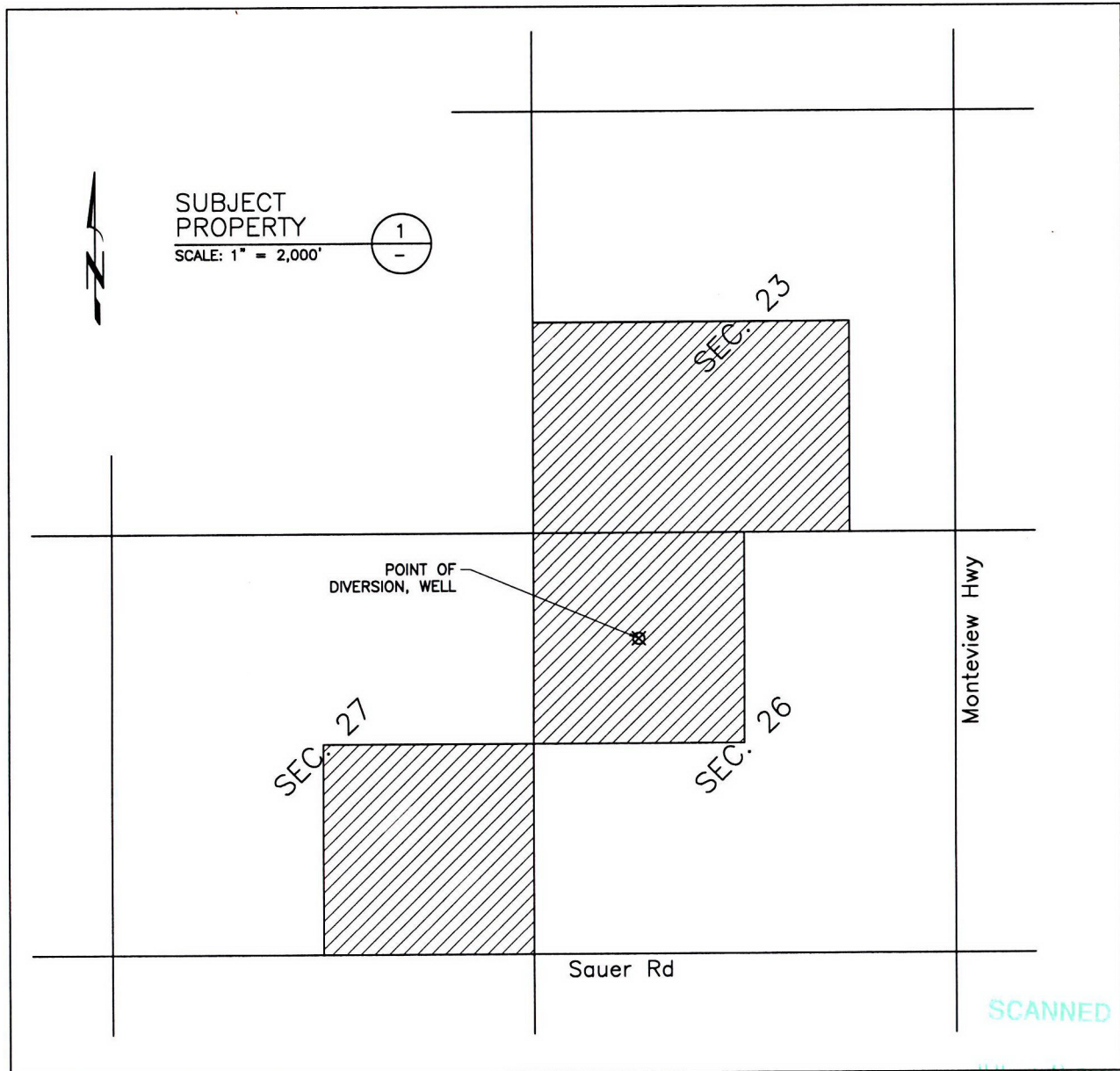
Title: President

SCANNED

JUL 1 2023

All in Township 9 North, Range 33 East, Boise Meridian, Clark County, Idaho:  
Section 23: Southwest Quarter; West Half Southeast Quarter  
Section 26: Northwest Quarter  
Section 27: Southeast Quarter; Northwest Quarter

 -POINT OF USE  
 -POINT OF DIVERSION



SCANNED

JUL 19 2023

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Robert L. Harris  
Holden Kidwell Hahn & Crapo, P.L.L.C.  
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#### All of Water Right No. 32-13241

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TO HAVE AND TO HOLD the said water rights unto the GRANTEE, and to GRANTEE's successors and assigns forever.

In construing this Quitclaim Deed and where the context so requires, the singular includes the plural.

**NORTH LAND RANCH, INC.**

By: Ruth Hansen  
Name: Ruth Hansen  
Title: President

STATE OF IDAHO                    )  
                                              )ss.  
County of Jefferson                )

This record was acknowledged before me on the 5 day of May, 2023, by  
Beth Hansen, as President of North Land Ranch, Inc.



Candie Reyes  
Notary Public for Idaho  
My Commission Expires: 4/11/2028



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](mailto:easterninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Gary Spackman**

July 19, 2023

BIRCH FARMS REAL ESTATE LLC  
711 E TURTLE POINT DR  
IVINS UT 84738-6775

Re: Change in Ownership for Water Right No(s): 32-13241

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: Jefferson Clark Ground Water District  
Water District 110

SCANNED

JUL 19 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](mailto:easterninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Gary Spackman

July 13, 2023

BIRCH FARMS REAL ESTATE LLC  
711 E TURTLE POINT DR  
IVINS UT 84738

RE: Change in Ownership Water Right No. 32-13241

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership.

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

\*\*\*\* **Evidence of Ownership:** Please supply a full copy of the recorded Quit Claim Deed for Water rights. The department acknowledges receipt of the quitclaim deed; however, it is not a full copy, it is missing one page. Please supply a full copy of the recorded Quit Claim Deed.

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](http://www.idwr.idaho.gov).

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

Sincerely,

Jonie Baily  
Technical Records Specialist

SCANNED

JUL 19 2023

SCANNED

JUL 13 2023