

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 17 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?
~~31-2417~~	Yes ☐	Yes ☐	31-2417 OK	Yes ☐	Yes ☐
~~31-11620~~	Yes ☐	Yes ☐	31-11620 OK	Yes ☐	Yes ☐
~~31-12138~~	Yes ☐	Yes ☐	31-12138 OK	Yes ☐	Yes ☐
~~31-07079~~	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Grant Ashcraft
Name of current water right holder/claimant

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

1605 N 2200 E
Mailing address
208-390-5523
Telephone

Name connector ☐ and ☐ or
Hamer ID 83425
City State Zip
Email ryandwonderfarms.net

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: 2-28-2023 / ~~6-30-2021~~
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] Manager Mar. 17 2023
 Signature of new owner/claimant Title, if applicable Date
Ryan Ashcraft
 Print name

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

 Print name

For IDWR Office Use Only: \$75.00 for this app.
 Received by m. pettis Date 3-17-23 Receipt No. AE048989 Receipt Amt. 175.00
 Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

IN FILE # 31-2417

MAR 20 2023

FSTE 1081100-125

Instrument # 478497

RIGBY, JEFFERSON, IDAHO

03-03-2023 03:41:15 PM

No. of Pages: 3

Recorded for: FLYING S TITLE AND ESCROW - RIGBY

COLLEEN C POOLE

Fee: \$15.00

Ex-Officio Recorder Deputy: LK

Index To: WARRANTY DEED

Electronically Recorded by Simplifile

WARRANTY DEED

Sidney G. Ashcraft, *not individually, but as the personal representative of the estates of V. Grant Ashcraft and Dorothy S. Ashcraft, deceased*, of 2104 E. 1800 N., Hamer, ID 83425 (hereinafter "Grantor") for and in consideration of \$10.00 and other good and valuable consideration, hereby transfers, grants, conveys, and warrants unto and **WWWDF Land LLC, an Idaho limited liability company**, of 1605 N. 2200 E., Hamer, ID 83425 (hereinafter "Grantee") the following described real property (hereinafter referred to as the "Subject Property") located in Jefferson County, Idaho to wit:

See attached Exhibit 1, which is attached hereto and incorporated herein by reference.

Together with: Except as provided herein, all and singular the tenements, hereditaments, appurtenances, improvements, easements, rights, rights of way, water rights, the reversion and reversions, remainder and remainders, rents, issues, profits thereof; and all estate, right, title, and interest in and to the said Subject Property, as well in law as in equity.

Subject to: All easements, encumbrances, rights of way, covenants, conditions, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record; all facts and circumstances that would be revealed by inspection of the Subject Property or inquiry of persons in possession thereof; payment of present and prior years' property taxes and water assessments, which are an accruing lien not yet due; and all items set forth in Schedule B, Part II of the standard ALTA owner's policy of title insurance furnished by Grantor to Grantee in connection with this conveyance, which are incorporated herein by reference, except this conveyance is not subject to the liens of materialmen and laborers.

Grantor, for itself, its heirs, successors, and assigns, warrants and represents as follows:

Grantor is the owner of the Subject Property described in this Warranty Deed and has the legal right to convey the Subject Property described herein to Grantee.

The Subject Property described in this deed is free from all liens, encumbrances, and defects in title, except as otherwise shown in this deed or of record.

WARRANTY DEED - PAGE 1

SCANNED

478497

MAR 20 2023

E-RECORDED

simplifile

ID:

478497

County:

Jefferson

Date:

3.3.23

Time:

3:41

WARRANTY DEED

Sidney G. Ashcraft, not individually, but as the personal representative of the estates of **V. Grant Ashcraft and Dorothy S. Ashcraft, deceased**, of 2104 E. 1800 N., Hamer, ID 83425 (hereinafter "Grantor") for and in consideration of \$10.00 and other good and valuable consideration, hereby transfers, grants, conveys, and warrants unto and **WWDF Land LLC**, an Idaho limited liability company, of 1605 N. 2200 E., Hamer, ID 83425 (hereinafter "Grantee") the following described real property (hereinafter referred to as the "Subject Property") located in Jefferson County, Idaho to wit:

See attached Exhibit 1, which is attached hereto and incorporated herein by reference.

Together with: Except as provided herein, all and singular the tenements, hereditaments, appurtenances, improvements, easements, rights, rights of way, water rights, the reversion and reversions, remainder and remainders, rents, issues, profits thereof; and all estate, right, title, and interest in and to the said Subject Property, as well in law as in equity.

Subject to: All easements, encumbrances, rights of way, covenants, conditions, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record; all facts and circumstances that would be revealed by inspection of the Subject Property or inquiry of persons in possession thereof; payment of present and prior years' property taxes and water assessments, which are an accruing lien not yet due; and all items set forth in Schedule B, Part II of the standard ALTA owner's policy of title insurance furnished by Grantor to Grantee in connection with this conveyance, which are incorporated herein by reference, except this conveyance is not subject to the liens of materialmen and laborers.

Grantor, for itself, its heirs, successors, and assigns, warrants and represents as follows:

Grantor is the owner of the Subject Property described in this Warranty Deed and has the legal right to convey the Subject Property described herein to Grantee.

The Subject Property described in this deed is free from all liens, encumbrances, and defects in title, except as otherwise shown in this deed or of record.

WARRANTY DEED – PAGE 1

SCANNED

MAR 20 2023

Subject to the conditions of this instrument, Grantor will forever warrant and defend the title and quiet and peaceful possession of the Subject Property granted by this deed to Grantee, Grantee's successors in interest, heirs, and assigns against all lawful claims.

Date: February 28, 2023.

Sidney G. Ashcraft
Sidney G. Ashcraft, Personal Representative of the Estates of
V. Grant Ashcraft and Dorothy S. Ashcraft, deceased

Acknowledgment

State of Idaho
County of Jefferson ss.

On this 28 day of February, 2023, before me, the undersigned, a notary public, personally appeared Sidney G. Ashcraft, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity as the personal representative of the estates of V. Grant Ashcraft and Dorothy S. Ashcraft, deceased.

Shaney Swanson
Notary Public
Residing at: 2224 Falls Rd
(Seal)

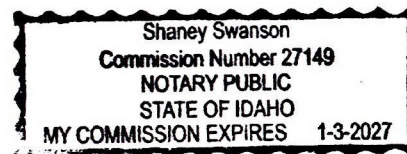


Exhibit 1

The following described real property located in Jefferson County, Idaho, to wit:

PARCEL 1:

NW¼ Section 5, Township 6 North, Range 36 East, Boise Meridian, Jefferson County, Idaho.

PARCEL 2:

NE¼ Section 6, Township 6 North, Range 36 East, Boise Meridian, Jefferson County, Idaho.



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 20, 2023

WWWDF LAND LLC
1605 N 2200 E
HAMER ID 83425-5145

Re: Change in Ownership for Water Right No(s): 31-2417, 31-11620, 31-12168

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 110
JEFFERSON CLARD GROUND WATER DISTRICT

SCANNED

MAR 20 2023