

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

FEB 04 2025

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPT. 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?
27-12350 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
27-12351 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
27-12352 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Foster Land And Cattle
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): RUKA, LLC
New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

PO Box 472 Firth ID 83236
Mailing address City State Zip
(231) 330-8738 75ruka@gmail.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: January 21, 2025
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 # 27-12350

8. Signature: *Kathy Jones* Title, if applicable _____ Date Feb 3, 2025
 Signature of new owner/claimant
Kathy Jones
 Print name
- Signature: *Rulon Jones* Title, if applicable _____ Date _____
 Signature of new owner/claimant
Rulon Jones
 Print name

For IDWR Office Use Only:

Received by JB Date 2/4/2025 Receipt No. E050633 Receipt Amt. \$75.-
 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 2/6/2025

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Kristin Moore
Rocky Mountain Environmental Associates, Inc.
482 Constitution Way, Suite 303
Idaho Falls, ID 83402

Instrument # 767896

BINGHAM COUNTY, IDAHO
2025-01-22 09:29:35 AM No. of Pages: 8
Recorded for: PIONEER TITLE CO OF BONNEVILLE
PAMELA W. ECKHARDT Fee: \$15.00
Ex-Officio Recorder Deputy JPulley
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

PTC 862641

(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED FOR WATER RIGHTS

FOSTER LAND AND CATTLE, an Idaho general partnership, whose address is PO Box 40, Ririe, Idaho 83443 (hereinafter collectively "Grantor") does hereby grant, bargain, sell, assign, and convey unto RUKA, LLC, a Utah corporation, whose address is PO Box 472, Firth, Idaho 83236 (hereinafter "Grantee") and to Grantee's heirs and assigns forever, all of Grantor's right, title, and interest in water right described on Exhibit A attached hereto (hereinafter the "Water Right").

Grantor hereby covenants and warrants to Grantee as follows:

- (A) Grantor is the owner of the Water Right;
- (B) Grantor has not conveyed any of the Water Right to anyone other than Grantee;
- (C) The Water Right is free from all liens, claims, or encumbrances; and
- (D) Grantor has the authority to convey the Water Right to Grantee.

Grantor makes no other covenants or warranties as to the Water Right.

IN WITNESS WHEREOF, the undersigned authorized officer of Grantor, acting on behalf of Grantor, has caused his name to be hereunto subscribed.

DATED this 20th day of January, 2025.

E-RECORDED

simplifile

ID: 767896

County: Bingham

Date: 1-22-25 Time: 9:29 AM

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Kristin Moore
Rocky Mountain Environmental Associates, Inc.
482 Constitution Way, Suite 303
Idaho Falls, ID 83402

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Grantor hereby covenants and warrants to Grantee as follows:

- (A) Grantor is the owner of the Water Right;
- (B) Grantor has not conveyed any of the Water Right to anyone other than Grantee;
- (C) The Water Right is free from all liens, claims, or encumbrances; and
- (D) Grantor has the authority to convey the Water Right to Grantee.

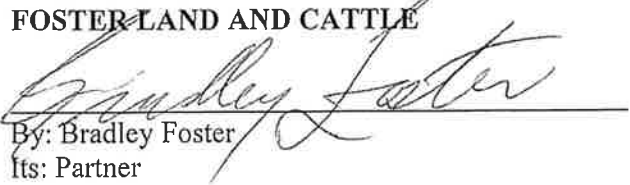
Grantor makes no other covenants or warranties as to the Water Right.

IN WITNESS WHEREOF, the undersigned authorized officer of Grantor, acting on behalf of Grantor, has caused his name to be hereunto subscribed.

DATED this 22nd day of January, 2025.

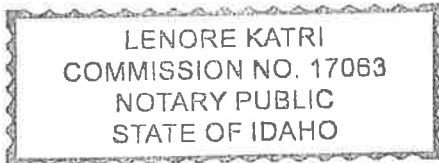
"GRANTOR"

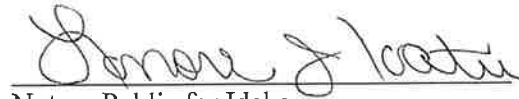
FOSTER LAND AND CATTLE


By: Bradley Foster
Its: Partner

STATE OF IDAHO)
)ss.
County of Bonneville)

This record was acknowledged before me on the 21st day of January 2025 by **Bradley Foster.**




Notary Public for Idaho
My Commission Expires: _____

Residing at Idaho Falls, ID
My Commission Expires: 1-30-2027

EXHIBIT A
WATER RIGHT DESCRIPTION

Page 3 of 10

WATER RIGHT NO. 27-12350
As Modified by Transfer No. 89409

In accordance with the approval of Transfer No. 89409, Water Right No. 27-12350 is now described as follows:

Right Holder: FOSTER LAND AND CATTLE
PO BOX 40
RIRIE, ID 83443-0040

Priority Date: 2/24/1953

Source: GROUND WATER

<u>BENEFICIAL USE</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Diversion Volume</u>
IRRIGATION	04/01	to 10/31	0.050 cfs 0.050 cfs	11.2 af 11.2 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER L2 (SWNW) Sec 30 Twp 01S Rge 38E BINGHAM County

PLACE OF USE: IRRIGATION

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
01S	38E	30							7.0										7.0

Right Acre Limit: 2.8
POU Total Acres: 7.0

CONDITIONS OF APPROVAL

1. This right is limited to the irrigation of 2.8 acres within the authorized place of use in a single irrigation season.
2. Rights 27-12350, 27-12351 and 27-12352 when combined shall not exceed a total diversion rate of 0.13 cfs, a total annual maximum diversion volume of 28.0 af at the field headgate, and the irrigation of 7.0 acres.
3. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 120.
4. A lockable device subject to the approval of the Department shall be maintained on the diverting works in a manner that will provide the watermaster suitable control of the diversion.

Transfer No. 89409

WATER RIGHT NO. 27-12350
As Modified by Transfer No. 89409

CONDITIONS OF APPROVAL

5. Prior to the diversion and use of water under Transfer approval 89409, the right holder shall install and maintain acceptable measuring device(s) at the authorized point(s) of diversion in accordance with Department specifications, or shall obtain an approved variance from the Department to determine the amount of water diverted from power records or to maintain an existing measuring device.
6. Upon specific notification of the Department, the right holder shall install and maintain data loggers to record water usage information at the authorized point(s) of diversion in accordance with Department specifications.
7. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.0 afa per acre at the field headgate for irrigation of the place of use.
8. Right holder shall comply with the drilling permit requirements of Idaho Code § 42-235 and applicable Well Construction Rules of the Department.
9. This right does not grant any right-of-way or easement across the land of another.
10. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
11. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
12. Pursuant to Idaho Code § 42-1412(6), this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

Transfer No. 89409

WATER RIGHT NO. 27-12351
As Modified by Transfer No. 89409

In accordance with the approval of Transfer No. 89409, Water Right No. 27-12351 is now described as follows:

Right Holder: FOSTER LAND AND CATTLE
PO BOX 40
RIRIE, ID 83443-0040

Priority Date: 6/7/1957

Source: GROUND WATER

<u>BENEFICIAL USE</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Diversion Volume</u>
IRRIGATION	04/01	to 11/01	0.030 cfs 0.030 cfs	5.2 af 5.2 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER L2 (SWNW) Sec 30 Twp 01S Rge 38E BINGHAM County

PLACE OF USE: IRRIGATION

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
01S	38E	30							7.0										7.0
									L2										

Right Acre Limit: 1.3
POU Total Acres: 7.0

CONDITIONS OF APPROVAL

1. This right is limited to the irrigation of 1.3 acres within the authorized place of use in a single irrigation season.
2. Rights 27-12350, 27-12351 and 27-12352 when combined shall not exceed a total diversion rate of 0.13 cfs, a total annual maximum diversion volume of 28.0 af at the field headgate, and the irrigation of 7.0 acres.
3. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 120.
4. A lockable device subject to the approval of the Department shall be maintained on the diverting works in a manner that will provide the watermaster suitable control of the diversion.

Transfer No. 89409

WATER RIGHT NO. 27-12351

As Modified by Transfer No. 89409

CONDITIONS OF APPROVAL

5. Prior to the diversion and use of water under Transfer approval 89409, the right holder shall install and maintain acceptable measuring device(s) at the authorized point(s) of diversion in accordance with Department specifications, or shall obtain an approved variance from the Department to determine the amount of water diverted from power records or to maintain an existing measuring device.
6. Upon specific notification of the Department, the right holder shall install and maintain data loggers to record water usage information at the authorized point(s) of diversion in accordance with Department specifications.
7. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.0 afa per acre at the field headgate for irrigation of the place of use.
8. Right holder shall comply with the drilling permit requirements of Idaho Code § 42-235 and applicable Well Construction Rules of the Department.
9. This right does not grant any right-of-way or easement across the land of another.
10. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
11. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
12. Pursuant to Idaho Code § 42-1412(6), this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

Transfer No. 89409

WATER RIGHT NO. 27-12352
As Modified by Transfer No. 89409

In accordance with the approval of Transfer No. 89409, Water Right No. 27-12352 is now described as follows:

Right Holder: FOSTER LAND AND CATTLE
 PO BOX 40
 RIRIE, ID 83443-0040

Priority Date: 8/4/1979

Source: GROUND WATER

BENEFICIAL USE	From	To	Diversion Rate	Diversion Volume
IRRIGATION	04/01	to 10/31	0.060 cfs	25.5 af
			0.060 cfs	25.5 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER L2 (SWNW) Sec 30 Twp 01S Rge 38E BINGHAM County

PLACE OF USE: IRRIGATION

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
01S	38E	30							7.0										7.0
POU Total Acres:			7.0																

CONDITIONS OF APPROVAL

1. Rights 27-12350, 27-12351 and 27-12352 when combined shall not exceed a total diversion rate of 0.13 cfs, a total annual maximum diversion volume of 28.0 af at the field headgate, and the irrigation of 7.0 acres.
2. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 120.
3. A lockable device subject to the approval of the Department shall be maintained on the diverting works in a manner that will provide the watermaster suitable control of the diversion.
4. Prior to the diversion and use of water under Transfer approval 89409, the right holder shall install and maintain acceptable measuring device(s) at the authorized point(s) of diversion in accordance with Department specifications, or shall obtain an approved variance from the Department to determine the amount of water diverted from power records or to maintain an existing measuring device.

Transfer No. 89409

WATER RIGHT NO. 27-12352
As Modified by Transfer No. 89409

CONDITIONS OF APPROVAL

5. Upon specific notification of the Department, the right holder shall install and maintain data loggers to record water usage information at the authorized point(s) of diversion in accordance with Department specifications.
6. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.0 afa per acre at the field headgate for irrigation of the place of use.
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Transfer No. 89409



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 Mathew Weaver

February 06, 2025

RUKA LLC
PO BOX 472
FIRTH ID 83236-0472

Re: Change in Ownership for Water Right No(s): 27-12350, 27-12351, 27-12352

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 120
BINGHAM GROUND WATER DISTRICT
ROCKY MOUNTAIN ENVIRONMENTAL