

RECEIVED

FEB 06 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPT. OF WATER RESOURCES
EASTERN REGION

Notice of Change in Water Right Ownership

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 #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
31-7029AOK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
31-7035OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
31-7053OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
31-12336 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
31-12337 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Carl Johnson (Hven) Brown Maple LLC (then Lee Barrens hew)

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): West Desert LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or

Mailing address 1344 N 1900 E

City Teton State ID ZIP 83420

Telephone 208-589-4250

Email bitterfarms@gmail

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: Nov 20 24
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).

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):
- ☐ \$25 per undivided water right.
 - ☐ \$100 per split water right.
 - ☐ 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: Kent Bitter Signature of new owner/claimant

Member Title, if applicable

Feb 6, 25 Date

Signature: _____ Signature of new owner/claimant

_____, Title, if applicable

_____, Date

For IDWR Office Use Only:

Received by M. Pettis Date 2-6-25 Receipt No. E050635 Receipt Amt. 125.00

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 JPB Processed by JPB Date 2/7/2025

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
110 N. Clark Street/PO Box 405
Rigby, ID 83442

Instrument # 488515
RIGBY, JEFFERSON, IDAHO
11-20-2024 04:44:25 PM No. of Pages: 3
Recorded for: FLYING S TITLE AND ESCROW - RIGBY
COLLEEN C POOLE Fee: \$15.00
Ex-Officio Recorder Deputy: DS
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

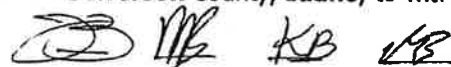
Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 1163915-RI (ss)

Date: November 20, 2024

For Value Received, **B23 Farms, LLC, an Idaho limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **West Desert LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **1344 N 1900 E, Terreton, ID 83450**, the following described premises, situated in **Jefferson County, Idaho**, to-wit:



Parcel 1:

A parcel of land being part of Sections 1 and 2, Township 5 North, Range 34 East, Boise Meridian, Jefferson County, Idaho, more particularly described as follows;

Beginning at the Northwest corner of said Section 1, running thence S89°54'47"E 2019.75 feet along the North line of said Section 1, thence leaving said North line S41°52'38"W 1075.81 feet, thence S00°08'20"W 1154.03 feet, thence S45°39'02"E 881.21 feet, thence S34°15'33"W 1707.82 feet to the South line of said Section 1, thence along the South line of said Section 1 and said Section 2 the following three (3) courses; (1) N89°46'34"W 959.86 feet to the Southwest corner of said Section 1, (2) N89°46'57"W 2640.15 feet to the South quarter corner of said Section 2, (3) N89°42'25"W 1018.99 feet, thence leaving said South lines N00°05'16"E 1308.32 feet, thence N41°42'44"W 451.47 feet, thence N00°04'19"E 2327.29 feet, to the West 1/16th corner of said Section 2, thence S89°54'47"E 3846.00 feet along the North line of said Section 2 to the Point of Beginning.

Parcel 2:

A parcel of land being part of Section 1, Township 5 North, Range 34 East, Boise Meridian, Jefferson County, Idaho, more particularly described as follows;

Commencing at the Northeast corner of said Section 1, thence N89°54'47"W 1317.61 feet along the North line of said Section 1, thence leaving said North line S00°04'18"E 454.54 feet, thence N89°54'46"W 25.00 feet, thence S00°50'29"E 1342.12 feet, thence S01°26'57"W 627.06 feet to the True Point of Beginning, running thence S00°00'00"E 519.74 feet, thence S01°30'51"W 143.38 feet, thence N89°36'39"W 525.31 feet, thence N03°44'02"E 143.60 feet to the True Point of Beginning.

Parcel 2a:

Together with: An easement lying within Section 1, Township 5 North, Range 34 East, Boise Meridian, Jefferson County, Idaho, more particularly described as follows;

Commencing at the Northwest corner of said Section 1, thence S89°54'47"E 2019.75 feet along the North line of said Section 1, thence leaving said North line S41°52'38"W 1075.81 feet, thence S00°08'20"W 1154.03 feet, thence S45°39'02"E 881.21 feet, thence S34°15'33"W 58.04 feet to the True Point of Beginning, running thence S88°28'37"E 760.02 feet, thence N88°04'21"E 600.18 feet, thence S89°15'29"E 669.08 feet, thence N46°35'29"E 29.96 feet, thence N02°01'11"E 37.50 feet, thence S89°36'39"E 50.02 feet, thence S02°01'11"W 59.42 feet, thence S46°35'29"W 70.73 feet, thence N89°15'29"W 688.19 feet, thence S88°04'21"W 600.52 feet, thence N88°28'37"W 793.67 feet, thence N34°15'33"E 59.44 feet to the True Point of Beginning.

Parcel 2b:

Together with: An easement lying within Section 1, Township 5 North, Range 34 East, Boise Meridian, Jefferson County, Idaho, more particularly described as follows;

Commencing at the Northeast corner of said Section 1, thence N00°04'18"W 192.14 feet along the North line of said Section 1, thence leaving said North line S00°04'18"E 262.40 feet to the True Point of Beginning, thence S90°00'00"E 50.00 feet, thence S00°04'18"E 242.21 feet, thence N89°54'46"W 24.33 feet, thence S00°50'29"E 1292.31 feet, thence S01°26'57"W 627.14 feet, thence N89°36'39"W 50.01 feet, thence N01°26'57"E 627.06 feet, thence N00°50'29"W 1342.12 feet, thence S89°54'46"E 25.00 feet, thence N00°04'18"W 192.14 feet to the True Point of Beginning.

Parcel 2c:

Together with: A 50.00 foot wide roadway access easement more particularly described as follows: Commencing at the Northeast Corner of Section 1, Township 5 North, Range 34 East of the Boise Meridian, Jefferson County, Idaho; running thence North 09°54'47" West along the Section line 1267.61 feet to the true point of beginning; running thence South 00°04'18" East 262.32 feet; thence West 50.00 feet; thence North 00°04'18" West 262.40 feet to a point on the North line of said Section 1; thence South 89°54'47" East along said North line 50.00 feet to the true point of beginning.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 11/20/2024

Warranty Deed
- continued

File No.: 1163915-RI (ss)

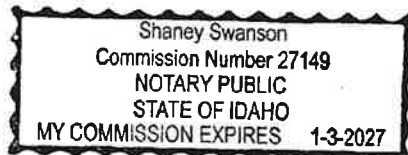
B23 Farms, LLC, an Idaho limited liability company

By: [Signature]
Name: Lee T. Burtenshaw
Title: Manager and Member

By: [Signature]
Name: Lori Burtenshaw
Title: Member

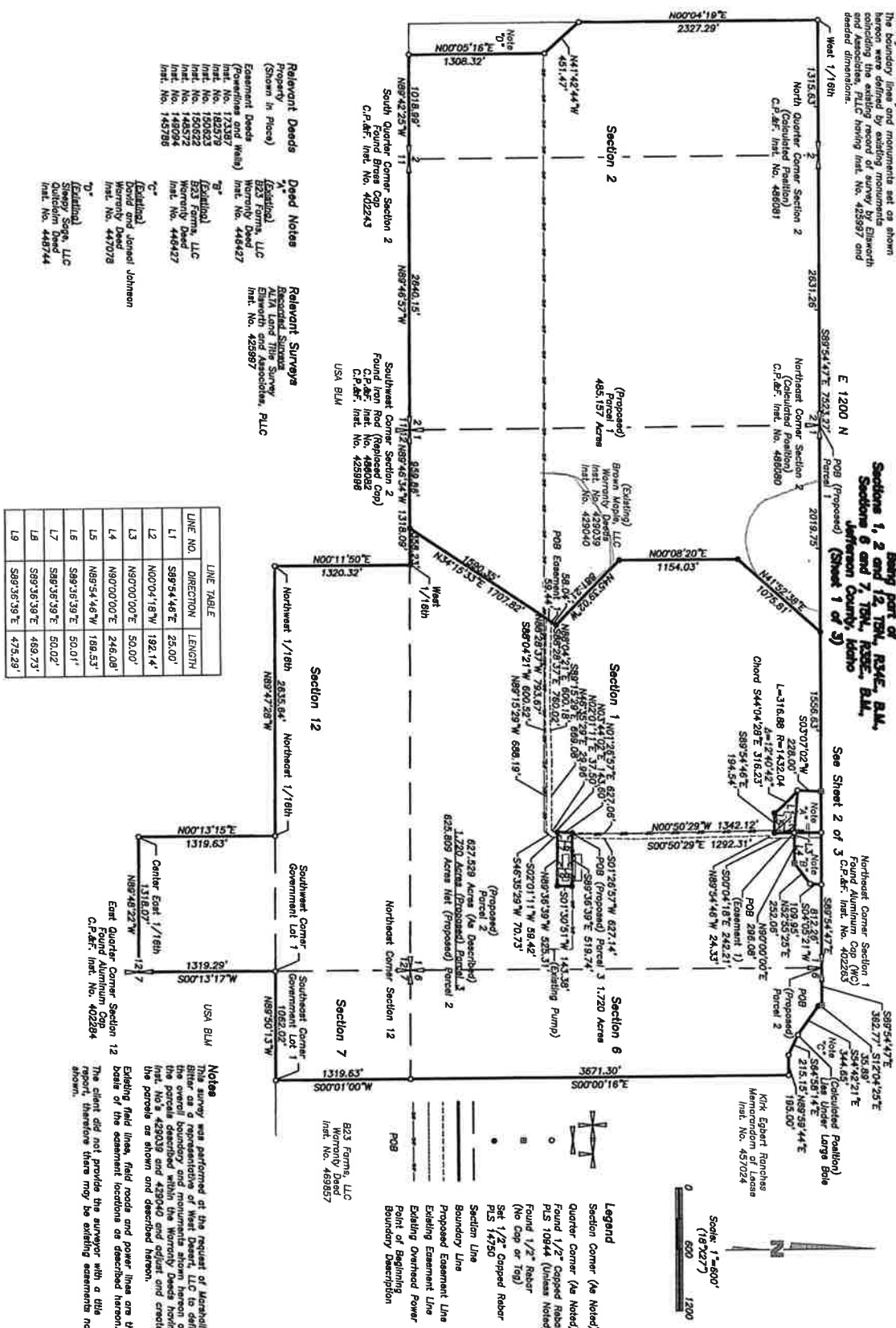
STATE OF Idaho)
COUNTY OF Jefferson)
ss.

On this **20th day of November, 2024**, before me, a Notary Public in and for said State, personally appeared **Lee T. Burtenshaw and Lori Burtenshaw**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **B23 Farms, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that **they** executed the same in said Limited Liability Company's name.



[Signature]
Notary Public of Idaho
Residing at: Idaho Falls, ID
Commission Expires: 1-3-27

RECORD OF SURVEY
West Desert, LLC
Being part of
Sections 1, 2 and 12, T8N, R34E, B1M,
Sections 6 and 7, T8N, R35E, B1M,
Jefferson County, Idaho
POB (Proposed) (Sheet 1 of 3)
dated 1/



Surveyors Certificate
I Frank W. Peterson, a Registered Professional Land Surveyor in the State of Idaho, hereby certify that the tract of land shown herein was surveyed under my supervision, and is attached by law as shown.

Preliminary

Frank W. Polersson

License No. 14750

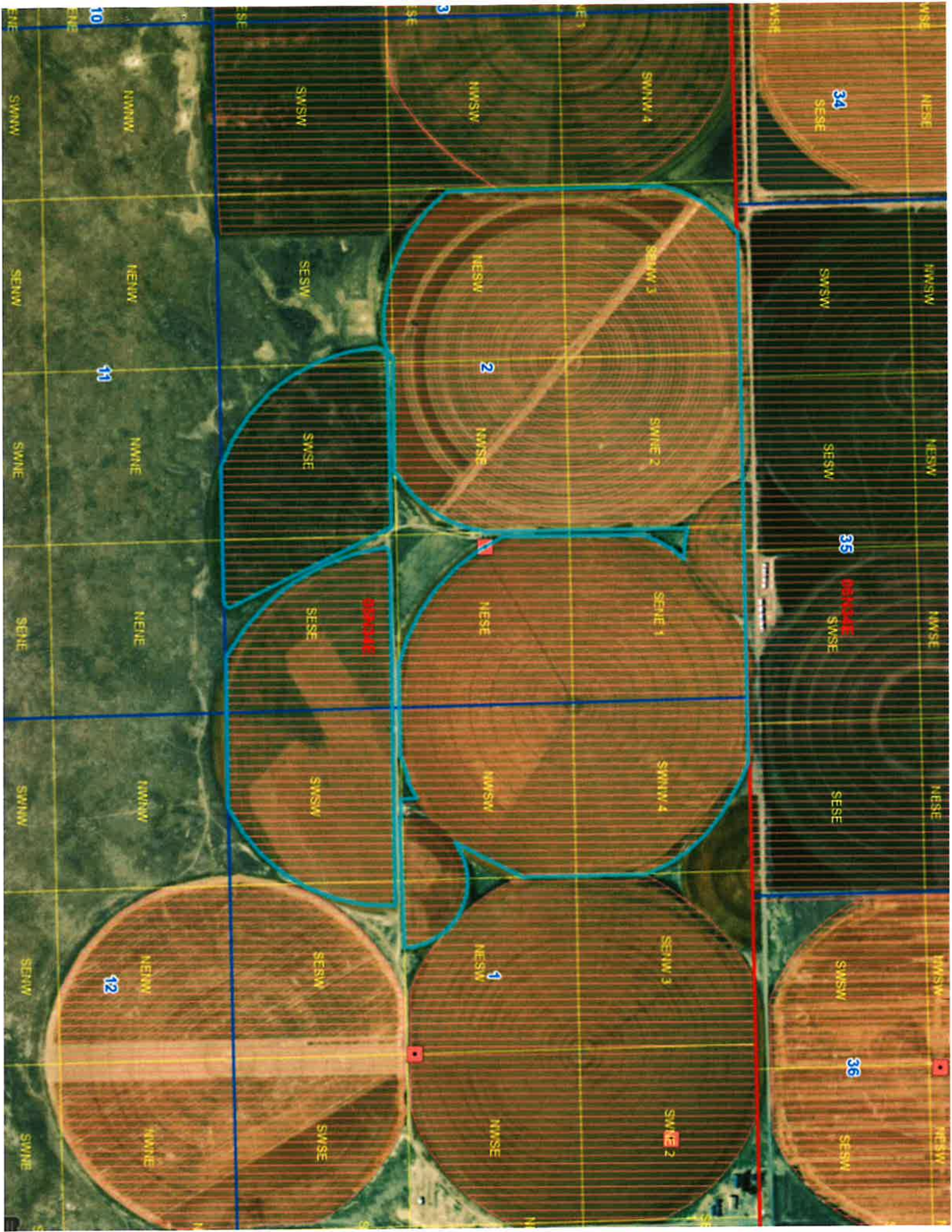
Date _____



PETERSON
LAND SURVEYING
PLC
Idaho Falls, Idaho (208) 313-5033

JOB NO.	015-0118
DATE	10/30/74
ISSUED BY	WJH
CHECKED BY	WJH
SHEET	1 OF 3

Record of Survey
West Desert, LLC
Sections 1, 2 and 12, T5N R34E
Sections 6 and 7, T5N R35E



IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/6/2025

Water Right 31-7029A

Owner Type

Current Owner
Original Owner
Original Owner
Previous Owner
Security Interest

Name

BROWN MAPLE LLC
CARL D JOHNSON
VEON M JOHNSON
DESERT RIDGE FAMILY LTD PARTNERSHIP
FEDERAL AGRICULTURAL MORTGAGE
CORPORATION

Priority Date: 1/23/1970

Basis: Decreed

Status: Active

Source

GROUND WATER

Tributary

Beneficial Use

IRRIGATION

From

5/01

To

10/15

Diversion Rate

1.600 CFS

Volume

280.0 AF

Total Diversion

1.600 CFS

280.0 AF

Source and Point(s) of Diversion:

GROUND WATER

SWNESE

Sec. 2, Twp 05N, Rge 34E, JEFFERSON County

Place Of Use:

IRRIGATION within JEFFERSON County

T05N R34E S1 L4	SWNW	35.0
T05N R34E S1	NESW	4.5
T05N R34E S1	NWSW	37.5
T05N R34E S1	SWSW	35.0
T05N R34E S1	SESW	2.5
T05N R34E S2 L2	SWNE	40.0
T05N R34E S2 L1	SENE	39.0
T05N R34E S2 L3	SENE	37.5
T05N R34E S2	NESW	37.0
T05N R34E S2	SESW	1.5
T05N R34E S2	NESE	33.0
T05N R34E S2	NWSE	37.0
T05N R34E S2	SWSE	34.0
T05N R34E S2	SESE	35.5
	Right Acre Limit	80.00
	POU Total Acres	409.00

Conditions of Approval:

IDAHO DEPARTMENT OF WATER RESOURCES

2/6/2025

Proof Report

1. X27 This right is limited to the irrigation of 80 acres within the authorized place of use in a single irrigation season.
2. X35 Rights 31-7035, 31-7053 and 31-7029A when combined shall not exceed a total diversion rate of 6.69 cfs.
3. X35 Rights 31-7035, 31-7053, 31-7029A, 31-12336 and 31-12337 when combined shall not exceed a total diversion rate of 6.89 cfs, and the irrigation of 409 acres.
4. R05 Use of water under this right will 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. 110.
5. R02 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.
6. 214 Prior to the diversion and use of water under Transfer approval 83906, 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.
7. 213 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.
8. R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
9. X61 The period of use for the irrigation described in this approval may be extended to a beginning date of 4/01 and an ending date of 10/31 provided that beneficial use of the water can be shown and other elements of the right are not exceeded. The use of water before 5/01 and after 10/15 is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than 02/22/2002.
10. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
11. T08 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. T19 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.

Combined Use Limits:

<u>Rate</u>	<u>Volume</u>	<u>Acres</u>	<u>Water Rights</u>
6.690			31-7029A ,31-7029B ,31-7035 ,31-7053 ,31-11347
6.690	1,393.0	398.0	31-7029A ,31-7035 ,31-7053

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/6/2025

SubCase:

N/A

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/6/2025

Water Right 31-7035

Owner Type

Current Owner
Original Owner
Original Owner
Previous Owner
Security Interest

Name

BROWN MAPLE LLC
CARL D JOHNSON
VEON M JOHNSON
DESERT RIDGE FAMILY LTD PARTNERSHIP
FEDERAL AGRICULTURAL MORTGAGE
CORPORATION

Priority Date: 5/12/1970

Basis: Decreed

Status: Active

Source

GROUND WATER

Tributary

Beneficial Use

IRRIGATION

From

5/01

To

10/15

Diversion Rate

1.600 CFS

Volume

280.0 AF

Total Diversion

1.600 CFS

280.0 AF

Source and Point(s) of Diversion:

GROUND WATER

SWNESE

Sec. 2, Twp 05N, Rge 34E, JEFFERSON County

Place Of Use:

IRRIGATION within JEFFERSON County

T05N R34E S1 L4	SWNW	35.0
T05N R34E S1	NESW	4.5
T05N R34E S1	NWSW	37.5
T05N R34E S1	SWSW	35.0
T05N R34E S1	SESW	2.5
T05N R34E S2 L2	SWNE	40.0
T05N R34E S2 L1	SENE	39.0
T05N R34E S2 L3	SENW	37.5
T05N R34E S2	NESW	37.0
T05N R34E S2	SESW	1.5
T05N R34E S2	NESE	33.0
T05N R34E S2	NWSE	37.0
T05N R34E S2	SWSE	34.0
T05N R34E S2	SESE	35.5
	Right Acre Limit	80.00
	POU Total Acres	409.00

Conditions of Approval:

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/6/2025

1. X27 This right is limited to the irrigation of 80 acres within the authorized place of use in a single irrigation season.
2. X35 Rights 31-7035, 31-7053 and 31-7029A when combined shall not exceed a total diversion rate of 6.69 cfs.
3. X35 Rights 31-7035, 31-7053, 31-7029A, 31-12336, and 31-12337 when combined shall not exceed a total diversion rate of 6.89 cfs, and the irrigation of 409 acres.
4. R05 Use of water under this right will 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. 110.
5. R02 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.
6. 214 Prior to the diversion and use of water under Transfer approval 83906, 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.
7. 213 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.
8. R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
9. X61 The period of use for the irrigation described in this approval may be extended to a beginning date of 4/01 and an ending date of 10/31 provided that beneficial use of the water can be shown and other elements of the right are not exceeded. The use of water before 5/1 and after 10/15 is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than 02/22/2002.
10. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
11. T08 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. T19 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.

Combined Use Limits:

<u>Rate</u>	<u>Volume</u>	<u>Acres</u>	<u>Water Rights</u>
6.690			31-7029A ,31-7029B ,31-7035 ,31-7053 ,31-11347
6.690	1,393.0	398.0	31-7029A ,31-7035 ,31-7053

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/6/2025

SubCase:

N/A

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/6/2025

Water Right 31-7053

Owner Type

Current Owner
Original Owner
Original Owner
Previous Owner
Security Interest

Name

BROWN MAPLE LLC
CARL D JOHNSON
VEON M JOHNSON
DESERT RIDGE FAMILY LTD PARTNERSHIP
FEDERAL AGRICULTURAL MORTGAGE
CORPORATION

Priority Date: 8/18/1971

Basis: Decreed

Status: Active

Source

GROUND WATER

Tributary

Beneficial Use

IRRIGATION

From

5/01

To

10/15

Diversion Rate

4.760 CFS

Volume

833.0 AF

Total Diversion

4.760 CFS

833.0 AF

Source and Point(s) of Diversion:

GROUND WATER

SWNESE

Sec. 2, Twp 05N, Rge 34E, JEFFERSON County

Place Of Use:

IRRIGATION within JEFFERSON County

T05N R34E S1 L4	SWNW	35.0
T05N R34E S1	NESW	4.5
T05N R34E S1	NWSW	37.5
T05N R34E S1	SWSW	35.0
T05N R34E S1	SESW	2.5
T05N R34E S2 L2	SWNE	40.0
T05N R34E S2 L1	SENE	39.0
T05N R34E S2 L3	SENW	37.5
T05N R34E S2	NESW	37.0
T05N R34E S2	SESW	1.5
T05N R34E S2	NESE	33.0
T05N R34E S2	NWSE	37.0
T05N R34E S2	SWSE	34.0
T05N R34E S2	SESE	35.5
	Right Acre Limit	238.00
	POU Total Acres	409.00

Conditions of Approval:

IDAHO DEPARTMENT OF WATER RESOURCES

2/6/2025

Proof Report

1. X27 This right is limited to the irrigation of 238 acres within the authorized place of use in a single irrigation season.
2. X35 Rights 31-7035, 31-7053 and 31-7029A when combined shall not exceed a total diversion rate of 6.69 cfs.
3. X35 Rights 31-7035, 31-7053, 31-7029A, 31-12336 and 31-12337 when combined shall not exceed a total diversion rate of 6.89 cfs, and the irrigation of 409 acres.
4. R05 Use of water under this right will 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. 110.
5. R02 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.
6. 214 Prior to the diversion and use of water under Transfer approval 83906, 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.
7. 213 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.
8. R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
9. X61 The period of use for the irrigation described in this approval may be extended to a beginning date of 4/01 and an ending date of 10/31 provided that beneficial use of the water can be shown and other elements of the right are not exceeded. The use of water before 5/01 and after 10/15 is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than 02/22/2002.
10. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
11. T08 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. T19 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.

Combined Use Limits:

<u>Rate</u>	<u>Volume</u>	<u>Acres</u>	<u>Water Rights</u>
6.690			31-7029A ,31-7029B ,31-7035 ,31-7053 ,31-11347
6.690	1,393.0	398.0	31-7029A ,31-7035 ,31-7053

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/6/2025

SubCase:

N/A

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/6/2025

Water Right 31-12336

Owner Type

Current Owner
Original Owner
Original Owner
Previous Owner
Security Interest

Name

BROWN MAPLE LLC
CARL D JOHNSON
VEON M JOHNSON
DESERT RIDGE FAMILY LTD PARTNERSHIP
FEDERAL AGRICULTURAL MORTGAGE
CORPORATION

Priority Date: 3/6/1967

Basis: Decreed

Status: Active

Source

GROUND WATER

Tributary

Beneficial Use

IRRIGATION

From

5/01

To

10/01

Diversion Rate

0.140 CFS

Volume

28.0 AF

Total Diversion

0.140 CFS

28.0 AF

Source and Point(s) of Diversion:

GROUND WATER

SWNESE

Sec. 2, Twp 05N, Rge 34E, JEFFERSON County

Place Of Use:

IRRIGATION within JEFFERSON County

T05N R34E S1 L4	SWNW	35.0
T05N R34E S1	NESW	4.5
T05N R34E S1	NWSW	37.5
T05N R34E S1	SWSW	35.0
T05N R34E S1	SESW	2.5
T05N R34E S2 L2	SWNE	40.0
T05N R34E S2 L1	SENE	39.0
T05N R34E S2 L3	SENE	37.5
T05N R34E S2	NESW	37.0
T05N R34E S2	SESW	1.5
T05N R34E S2	NESE	33.0
T05N R34E S2	NWSE	37.0
T05N R34E S2	SWSE	34.0
T05N R34E S2	SESE	35.5
	Right Acre Limit	8.00
	POU Total Acres	409.00

Conditions of Approval:

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/6/2025

1. X27 This right is limited to the irrigation of 8 acres within the authorized place of use in a single irrigation season.
2. X35 Rights 31-7035, 31-7053, 31-7029A, 31-12336, and 31-12337 when combined shall not exceed a total diversion rate of 6.89 cfs, a total annual maximum diversion volume of 1431.5 af at the field headgate, and the irrigation of 409 acres.
3. R05 Use of water under this right will 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. 110.
4. R02 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.
5. 214 Prior to the diversion and use of water under Transfer approval 83906, 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. 213 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. R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
8. X61 The period of use for the irrigation described in this approval may be extended to a beginning date of 4/01 and an ending date of 10/31 provided that beneficial use of the water can be shown and other elements of the right are not exceeded. The use of water before 5/01 and after 10/01 is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than 02/22/2002.
9. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
10. T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
11. T19 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.

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/6/2025

Water Right 31-12337

Owner Type

Current Owner
Original Owner
Original Owner
Previous Owner
Security Interest

Name

BROWN MAPLE LLC
CARL D JOHNSON
VEON M JOHNSON
DESERT RIDGE FAMILY LTD PARTNERSHIP
FEDERAL AGRICULTURAL MORTGAGE
CORPORATION

Priority Date: 3/18/1975

Basis: Decreed

Status: Active

Source

GROUND WATER

Tributary

Beneficial Use

IRRIGATION

From

4/01

To

11/01

Diversion Rate

0.060 CFS

Volume

10.5 AF

Total Diversion

0.060 CFS

10.5 AF

Source and Point(s) of Diversion:

GROUND WATER

SWNESE

Sec. 2, Twp 05N, Rge 34E, JEFFERSON County

Place Of Use:

IRRIGATION within JEFFERSON County

T05N R34E S1 L4	SWNW	35.0
T05N R34E S1	NESW	4.5
T05N R34E S1	NWSW	37.5
T05N R34E S1	SWSW	35.0
T05N R34E S1	SESW	2.5
T05N R34E S2 L2	SWNE	40.0
T05N R34E S2 L1	SENE	39.0
T05N R34E S2 L3	SENW	37.5
T05N R34E S2	NESW	37.0
T05N R34E S2	SESW	1.5
T05N R34E S2	NESE	33.0
T05N R34E S2	NWSE	37.0
T05N R34E S2	SWSE	34.0
T05N R34E S2	SESE	35.5
	Right Acre Limit	3.00
	POU Total Acres	409.00

Conditions of Approval:

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/6/2025

- | | | |
|-----|-----|--|
| 1. | X27 | This right is limited to the irrigation of 3 acres within the authorized place of use in a single irrigation season. |
| 2. | X35 | Rights 31-7035, 31-7053, 31-7029A, 31-12336, and 31-12337 when combined shall not exceed a total diversion rate of 6.89 cfs, a total annual maximum diversion volume of 1431.5 af at the field headgate, and the irrigation of 409 acres. |
| 3. | R05 | Use of water under this right will 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. 110. |
| 4. | R02 | 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. |
| 5. | 214 | Prior to the diversion and use of water under Transfer approval 83906, 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. | 213 | 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. | R63 | This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use. |
| 8. | T07 | The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval. |
| 9. | T08 | Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer. |
| 10. | T19 | 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. |

Combined Use Limits:

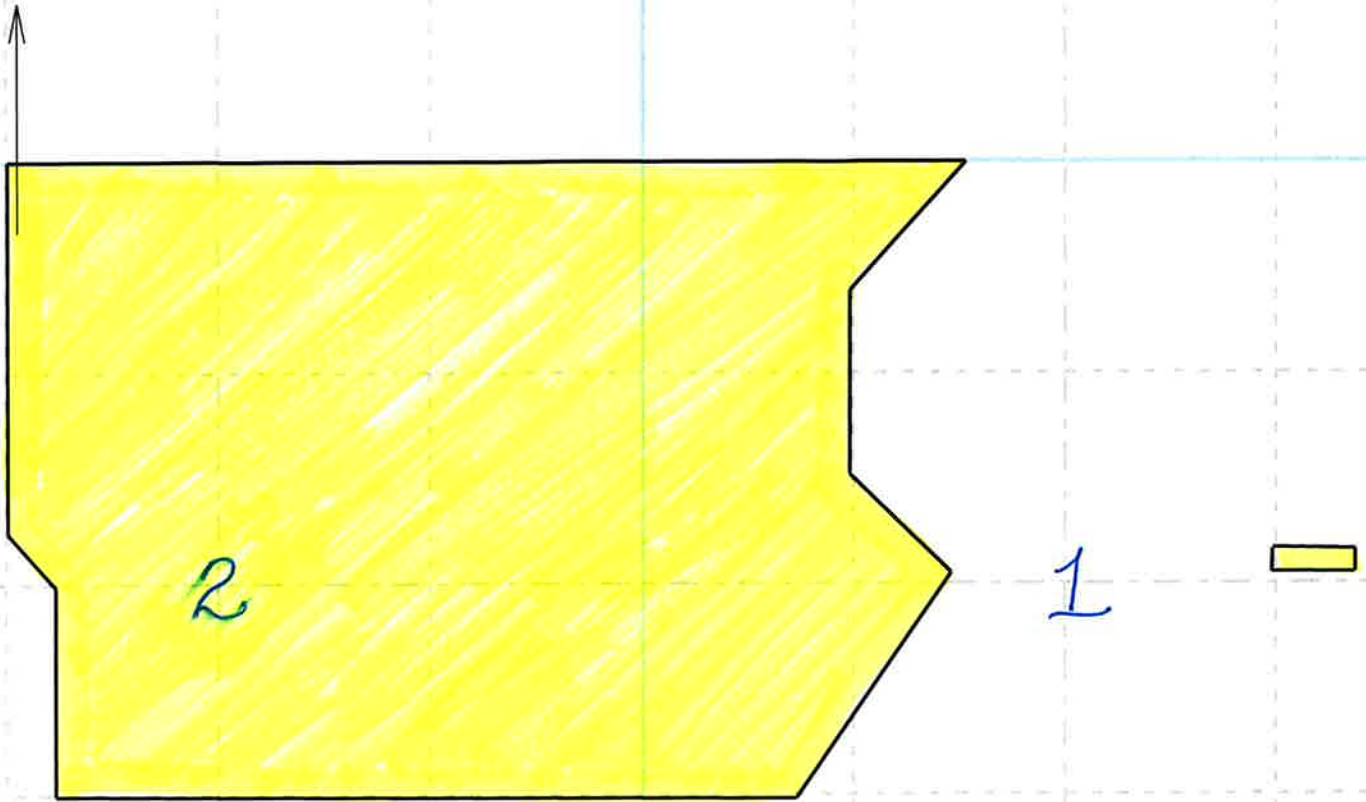
N/A

SubCase:

N/A

Water Supply Bank:

N/A



488515 B23 Farms LLC TO West Desert LLC

2/6/2025

Scale: 1 inch= 1200 feet

File:

Tract 1: 485.1529 Acres, Closure: s89.2447e 0.09 ft. (1/229083), Perimeter=19492 ft.

Tract 2: 1.7199 Acres (74920 Sq. Feet), Closure: n00.4601e 5.54 ft. (1/241), Perimeter=1332 ft.

01 /nw,1,5n,34e
02 s89.5447e 2019.75
03 s41.5238w 1075.81
04 s00.0820w 1154.03
05 s45.3902e 881.21
06 s34.1533w 1707.82
07 n89.4634w 959.86
08 n89.4657w 2640.15
09 n89.4225w 1018.99
10 n00.0516e 1308.32
11 n41.4244w 451.47
12 n00.0419e 2327.29
13 s89.5447e 3946.80
14 @0
15 /ne,1,5n,34e
16 /n89.5447w 1317.61

17 /s00.0418e 454.54
18 /n89.5446w 25
19 /s00.5029e 1342.12
20 /s01.2657w 627.06
21 s89e 519.74
22 s01.3051w 143.38
23 n89.3639w 525.31
24 n03.4402e 143.60



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 07, 2025

WEST DESERT LLC
1344 N 1900 E
TERRETON ID 83450-5209

Re: Change in Ownership for Water Right No(s): 31-7029A, 31-7035, 31-7053, 31-12336, 31-12337

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: FEDERAL AGRICULTURAL MORTGAGE CORPORATION
WATER DISTRICT 110
JEFFERSON CLARK GROUND WATER DISTRICT