

JAN 30 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 #7](#) of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
11-04025 <i>claim</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
11-04026 <i>claim</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Randy Lancaster
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Todd and Michelle Shults
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 3830 County Road 4 Meeker CO 81641
Mailing address City State Zip
- (970) 366-6123 shultsranch@hotmail.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: December 19, 2024
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
☐ 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):
☐ \$25 per *undivided* water right. *BRBA claims*
☐ \$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: Todd Shults N/A January 15, 2025
Signature of new owner/claimant Title, if applicable Date
Todd I. Shults
Print name

Signature: Michelle Shults N/A January 15, 2025
Signature of new owner/claimant Title, if applicable Date
Michelle L. Shults
Print name

For IDWR Office Use Only:

Received by: MB Date: 2/10/25 Receipt No. _____ Receipt Amt. no charge

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 _____ Date _____



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.: 672429

FOR VALUE RECEIVED

Diamond Heart Brand Beef, LLC, an Idaho Limited Liability Company
the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Shults Ranch LLLP, a Colorado Limited Liability Partnership

whose current address is

**3830 County Road 4
Meeker, CO 81641**

the grantee(s), the following described premises, in Bear Lake County, Idaho, TO WIT:

See attached Exhibit 'A'

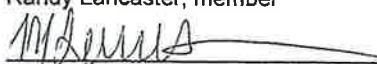
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: December 13, 2024

Diamond Heart Brand Beef, LLC, an Idaho limited liability company



Randy Lancaster, member


Mariah Lancaster, member

State of Idaho} ss
County of Caribou}

On this 13th day of December, 2024, before me, Kim R. Lindstrom, a Notary Public in and for said state, personally appeared Randy Lancaster and Mariah Lancaster known or identified to me to be the Managing Member in the Limited Liability Company known as Diamond Heart Brand Beef, LLC, an Idaho limited liability company who executed the foregoing instrument in said LLC name and acknowledged that he/she/they executed the instrument in said LLC name.

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



Kim R. Lindstrom
Notary Public for the State of Idaho
Residing at: Soda Springs, ID
Commission Expires: March 15, 2025

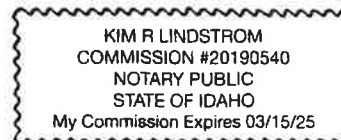


EXHIBIT A
Legal Description

TOWNSHIP 12 SOUTH, RANGE 44 EAST OF THE BOISE MERIDIAN, BEAR LAKE COUNTY, IDAHO:

PARCEL NO. 1:

Section 28: S½SE¼; S½SW¼. (03211.00)

Section 28: NE½SE¼. (03212.00)

Section 28: NW½SW¼; S½NE½SW¼; NW½SE¼. (03215.00)

EXCEPT THEREFROM: A parcel of land located in the North Half of the Southeast Quarter of Section 28, Township 12 South, Range 44 East, Boise Meridian, Bear Lake County, Idaho and more particularly described as follows:

Beginning at the East quarter corner of said Section 28, from which the Southeast corner of Section 28 bears South 00° 25' 02" East 2638.67 feet;
Thence South 00° 25' 02" East 1009.18 feet along the East line of said Section 28; Thence North 89° 10' 59" West 30.01 feet to a 5/8" rebar with cap labeled, "A.A. Hudson, PLS 13173", set on the West right of way line of 8th Street, the TRUE POINT OF BEGINNING; Thence South 00° 25' 02" East 20.00 feet along the said West right of way line to a 5/8" rebar with cap;
Thence North 89° 10' 59" West 351.06 feet to a 5/8" rebar with cap;
Thence South 80° 51' 19" West 540.52 feet to a 5/8" rebar with cap;
Thence South 7.04 feet to a 5/8" rebar with cap;
Thence South 41° 43' 40" East 221.96 feet to a 5/8" rebar with cap;
Thence South 21° 52' 25" West 16.83 feet to a 5/8" rebar with cap;
Thence North 89° 23' 31" West 740.27 feet to a 5/8" rebar with cap;
Thence North 02° 25' 23" East 588.48 feet to a point in a water trough;
Thence East 573.71 feet to a 5/8" rebar with cap;
Thence South 387.23 feet to a 5/8" rebar with cap;
Thence North 80° 51' 19" East 539.04 feet to a 5/8" rebar with cap;
Thence South 89° 10' 59" East 352.38 feet to the True Point of Beginning.

SUBJECT TO the following described Deed for Right of Way:

Commencing at a point in the Southeast Corner of the NE½SE¼ of Section 28, Township 12 South, Range 44 East, Boise Meridian, Idaho said point is West of the Westerly right-of-way of Old Highway 30 and running thence west on an existing roadway along the South line of the NE½SE¼ 1320 feet, more or less, to the West line of the NE½SE¼; thence North 30 feet; thence East 1320 feet, more or less, to the Westerly right-of-way of Old Highway 30; Thence South 30 feet to the Point of Beginning.

PARCEL NO. 2:

Section 29: That part of the E½SE¼ lying East of the Railroad right of way. (03222.00)

PARCEL NO. 3:

Section 33: Commencing at the Northeast Corner of the Northwest Quarter of the Northeast Quarter of Section 33, and running thence South 61 rods and 3 feet; thence West 34.8 rods; thence North 12° 20' West 63 rods and 3 feet, more or less, to the Section line; thence East along said Section line 42.4 rods to the Place of Beginning. (03252.00)

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions

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Instrument # 240636

BEAR LAKE COUNTY

04-14-2023 04:12:20 No. of Pages: 2

Recorded for: FLYING S TITLE AND ESCROW - MONTPELIER

Amy Bishop Fee: \$16.00

Ex-Officio Recorder Deputy: AB

Index to: QUIT CLAIM DEED

AFTER RECORDING MAIL TO:

Diamond Heart Brand Beef, LLC
2061 N 8th St.
Montpelier, ID 83254

QUITCLAIM DEEDFile No.: **1088861-TF (sg)**Date: **April 13, 2023**

For Value Received, **Randy R. Lancaster and Mariah Lancaster**, do(es) hereby convey, release, remise, and forever quit claim unto **Diamond Heart Brand Beef, LLC an Idaho limited liability company**, whose address is **2061 N 8th Street, Montpelier, ID 83254**, herein after called the Grantee, the following described premises situated in **Bear Lake County, Idaho**, to-wit:

TOWNSHIP 12 SOUTH, RANGE 44 EAST OF THE BOISE MERIDIAN, BEAR LAKE COUNTY, IDAHO:

Section 28: S $\frac{1}{2}$ SE $\frac{1}{4}$; S $\frac{1}{2}$ SW $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$.

EXCEPT:

Beginning at the East quarter corner of said Section 28, from which the Southeast corner of Section 28 bears South 00°25'02" East. 2638.67 feet; Thence South 00°25'02" East 1009.18 feet along the East line of said Section 28; Thence North 89°10'59" West 30.01 feet to a 5/8" rebar with cap labeled, "A.A. Hudson, PLS 13 173", set on the West right of way line of 8th Street, the TRUE POINT OF BEGINNING;

Thence South 00°25'02" East 20.00 feet along the said West right of way line to a 5/8" rebar with cap; Thence North 89°10'59" West 351.06 feet to a 5/8" rebar with cap; Thence South 80°51'19" West 540.52 feet to a 5/8" rebar with cap; Thence South 7.04 feet to a 5/8" rebar with cap; Thence South 41°43'40" East 221.96 feet to a 5/8" rebar with cap; Thence South 21°52'25" West 16.83 feet to a 5/8" rebar with cap; Thence North 89°23'31" West 740.27 feet to a 5/8" rebar with cap; Thence North 02°25'23" East 588.48 feet to a point in a water trough; Thence East 573.71 feet to a 5/8" rebar with cap; Thence South 387.23 feet to a 5/8" rebar with cap; Thence North 80°51'19" East 539.04 feet to a 5/8" rebar with cap; Thence South 89°10'59" East 352.38 feet to the True Point of Beginning.

Section 33: Commencing at the Northeast Corner of the Northwest Quarter of the Northeast Quarter of Section 33, and running thence South 61 rods and 3 feet; thence West 34.8 rods; thence North 12°20' West 63 rods and 3 feet, more or less, to the Section line; thence East along said Section line 42.4 rods to the place of beginning.

PARCEL NO. 2:

TOWNSHIP 12 SOUTH, RANGE 44 EAST OF THE BOISE MERIDIAN, IDAHO:

Section 28: NW $\frac{1}{4}$ SW $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$.

APN: 03212.00

Quitclaim Deed - continued

File No.: 1088861-TF (sg)
Date: 04/13/2023**EXCEPT:**

Beginning at the East quarter corner of said Section 28, from which the Southeast corner of Section 28 bears South 00°25'02" East. 2638.67 feet; Thence South 00°25'02" East 1009.18 feet along the East line of said Section 28; Thence North 89°10'59" West 30.01 feet to a 5/8" rebar with cap labeled, "A.A. Hudson, PLS 13 173", set on the West right of way line of 8th Street, the TRUE POINT OF BEGINNING;

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Section 29: That part of the E½SE¼ lying East of the Railroad right of way.

together with its appurtenances.

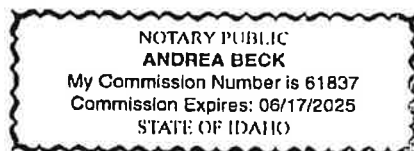
Dated: 4-14-2023

By: 
Randy R. Lancaster

By: 
Mariah Lancaster

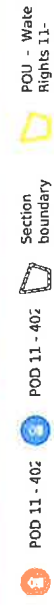
STATE OF Idaho)
COUNTY OF Bear Lake)

On this Fourteenth day of April, 2023, before me, a Notary Public in and for said State, personally appeared **Randy R. Lancaster and Mariah Lancaster**, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.




Notary Public of Idaho
Residing at: Ovid, ID
Commission Expires: 6-17-2025

daho, AC +/-



P: (208) 317-0934

id. The information contained herein was obtained from sources deemed to be reliable. Lend It 'n' Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Water Right

IRRIGATION

[illegible][illegible]

Legend

-  Quarter Quarters
-  FLS Sections
-  Townships
-  Place of Use Boundary
-  Point of Diversion



Water Right Report : 11-4025(Statutory Claim/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	LANCASTER, RANDY	2061 N 8TH ST	MONTPELIER	ID	83254-4700
Original Owner	STEPHENS, JOHN	319 CLAY ST	MONTPELIER	ID	83254
Security Interest	MEYERS, KATHI L	3921 N 3300 E	TWIN FALLS	ID	83301-0348
Security Interest	MEYERS, ROBERT J	3921 N 3300 E	TWIN FALLS	ID	83301-0348

Water Right Status

Priority Date : 12/17/1889
Basis : Statutory Claim
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
SPRING		BEAR RIVER	

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
SPRING	12S	44E	33	0				NW NE BEAR LAKE	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	4/01	9/15	2.50 CFS	
STOCKWATER	1/01	12/31		
TOTAL			2.50 CFS	

Places of Use

Place of Use Legal Description : IRRIGATION (BEAR LAKE county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
12S	44E	28			SW	SE	35.0
12S	44E	28			SE	SE	35.0

Irrigation Totals

Total Acres Acre Limit
70.00

Conditions

Code Conditions

PRIORITY DATES ARE 12-17-1889 OF .5 CFS, 6-18-1914 OF .5 CFS & 10-20-1969 OF 1.5 CFS.

Dates

Licensed Date :
Decreed Date :
Permit Proof Due Date :
Permit Proof Made Date :
Permit Approved Date :
Permit Moratorium Expiration Date :
Enlargement Use Priority Date :
Enlargement Statute Priority Date :
Application Received Date:
Protest Deadline Date:

Other Information

State or Federal :
Water District Number : 11
Generic Max Rate Per Acre : 0
Generic Max Volume Per Acre : 0
Civil Case Number :
Decree Plaintiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :

Water Right Report : 11-4026(Statutory Claim/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	LANCASTER, RANDY	2061 N 8TH ST	MONTPELIER	ID	83254-4700
Original Owner	STEPHENS, JOHN	319 CLAY ST	MONTPELIER	ID	83254
Security Interest	MEYERS, KATHI L	3921 N 3300 E	TWIN FALLS	ID	83301-0348
Security Interest	MEYERS, ROBERT J	3921 N 3300 E	TWIN FALLS	ID	83301-0348

Water Right Status

Priority Date : 12/17/1889
Basis : Statutory Claim
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
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Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
SPRING	12S	44E	28	0				SW SE BEAR LAKE	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	4/01	9/15	2.50	CFS
STOCKWATER	1/01	12/31		
TOTAL			2.50	CFS

Places of Use

Place of Use Legal Description : IRRIGATION (BEAR LAKE county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
12S	44E	28			SW	SE	35.0
12S	44E	28			SE	SE	35.0

Irrigation Totals

Total Acres Acre Limit
70.00

Conditions

Code Conditions

PRIORITY DATES 12-17-1889 OF .5 CFS, 6-18-1914 OF .5 CFS & 10-20-1960 OF 1.5 CFS.

Dates

Licensed Date :
Decreed Date :
Permit Proof Due Date :
Permit Proof Made Date :
Permit Approved Date :
Permit Moratorium Expiration Date :
Enlargment Use Priority Date :
Enlargement Statute Priority Date :
Application Received Date :
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Other Information

State or Federal :
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Generic Max Volume Per Acre : 0
Civil Case Number :
Decree Plaintiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :

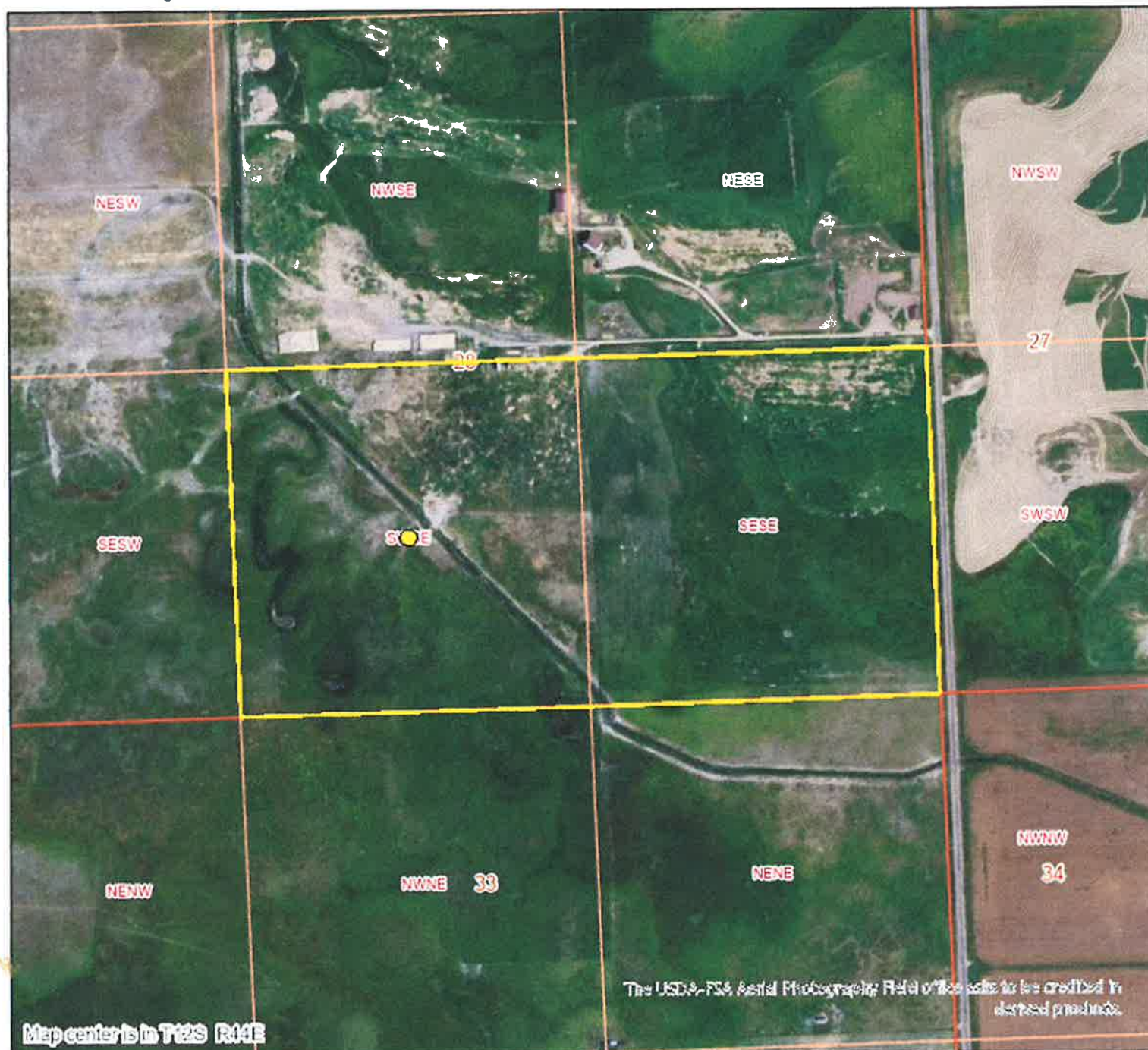
State of Idaho
Department of Water Resources

Water Right

11-4026

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion

