

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 31 2024

DEPT. 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?
21-13323 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
21-13324 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: B & B Farms c/o Bradley Jensen
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): 3 Big Springs, LLC
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or
- 7550 S 35th W Idaho Falls ID 83402
Mailing address City State Zip
- 208-313-9113 waderumsey@gmail.com and terryvancejr@aol.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: May 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): SUPPORT DATA
☐ \$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.

IN FILE # 21-13323

8. Signature: *Terry L Vance Jr* Member 5-30-24
Signature of new owner/claimant Title, if applicable Date
TERRY L VANCE JR
Print name

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

For IDWR Office Use Only:

Received by *M. Fetti* Date 5-31-24 Receipt No. E050115 Receipt Amt. 50.00
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 *JB* Processed by *JB* Date 6/4/2024

Instrument No. 603222
08 Day May 2024
At 03 O'Clock 55 PM
ABBIE MACE
FREMONT CO RECORDER
Fee \$15.00
EL Deputy
Recorded at Request of
TitleOne - Twin Falls

Quitclaim Deed

For value received, **Fair Dinkum Developments, LLC an Idaho limited liability company,**

Does hereby convey, release, remise, and forever quit claim unto

3 Big Springs, LLC an Idaho limited liability company,

whose current address is 7550 S 35th W, Idaho Falls, ID 83402,

the following described premises:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.

Date: 05/07/2024

Fair Dinkum Developments, LLC an Idaho limited liability company

By: 
Wade Rumsey, Member

State of Idaho, County of Bonneville, ss.

On this 8th day of May in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Wade Rumsey known or identified to me to be the member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

, Notary Public
Residing at: Idaho Falls, ID
My Commission Expires: 01/27/2029
(seal)



By: 
Terry Vance, Member

State of Idaho, County of Bonnerville, ss.

On this 8th day of May in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Terry Vance known or identified to me to be the member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

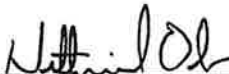
, Notary Public
Residing at: Idaho Falls, ID
My Commission Expires: 01/23/2029
(seal)



EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Beginning at the Southwest Corner of Section 19, Township 14 North, Range 44 East, Boise Meridian, Fremont County, Idaho, and running thence North 194.0 feet, thence South 55°36'00" East 341.54 feet, more or less, to the South Section line, thence South 89°47'18" West 281.81 feet to the point of beginning. The above described premises being also particularly described as that part of Lot 12, of Section 19, lying and being South and West of the Big Springs road as now located.

AND

The Westerly one-third (382.80 feet, more or less) of Lot Three (3), Section 30, Township 14 North, Range 44 East, B.M., Fremont County, Idaho.

AND

That portion of the Westerly one-half of the Easterly two-thirds (765.60 feet, more or less) of Lot Three (3), which lies South of the centerline of the Big Springs (North Loop) Road No. 80059 as described in State of Idaho Easement No. 3097 to Fremont County, Section 30, Township 14 North, Range 44 East, B.M., Fremont County, Idaho.

Instrument No. 602697
20 Day Mar 2024
At 11 O'Clock 30 AM
ABBIE MACE
FREMONT CO RECORDER
Fee \$15.00
EL Deputy
Recorded at Request of
Pioneer Title Co of Bonneville C

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

PTC 838710

(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED FOR WATER RIGHTS

BRADLEY JENSEN, dba B & B FARMS, whose address is 2509 South 5500 W, Rexburg, Idaho 83440 (hereinafter "Grantor") does hereby grant, bargain, sell, assign, and convey unto **FAIR DINKUM DEVELOPMENTS, LLC**, an Idaho limited liability company, whose address is 7550 S 35th W, Idaho Falls, Idaho 83402 (hereinafter "Grantee") and to Grantee's heirs and assigns forever, all of Grantor's right, title, and interest in water rights described on Exhibit A attached hereto (hereinafter the "Water Rights").

Grantor hereby covenants and warrants to Grantee as follows:

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

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

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 March, 2024.

E-RECORDED

simplifile®

ID: 602697

County: FREMONT

Date: 3-20-24 Time: 11:30 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

PTC 838710

(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED FOR WATER RIGHTS

BRADLEY JENSEN, dba B & B FARMS, whose address is 2509 South 5500 W, Rexburg, Idaho 83440 (hereinafter "Grantor") does hereby grant, bargain, sell, assign, and convey unto **FAIR DINKUM DEVELOPMENTS, LLC**, an Idaho limited liability company, whose address is 7550 S 35th W, Idaho Falls, Idaho 83402 (hereinafter "Grantee") and to Grantee's heirs and assigns forever, all of Grantor's right, title, and interest in water rights described on Exhibit A attached hereto (hereinafter the "Water Rights").

Grantor hereby covenants and warrants to Grantee as follows:

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

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

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 March, 2024.

"GRANTOR"

B&B FARMS

Bradley Jensen
Bradley Jensen, Managing Member

STATE OF IDAHO)
County of Bannock)ss.

This record was acknowledged before me on the 20 day of March, 2024, by **Bradley G. Jensen**, managing member of B & B Farms.



Lenore Katri
Notary Public for Idaho
My Commission Expires: _____

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

EXHIBIT A **WATER RIGHT DESCRIPTION**

Page 4 of 11

WATER RIGHT NO. 21-13323 **As Modified by Transfer No. 88696**

In accordance with the approval of Transfer No. 88696, Water Right No. 21-13323 is now described as follows:

Right Holder: B & B FARMS
C/O BRADLEY JENSEN
2509 S 5500 W
REXBURG, ID 83440

Priority Date: 3/4/1974

Source: GROUND WATER

<u>BENEFICIAL USE</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Diversion Volume</u>
DOMESTIC	01/01	to 12/31	0.020 cfs	6.3 af
			0.020 cfs	6.3 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER L12 (SWSW) Sec 19 Twp 14N Rge 44E FREMONT County

PLACE OF USE: DOMESTIC

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
14N	44E	19											X						0.0
												L12							
14N	44E	30						X											0.0
								L3											

CONDITIONS OF APPROVAL

1. Rights 21-13323 and 21-13324 when combined shall not exceed a total annual maximum diversion volume of 10.6 af at the field headgate.
2. Domestic use is for 62 dwellings and does not include lawn, garden, landscape, or other types of irrigation.
3. The diversion and use of water described in Transfer 88696 may be subject to additional conditions and limitations agreed to by Fremont Madison Irrigation District and the right holder under a separate agreement to which the Department is not a party. Because the Department is not a party, the Department is not responsible for enforcement of any aspect of the agreement not specifically addressed in other conditions herein. Enforcement of those portions of the agreement not specifically addressed in other conditions shall be the responsibility of the protestant and the water right holder.
4. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.

Transfer No. 88696

WATER RIGHT NO. 21-13323
As Modified by Transfer No. 88696

CONDITIONS OF APPROVAL

5. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
6. 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. 88696

WATER RIGHT NO. 21-13324
As Modified by Transfer No. 88696

In accordance with the approval of Transfer No. 88696, Water Right No. 21-13324 is now described as follows:

Right Holder: B & B FARMS
 C/O BRADLEY JENSEN
 2509 S 5500 W
 REXBURG, ID 83440

Priority Date: 1/25/1965

Source: GROUND WATER

<u>BENEFICIAL USE</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Diversion Volume</u>
DOMESTIC	01/01	to 12/31	0.050 cfs	10.6 af
			0.050 cfs	10.6 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER L12 (SWSW) Sec 19 Twp 14N Rge 44E - FREMONT County

PLACE OF USE: DOMESTIC

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
14N	44E	19											X						0.0
													L12						
14N	44E	30						X											0.0
								L3											

CONDITIONS OF APPROVAL

1. Rights 21-13323 and 21-13324 when combined shall not exceed a total annual maximum diversion volume of 10.6 af at the field headgate.
2. Domestic use is for 62 dwellings and does not include lawn, garden, landscape, or other types of irrigation.
3. The diversion and use of water described in Transfer 88696 may be subject to additional conditions and limitations agreed to by Fremont Madison Irrigation District and the right holder under a separate agreement to which the Department is not a party. Because the Department is not a party, the Department is not responsible for enforcement of any aspect of the agreement not specifically addressed in other conditions herein. Enforcement of those portions of the agreement not specifically addressed in other conditions shall be the responsibility of the protestant and the water right holder.
4. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.

Transfer No. 88696

WATER RIGHT NO. 21-13324
As Modified by Transfer No. 88696

CONDITIONS OF APPROVAL

5. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
6. 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. 88696



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

June 04, 2024

3 BIG SPRINGS LLC
7550 S 35TH W
IDAHO FALLS ID 83402-5711

Re: Change in Ownership for Water Right No(s): 21-13323, 21-13324

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)