

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUN 24 2024

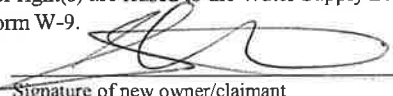
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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?
29-13787 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
29-13790 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
29-13793 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
29-13796 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: TIMOTHY M DEJULIS
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): WESTERN STATES INVESTMENTS LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 6444 E OLD OREGON TRAIL RD LAVA HOT SPRINGS ID 83246
Mailing address City State Zip
2082417041 7041SCOTT@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: 06/10/2024
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.

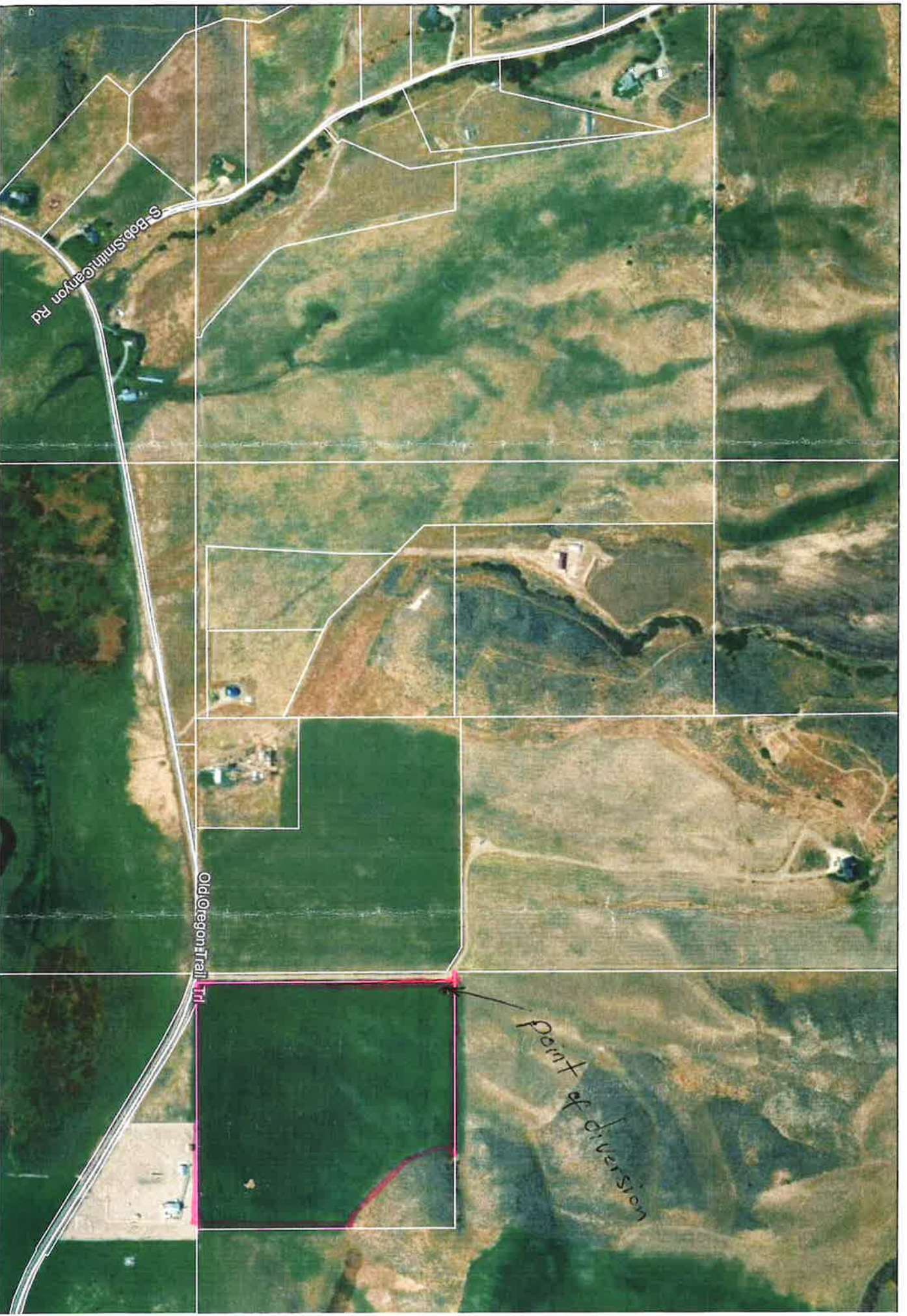
8. Signature:  PRESIDENT 06/21/2024
Signature of new owner/claimant Title, if applicable Date
SCOTT HORROCKS
Print name

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

Received by: JB Date: 6/24/2024 For IDWR Office Use Only: Receipt No. E050168 Receipt Amt. \$100. -
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: 6/27

SUPPORT DATA

IN FILE # 29-13787



Once recorded, return to:

Scott Horrocks

6444 E Old Oregon Trail Rd

Lava Hot Springs ID 83246

Instrument # 22405858

Bannock County, Pocatello, Idaho

06/10/2024 01:10:45 PM No. of Pages: 4

Recorded for: HORROCKS SCOTT

Jason C. Dixon Fee: \$15.00

Deputy: jmcDonald

This Space for Recorder's Use Only.

Warranty Deed

State of Idaho

County of Bannock

FOR VALUE RECEIVED

Sunflower Ranch, LLC, An Idaho limited liability company

with an address of PO Box 27741, Salt Lake City UT 84127

(the "Grantor" or "Grantors"), does/do hereby grant, bargain, and sell, and convey and confirm to

Western States Investments LLC, An Idaho limited liability company

with an address of 6444 E Old Oregon Trail Rd, Lava Hot Springs ID 83246

(the "Grantee" or "Grantees"), its successors and assigns the following-described real property lying, being and situated in Bannock County, Idaho, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number RPR4225003303

Until amended, tax information shall be sent to:

Name: Scott Horrocks

Address: 6444 E Old Oregon Trail Rd, Lava Hot Springs ID 83246



SUBJECT TO: encroachments, easements, restrictions, reservations, and other agreements and matters of record.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantor hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever.

TOGETHER with all improvements, easements, hereditaments appurtenances thereto belonging, including the use of water rights being sold with the property from Grantor to Grantee consist of the following water rights numbers and amounts 29-13793 (0.033 cfs dated 05/01/1908), 29-13796 (0.029 cfs dated 05/01/1909), 29-13790 (0.41 cfs dated 01/19/1911), 29-13787 (0.47 cfs dated 08/07/1932). These water rights are authorized to be used to irrigate 35.8 acres per irrigation season. Notwithstanding that the above described water rights are authorized for irrigation use on 35.8 acres in the SW1/4SE1/4, Section 14, T9S, R37E, being purchased by Grantee from Grantor, these water rights are subject to use only when more senior water rights users allow water to run past their lands (36.4 irrigated acres within the SE1/4SW1/4 of said Section) at their sole discretion and judgement.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this instrument as of the date hereinunder.

Grantor Signature:

Timothy M. DeJulio
TIMOTHY DEJULIO

Date:

06/10/24

Printed Name:

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

The real property situated in Section 14, Township 9 South, Range 37 East of the Boise Meridian, Bannock County, Idaho, described as follows:

SW1/4SE1/4, EXCEPTING THEREFROM that portion of the following described real property situated in said SW1/4SE1/4:

Beginning at the S1/4 corner of said Section 14;

Thence, N 89°55'23" E, along the South line of said Section, 50.00 feet;

Thence, N 00°07'32" W on a line which runs parallel to the west line of said SW1/4SE1/4, a distance of 1297.94 feet to a ½" rebar and plastic cap stamped PLS843;

Thence, N 57°18'19" W, 105.03 feet to a ½" rebar and plastic cap stamped PLS843;

Thence, S 89°54'50" W, 92.35 feet to a ½" rebar and plastic cap stamped PLS843;

Thence, S 57°18'19" E, 155.42 feet to a point on the west line of said SW1/4SE1/4 and marked with a ½" rebar and plastic cap stamped PLS843;

Thence, S 00°07'32" E, along said west line, 1270.65 feet to the Point of Beginning.

Together with easement rights established under that Grant of Easement recorded as Instrument No. 20425563 on November 30, 2004 in the Official Record Book #854 of Bannock County, Idaho.

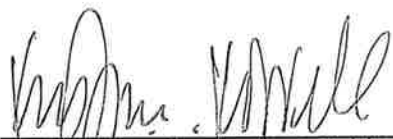
NOTARY ACKNOWLEDGMENT

State of Idaho)
County of Bannock)

On June 10, 2024 before me, A Notary Public in and for said State,
personally appeared Timothy M DeJulis,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Idaho that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

Signature 
Printed Name Kristine Korrell
My Commission Expires 12-17-2027





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 25, 2024

WESTERN STATES INVESTMENTS LLC
6444 E OLD OREGON TRAIL RD
LAVA HOT SPGS ID 83246-1502

Re: Change in Ownership for Water Right No(s): 29-13787, 29-13790, 29-13793, 29-13796

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 29