

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 09 2024

Department of Water Resources
Eastern Region

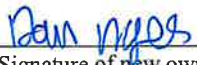
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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?
29-7299A	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: BIG VALLEY RANCH LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): CODY FRED NOYES & DAVI RAE NOYES
New owner(s) as listed on the conveyance document Name connector ☒ **and** ☐ **or**
- 4732 E DEWEY LN DOWNEY ID 83234
Mailing address City State Zip
- 435-452-1088 MOUNTAINNRANCH@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: 07/26/2024
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.
☐ \$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:   7-26-24
Signature of new owner/claimant Title, if applicable Date
Cody Noyes Dan Noyes
Print name Print name

Signature:   7-26-24
Signature of new owner/claimant Title, if applicable Date
Dan Noyes Dan Noyes
Print name Print name

Received by JB Date 8/9/2024 For IDWR Office Use Only: Receipt No. E050289 Receipt Amt. \$25. - for this app. \$50. -

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 JB Date 9/10/2024

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

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
223 North 15th Avenue
Pocatello, ID 83201

Instrument # 22407820
Bannock County, Pocatello, Idaho
07/26/2024 04:28:44 PM No. of Pages: 3
Recorded for: FLYING S TITLE AND ESCROW - POCATELLO
Jason C. Dixon Fee: \$15.00
Deputy jmcDonald
Electronically Recorded

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1138212-P (sw)**

Date: **July 09, 2024**

For Value Received, **Big Valley Ranch LLC, a Utah limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Cody Fred Noyes and Davi Rae Noyes, husband and wife**, hereinafter called the Grantee, whose current address is **4732 East Dewey Ln, Downey, ID 83234**, the following described premises, situated in **Bannock County, Idaho**, to-wit:

The land referred to herein is described in the Legal Description attached hereto as Exhibit A.

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: 07/09/2024

Warranty Deed
- continued

File No.: 1138212-P (sw)

Big Valley Ranch LLC, a Utah limited liability
company

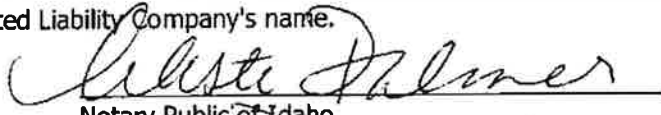
By: 

Name: Cory M. Webster

Title: Manager

STATE OF Idaho)
ss.
COUNTY OF Bannock)

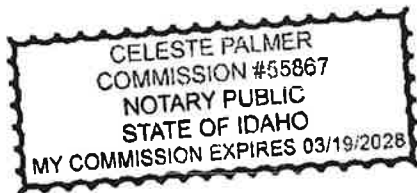
On this 26th day of July, 2024, before me, a Notary Public in and for said State, personally appeared **Cory M. Webster**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **Big Valley Ranch LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.



Notary Public of Idaho

Residing at: Pocatello, ID

Commission Expires: 3/19/28



Date: 07/09/2024

Warranty Deed
- continued

File No.: 1138212-P (sw)

Exhibit "A"

Real property in the County of Bannock, State of Idaho, described as follows:

**Township 11 South, Range 37 East, Boise Meridian, Bannock County, Idaho
Section 29: N½ SE¼ and S½ NE¼**

Excepting Therefrom:

A parcel of land located in the Southeast quarter of Section 29, Township 11 South, Range 37 E.B.M., Bannock County, Idaho, and further described as follows:

Beginning at the East Quarter corner of said Section 29; thence West 1581.50 feet; thence South 127.60 feet; thence East 218.30 feet to the True Point of Beginning which is marked by a 5/8" rebar with cap labeled Hudson PLS 4735;

Thence South 554.77 feet to a 5/8" rebar with cap; thence West 322.66 feet to a 5/8" rebar with cap; thence North 554.77 feet; thence East 322.66 feet to the True Point of Beginning.

Also Excepting therefrom:

Part of the NE¼SE¼ of Section 29, Township 11 South, Range 37 East, Boise Meridian, Bannock County, Idaho described as:

Beginning at a point that is N 0°00'00" W 1348.72 feet along the East line of said Section 29, point being 20 feet North of the Southeast corner of said NE¼SE¼ from the Southeast corner of said Section 29 and running thence N 90°00'00" W 660.00 feet; thence N 0°00'00" W 990.00 feet; thence S 90°00'00" E 660.00 feet to said East line of said Section 29; thence S 0°00'00" W 990.00 feet along said East line of Section 29 to the Point of Beginning.

RECEIVED

SEP 06 2024

Department of Water Resources
Eastern Region

Big Valley Ranch, LLC
Cory & Jill Webster
24359 So. Highway 91
Downey, Idaho 83234

Dear Cody F. Noyes:

This letter will serve to clarify the transfer of water rights you purchased from us when you acquired our 142 acre farm on Racetrack Rd in Downey. We sold, conveyed and or transferred water right number 29-7299A to you in its entirety on July 26, 2024 upon the closing of our real estate purchase agreement.

If you need any additional information from us to assist you in transferring this water right to you please let us know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cory M. Webster', is written over a horizontal line. The signature is stylized with a large, sweeping loop that extends to the right.

Cory M. Webster, Managing Member

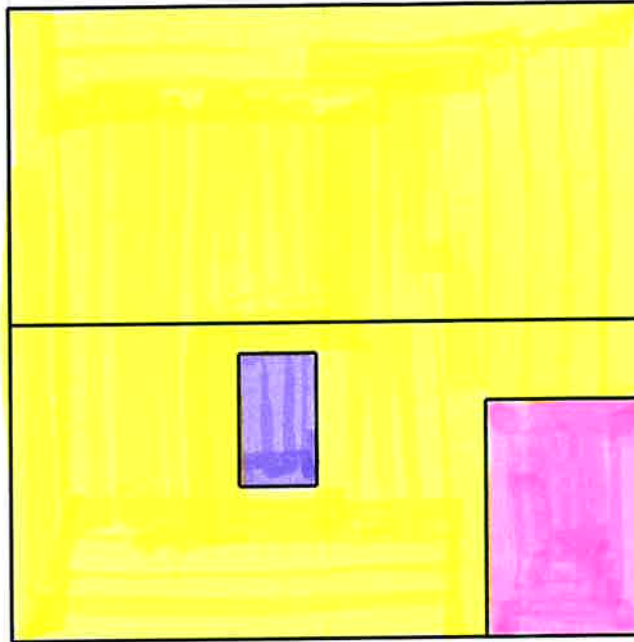
In regard to Steven and Brenda Barney family,

This letter is to notify and clarify that water rights 29-7299A were sold with 142 acres on Race Track road in Downey Idaho to Cory Webster. These water rights are being transferred to Cody Noyes who recently purchased the 142 acres from Cory Webster. In conjunction with the state of Idaho, I am notifying you that this is taking place.

Sincerely, Cody Noyes

A handwritten signature in blue ink that reads "Cody Noyes". The signature is written in a cursive style with a long, sweeping underline.

9/10/2024 Agreement from Big Valley Ranch LLC Received.
Notice sent to property owner.



~~including~~
~~Excepting~~
~~Also Excepting~~

8/9/2024

Scale: 1 inch= 800 feet

File:

Tract 1: 80.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=7920 ft.

Tract 2: 80.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=7920 ft.

Tract 3: 4.1089 Acres (178985 Sq. Feet), Closure: n90.0000e 0.06 ft. (1/29246), Perimeter=1755 ft.

Tract 4: 15.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=3300 ft.

01 /ne,n,se,29,11s,37e

02 s0w 1320.00

03 s90w 2640.00

04 n0e 1320.00

05 n90e 2640.00

06 @0

07 /ne,s,se,29,11s,37e

08 s0w 1320.00

09 s90w 2640.00

10 n0e 1320.00

11 n90e 2640.00

12 @0

13 /ne,se,29,11s,37e

14 /n90w 1581.50

15 /s00e 127.60

16 /n90e 218.30

17 s00e 554.77

18 n90w 322.66

19 n00e 554.77

20 n90e 322.6

21 @0

22 /se,ne,se,29,11s,37e

23 n90.0000w 660.00

24 n0.0000w 990.00

25 s90.0000e 660.00

26 s0.0000w 990.00



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

September 10, 2024

CODY FRED NOYES
DAVI RAE NOYES
4732 E DEWEY LN
DOWNEY ID 83234-1601

Re: Change in Ownership for Water Right No(s): 29-7299A

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: USDA FARM SERVICE AGENCY



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

August 12, 2024

CODY FRED NOYES
DAVI RAE NOYES
4732 E DEWEY LN
DOWNEY ID 83234

RE: Change in Ownership Water Right No. 29-7299A

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership.

Our review of your notice indicates that additional information is required before we can process the change. The information required is indicated below:

**** **Evidence of Ownership/Split fee:** Please review the map attached, according to the parcel data, a portion of water right number 29-7299A is on property owned by Steven Barney. If you believe a split is required, please supply the additional filing fee of \$75.00. It appears on the previous ownership change the water right was deeded specifically in the deed by the water right owner. If you believe a split is not required, please provide additional evidence of ownership and notice to the property owner as per Idaho code.

TITLE 42 IRRIGATION AND DRAINAGE — WATER RIGHTS AND RECLAMATION
CHAPTER 2 APPROPRIATION OF WATER — PERMITS, CERTIFICATES, AND LICENSES —
SURVEY 42-248. NOTIFICATION OF CHANGE IN OWNERSHIP OF A WATER RIGHT OR
CHANGE OF ADDRESS OF A WATER RIGHT OWNER — NOTICE OF ACTION AFFECTING
A WATER RIGHT.

(6) If the person filing the notice of a change of water right ownership does not own the land identified as the place of use for the water right, the notice shall be accompanied by evidence that written notice of the change of water right ownership has been mailed or hand-delivered to the landowner of record, as identified in the records of the county recorder.

Because the Department cannot process the ownership change without proper documentation/fees, we will hold any action on your notice pending receipt of the necessary information/fees. If we do not receive the necessary information/fees within 30 days we will return your notice and all attachments and your notice will not be processed.

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

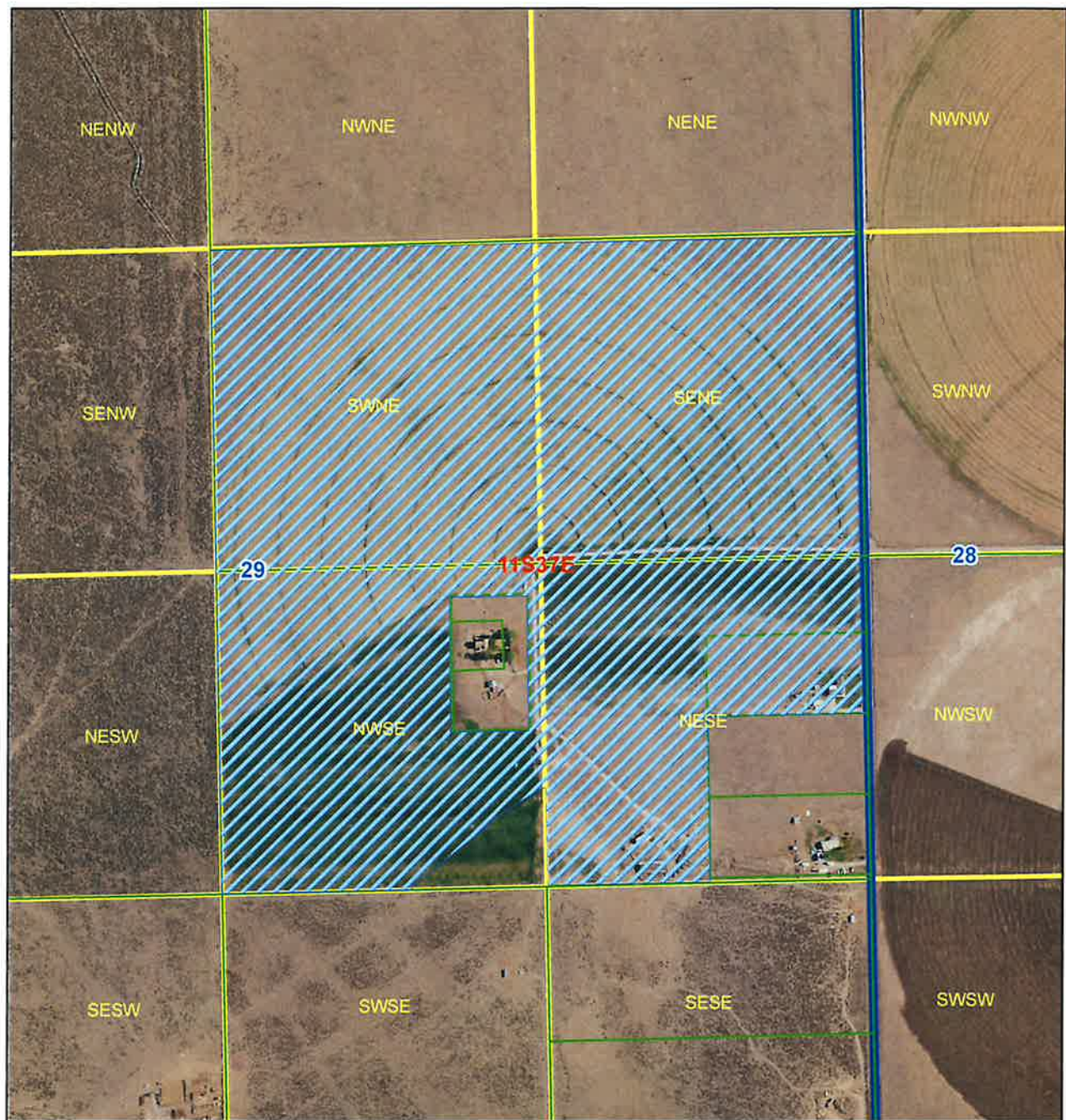
Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Baily
Technical Records Specialist

cc: Farm Service Agency
98 E 800 N ste 2
Preston ID 83263

Idaho Department of Water Resources



Legend

-  POU 29-7299A
 Parcels
 Township/Range
 Sections
 QQ

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

8/9/2024

Water Right 29-7299A

Owner Type **Name and Address**
Current Owner BIG VALLEY RANCH
C/O CORY WEBSTER PO BOX 520384
SALT LAKE CITY, UT 84152-0384

Priority Date: 12/22/1975

Basis: Decreed

Status: Active

Source **Tributary**
GROUND WATER

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/01	11/01	2.670 CFS	493.5 AF
	Total Diversion		2.670 CFS	493.5 AF

Source and Point(s) of Diversion:
GROUND WATER NESE Sec. 29, Twp 11S, Rge 37E, BANNOCK County

Place Of Use:
IRRIGATION within BANNOCK County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
11S	37E	29			39.0	40.0									31.0	31.0			141.0

POU Total Acres: 141.0

Conditions of Approval:

1. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

8/9/2024

Water Right 29-7299A

Owner Type **Name and Address**
Current Owner BIG VALLEY RANCH
C/O CORY WEBSTER PO BOX 520384
SALT LAKE CITY, UT 84152-0384

Priority Date: 12/22/1975

Basis: Decreed

Status: Active

Source **Tributary**
GROUND WATER

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/01	11/01	2.670 CFS	493.5 AF
	Total Diversion		2.670 CFS	493.5 AF

Source and Point(s) of Diversion:
GROUND WATER NESE Sec. 29, Twp 11S, Rge 37E, BANNOCK County

Place Of Use:
IRRIGATION within BANNOCK County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
11S	37E	29			39.0	40.0									31.0	31.0			141.0

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Idaho, Franklin County Service Center
98 East 800 North, Ste 2
Preston, Idaho 83263
Phone: 208-852-0562

July 31, 2024

IDWR Eastern Region
900 N Skyline Dr., Suite A
Idaho Falls, ID 83402

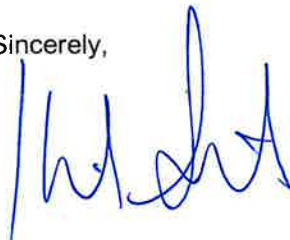
RE: Water Right 29-7299A

To Whom it may concern,

Enclosed is a check payable to IDWR in the amount of \$50, notice of Change in Water Right Ownership and Notice of Security Interest in a Water Right, copy of mortgage with legal, and deed for the water right referenced above for Cody Fred Noyes and Davi Rae Noyes.

If you have any questions or need additional information, please feel free to contact my office at (208) 852-0562.

Sincerely,



Keaton Smart
Farm Loan Manager