

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

NOV 05 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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 25-13579 <u>OK</u>    | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 25-7424 <u>OK</u>     | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Fox Warehouse LLC  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): LOJA LLC  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 3467 E 480 W LEWISVILLE ID 83431  
Mailing address City State Zip
- 208 509 8728 SPRINGCREEKMANAGEMENT@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: 11-10-22
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.

SUPPORT DATA

IN FILE # 25-7424

8. Signature: [Signature] owner 11/4/24  
 Signature of new owner/claimant Title, if applicable Date  
DAVE KELLOE  
 Print name

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

Received by JB Date 11/5/2024 For IDWR Office Use Only: Receipt No. E050474 Receipt Amt. \$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 JB Processed by JB Date 11/7/2024

**Instrument # 477006**

RIGBY, JEFFERSON, IDAHO

11-10-2022 04:36:46 PM No. of Pages: 5

Recorded for: TITLEONE - TWIN FALLS

COLLEEN C POOLE

Fee: \$15.00

Ex-Officio Recorder Deputy: LK

Index To: WARRANTY DEED

Electronically Recorded by Simplifile



**TitleOne**  
a title & escrow co.

Order Number: 22449384

## **Warranty Deed**

For value received,

**Fox Warehouse, LLC, an Idaho Limited Liability Company and Fox Websites, LLC, an Idaho limited liability company**

the grantor, does hereby grant, bargain, sell, and convey unto

**Loja LLC, an Idaho limited liability company**

whose current address is PO Box 103 Menan, ID 83434

the grantee, the following described premises, in Jefferson County, Idaho, to wit:

**See Exhibit A, attached hereto and incorporated herein.**

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: November 9, 2022

Fox Warehouse, LLC, an Idaho Limited Liability Company

By: [Signature]  
Bo Porter, Member

By: [Signature]  
Kristopher Stowell, Member

By: [Signature]  
Kendra Davis Stowell, Member

By: [Signature]  
Celeste L Porter, Member

Fox Websites, LLC, an Idaho Limited Liability Company

By: [Signature]  
Bo Porter, Member

By: [Signature]  
Kristopher Stowell, Member

By: [Signature]  
Kendra Davis Stowell, Member

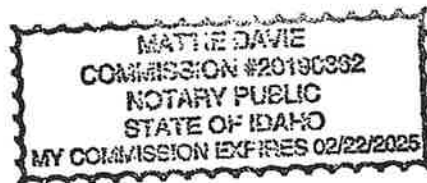
By: [Signature]  
Celeste L Porter, Member

State of Idaho, County of Bonneville, ss.

On this 10 day of Nov. 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Bo Porter, Kristopher Stowell, Kendra Davis Stowell and Celeste L Porter, known or identified to me to be members of the limited liability company that executed the within instrument and acknowledged to me that they executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

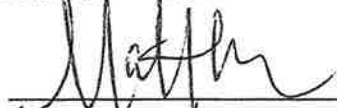
[Signature]  
Notary Public  
Residing In: Piquay, ID  
My Commission Expires: 02/22/2025

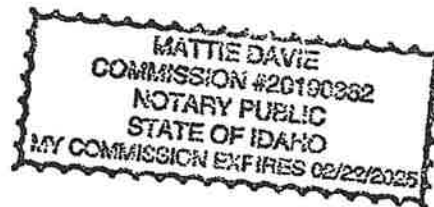


State of Idaho, County of Bonneville, ss.

On this 10<sup>th</sup> day of Nov. 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Bo Porter, Kristopher Stowell, Kendra Davis Stowell and Celeste L Porter, known or identified to me to be members of the limited liability company that executed the within instrument and acknowledged to me that they executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

  
\_\_\_\_\_  
Notary Public  
Residing In: Piggy, ID  
My Commission Expires: 02/22/2025



## EXHIBIT A

### LEGAL DESCRIPTION OF THE PREMISES

#### PARCEL 1:

##### Tract 1:

Part of Lots 2 and 3, Block 14, of the Lewisville Townsite, Section 8, Township 4 North, Range 38 East, Boise Meridian, Jefferson County, Idaho, more particularly described as follows:

Beginning at the Southwest Corner of Lot 3, Block 14 of said Lewisville Townsite and running thence North 14.92 feet to the point of curve of a non-tangent curve to the right of way which the radius point lies South 75°13'07" East a radial distance of 1,793.58 feet with a chord bearing of North 16°32'00" East with a chord distance of 109.67 feet; thence Northerly along the arc through a central angle of 03°30'14" a distance of 109.68 feet; thence North 19°40'59" East 573.62 feet to a point on the Northerly line of said Lot 2; thence N89°58'39" East 106.70 feet along said Northerly lot line to the Northeast corner of said Lot 2; thence South 00°01'35" East 490.19 feet along the East line of said Lots 2 and 3; thence North 87°58'33" West 65.89 feet; thence South 10°36'44" West 175.22 feet to a point on the South Lot line of said Lot 3; thence South 89°58'26" West 233.22 feet along the South Lot line of said Lot 3 to the point of beginning.

Less and Excepting: Any portion of the railroad right of way.

##### Tract 2:

Part of Section 8, Township 4 North, Range 38 East, Boise Meridian, Jefferson County, Idaho, described as:

Beginning at a point that is South 90°00'00" West 1,878.53 feet along the section line and South 00°00'00" East 1,050.84 feet and North 90°00'00" East 32.04 feet from the Northwest corner of said Section 8 and running thence North 18°04'59" East 290.67 feet; thence South 79°43'45" East 19.72 feet; thence South 19°40'59" West 180.73 feet to the point of curve of a non-tangent curve to the left, of which the radius point lies South 71°43'39" East a radial distance of 1,793.58 feet; thence South along the arc through a central angle of 03°30'37" a distance of 109.89 feet; thence North 81°35'59" West 15.00 feet to the point of beginning.

Less and Excepting: Any portion of the railroad right of way.

#### PARCEL 2:

Commencing at the Southeast corner of Sec. 5, Twp. 4 N., Rge. 38 E., Boise Mer., and running thence N90°00'00"W a distance of 1493.76 feet along the section line to the centerline of the Union Pacific Railroad, Lewisville Branch; thence S19°37'32"W, a distance of 149.00 feet along said centerline; thence N70°22'28"W, a distance of 33.00 feet to the West right-of-way line of the Union Pacific Railroad, Lewisville Branch said point being the TRUE POINT OF BEGINNING; thence N70°22'28"W, a distance of 67.00 feet; thence S19°37'32"W, a distance of 514.90 feet; thence S0°28'23"E, a distance of 194.97 feet to the West right-of-way line of the Union Pacific Railroad, Lewisville Branch; thence N19°37'32"E, a

distance of 698.00 feet along said right-of-way to the POINT OF BEGINNING.

Less any easements of sight and record.

Less and Excepting: Any portion of the railroad right of way.



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](mailto:easterninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Mathew Weaver**

November 07, 2024

LOJA LLC  
PO BOX 103  
MENAN ID 83434-0103

Re: Change in Ownership for Water Right No(s): 25-7424, 25-13579

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 120