

OCT 10 2023

Department of Water Resources  
Eastern RegionSTATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

## 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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 22-4096 > 22-4096     | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 22-13857 > 22-13857   | 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: BFF Holdings Inc.  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): On Time Financial LLC  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 1665 N Woodruff Ave. Idaho Falls ID 83401  
Mailing address City State Zip  
208-589-9243 zaheelabed@msn.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: January 29, 2021
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: [Signature] Manager 9.27.23  
Signature of new owner/claimant Title, if applicable Date  
Zahe Elabed  
Print name

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

For IDWR Office Use Only: E049676 \$150.~ (50.00)  
Received by m. fetter Date 10-10-23 Receipt No. E049538 Receipt Amt. 1000.00  
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 12/19/2023

AFTER RECORDING MAIL TO:

On Time Financial, LLC  
1480 N Woodruff Ave  
Idaho Falls, ID 83401

Instrument # 266075

TETON COUNTY, IDAHO

02-04-2021 14:05:00 No. of Pages: 2

Recorded for: FIRST AMERICAN TITLE - DRIGGS

KIM KEELEY Fee: \$15.00

Ex-Officio Recorder Deputy, Kim Keeley

Index to: DEED, CORPORATION WARRANTY

## CORPORATE WARRANTY DEED

File No.: 914472-T (JP)

Date: January 29, 2021

For Value Received, **BFF Holdings, Inc.**, a Utah corporation, a corporation duly organized and existing under the laws of the State of Idaho, Grantor, does hereby grant, bargain, sell and convey unto **On Time Financial, LLC**, Grantee, whose address is **1480 N Woodruff Ave, Idaho Falls, ID 83401**, the following described real estate, to wit:

**PARCEL 1:**

**TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.  
SECTION 10: NE1/4 SE1/4, SE1/4 NE1/4**

**PARCEL 2:**

**SITUATED IN THE STATE OF IDAHO, COUNTY OF TETON, BEING PART OF NORTH 1/2, NORTHWEST 1/4, SECTION 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, OF B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A REBAR WITH AN ALUMINUM CAP FOUND MARKING THE NORTH 1/4 CORNER OF SAID SECTION 11; THENCE SOUTH 00°32'54" EAST, A DISTANCE OF 503.11 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856"; THENCE SOUTH 89°27'06" WEST, A DISTANCE OF 400.00 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856"; THENCE SOUTH 00°32'54" EAST, A DISTANCE OF 272.25 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856"; THENCE NORTH 89°27'06" EAST, A DISTANCE OF 400.00 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856"; THENCE SOUTH 00°32'54" EAST, A DISTANCE OF 545.81 FEET TO A REBAR WITH AN ALUMINUM CAP FOUND; THENCE SOUTH 89°47'31" WEST, A DISTANCE OF 2,660.13 FEET TO A REBAR WITH AN ALUMINUM CAP FOUND; THENCE NORTH 00°24'58" WEST, A DISTANCE OF 1,325.31 FEET TO A BRASS CAP FOUND MARKING THE NORTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 89°52'53" EAST, A DISTANCE OF 2,657.10 FEET TO THE POINT OF BEGINNING.**

SUBJECT TO current years taxes, irrigation district assessments, public utility easements, subdivision and U.S. patent reservations.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto 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, and that Grantor will warrant and defend the same from all claims whatsoever.

IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its President this 2 day of February, 2021.

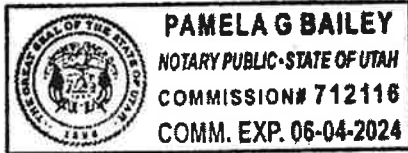
Blackfoot Farms, LLC

By: 

Thomas E Muir

STATE OF Utah )  
COUNTY OF Salt Lake )

On this 2nd day of February, 2021, before me, a Notary Public in and for said State, personally appeared **Thomas E Muir**, 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 **Blackfoot Farms**, 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  
Residing at: Salt Lake City, UT  
Commission Expires: June 4, 2024

NOT A LEGAL COPY



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

December 19, 2023

ON TIME FINANCIAL LLC  
1665 N WOODRUFF AVE  
IDAHO FALLS ID 83401-2208

Re: Change in Water Right Ownership: 22-4096 (Split into 22-4096 and 22-14576), 22-13857 (Split into 22-13857 and 22-14577)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

**Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right.** If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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: BFF HOLDINGS INC  
WATER DISTRICT 01



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 Gary Spackman

October 12, 2023

ON TIME FINANCIAL LLC  
1665 N WOODRUFF AVE  
IDAHO FALLS ID 83401

RE: Change in Ownership Water Right No. 22-4096, 22-13857

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/Additional Filing Fee:** Please review the maps attached, it appears a portion of the water rights listed above are on property currently owned by MD Nursery & Landscaping Inc. If you believe you are entitled to the full water right, please provide evidence of ownership or a release from the property owner. If you believe the water rights should be split, please provide the additional filing fee of \$150.00. The filing fee for a split ownership change is \$100.00 per water right (2 X 100 = \$200) the department has already received \$50.00.

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](http://www.idwr.idaho.gov).

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

Sincerely,

Jonie Baily  
Technical Records Specialist

**10/12/2023**

|                          |                                                                                                   |
|--------------------------|---------------------------------------------------------------------------------------------------|
| <b><u>Owner Type</u></b> | <b><u>Name and Address</u></b>                                                                    |
| Current Owner            | BFF HOLDINGS INC<br>500 S HUNTSMAN WAY<br>SALT LAKE CTY, UT 84108-1235<br>trmujir@hunstmancos.com |

**Status:** Active

Tributary  
TETON CREEK

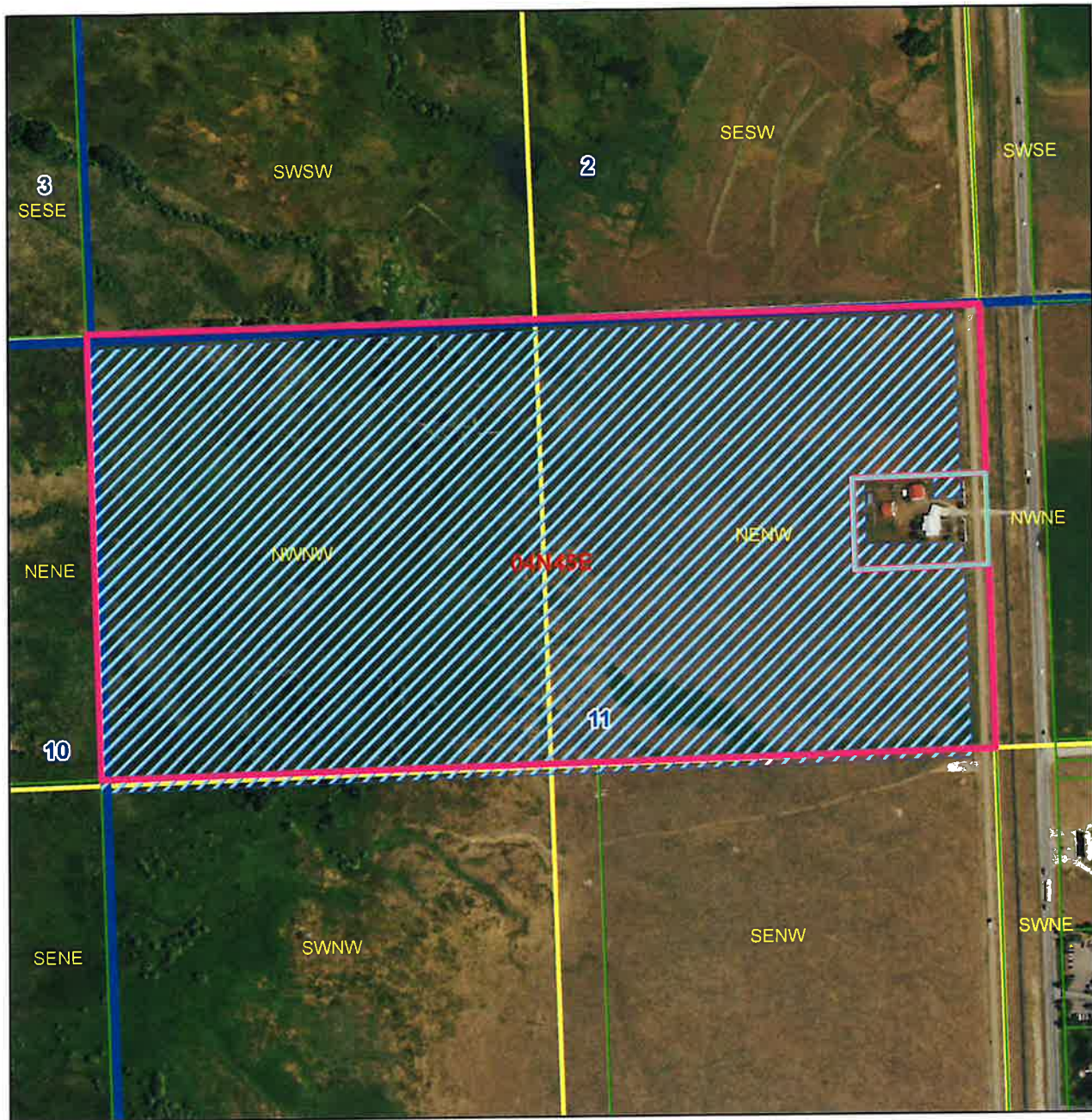
|         |        |                                         |
|---------|--------|-----------------------------------------|
| SPRINGS | NENWNW | Sec. 11, Twp 04N, Rge 45E, TETON County |
| SPRINGS | SWNWNW | Sec. 11, Twp 04N, Rge 45E, TETON County |

|                       |     |     | NE |    |    |    | NW   |      |    |    | SW |    |    |    | SE |    |    |    |        |
|-----------------------|-----|-----|----|----|----|----|------|------|----|----|----|----|----|----|----|----|----|----|--------|
| Twp                   | Rng | Sec | NE | NW | SW | SE | NE   | NW   | SW | SE | NE | NW | SW | SE | NE | NW | SW | SE | Totals |
| 04N                   | 45E | 11  |    |    |    |    | 37.0 | 40.0 |    |    |    |    |    |    |    |    |    |    | 77.0   |
| POU Total Acres: 77.0 |     |     |    |    |    |    |      |      |    |    |    |    |    |    |    |    |    |    |        |

STOCKWATER Same as IRRIGATION

|    |     |                                                                                                                                                                                                                                                                                                                 |
|----|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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. |
| 2. | E01 | Use of this right is combined with water from Garden Irrigation Company.                                                                                                                                                                                                                                        |

# Idaho Department of Water Resources



## Legend

-  MD Nursery and Landscaping Inc (Property in Question)
-  On Time Financial LLC Property
-  22-4096
-  Parcels
-  Township/Range
-  Sections
-  QQ

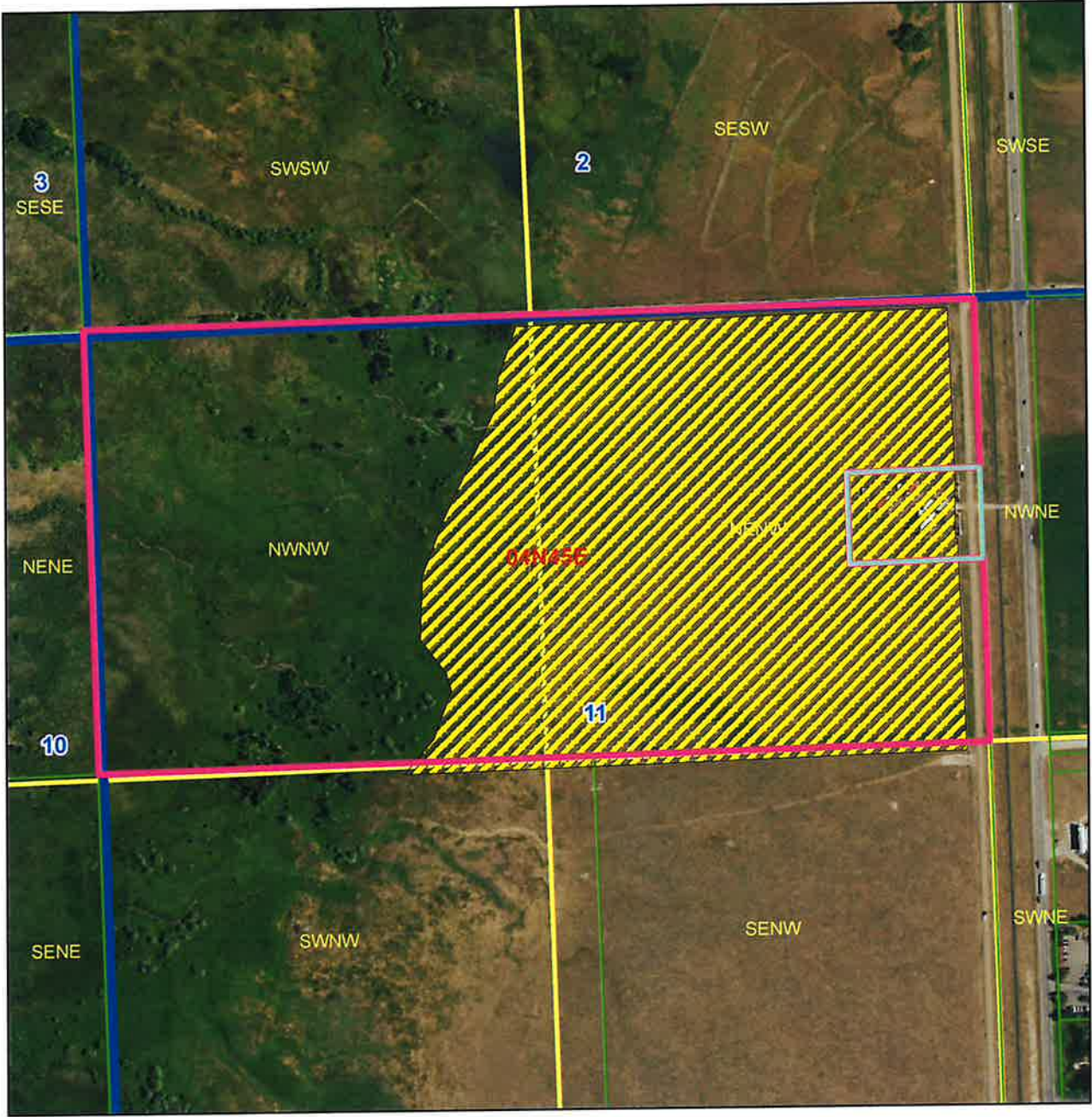


**IDAHO DEPARTMENT OF WATER RESOURCES**  
**Proof Report**

**10/12/2023**

- |    |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6. | 046 | Right holder shall comply with the drilling permit requirements of Section 42-235, Idaho Code and applicable Well Construction Rules of the Department.                                                                                                                                                                                                                                                                                         |
| 7. | 065 | The right holder shall make full beneficial use of all surface water rights available to the right holder for irrigation of the lands authorized to be irrigated under this right. The right holder shall limit the diversion of ground water under this right to those times when the surface water supply is not available or the surface water supply is not reasonably sufficient to irrigate the place of use authorized under this right. |
| 8. | E04 | Use of this right is combined with water from Garden Water Co.                                                                                                                                                                                                                                                                                                                                                                                  |
| 9. | 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



## Legend

-  MD Nursery and Landscaping Inc (Property in Question)
-  On Time Financial LLC Property
-  22-13857
-  Parcels
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