

RECEIVED

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

OCT 21 2022

## NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

Department 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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 25-14510              | 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"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Wayne A Jensen  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): J & L Holdings LLC  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- PO Box 111 Irwin ID 83428  
Mailing address City State Zip
- ldixon@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: \_\_\_\_\_
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: P. Lynn Dixon owner 8-30-22  
Signature of new owner/claimant Title, if applicable Date  
Paul Lynn Dixon  
Print name

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

## For IDWR Office Use Only:

Received by M. Peltis Date 10-21-22 Receipt No. E048648 Receipt Amt. 100.00  
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 11/22/2022

Instrument # 1720025

Bonneville County, Idaho Falls, Idaho

04/07/2022 12:24:27 PM No. of Pages: 2

Recorded for: PIONEER TITLE CO OF BONNEVILLE CO LLC

Penny Manning Fee: \$15.00

Ex-Officio Recorder Deputy Rupchurch

Index to: DEED, QUIT-CLAIM

## QUITCLAIM DEED

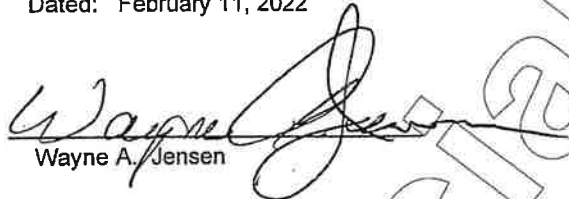
WAYNE A. JENSEN and ANN JENSEN, husband and wife, for good and valuable considerations, the receipt of which is hereby acknowledged, does hereby release, remise, and forever QUITCLAIM unto WAYNE JENSEN and ANN JENSEN, as Trustees of the WAYNE and ANN JENSEN FAMILY TRUST, as **GRANTEE**, whose address is 2777 North 26<sup>th</sup> West, Idaho Falls, Idaho 83402, and Grantee's successors and assigns, all of the following described real property situated in **Bonneville County, State of Idaho**, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

TOGETHER WITH any and all improvements, water and ditch rights, easements, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion, remainder, rents, issues, and profits thereof.

In construing this Deed and where the context so requires, the singular includes the plural, and the masculine, the feminine and neuter.

Dated: February 11, 2022

  
Wayne A. Jensen

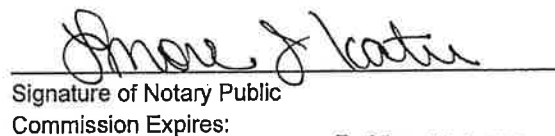
  
Ann Jensen

STATE OF IDAHO

ss.

County of BONNEVILLE

This record was acknowledged before me on April 6th, 2022, by Wayne A. Jensen and Ann Jensen.

  
Signature of Notary Public  
Commission Expires:

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

This document filed as an accommodation  
has not been examined as to its  
execution, insurability or effect on Title.

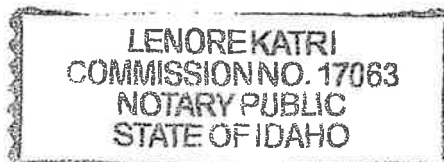


EXHIBIT "A"

Township 3 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho.

Section 4: S½.

Together with an appurtenant, perpetual easement over the SW¼ of Section 3, T3N, Range 37 East of the Boise Meridian (the servient property) extending 15 feet on either side of buried irrigation pipeline located approximately along the southern east-west quarter-quarter line in said SW¼, west from the pumping station on the west bank of the Osgood Canal in said Section 3 to the point where said pipeline enters the S½ of Section 4 (the dominant property), for the purpose of maintaining, and replacing at the sole expense of the holder of the dominant property, an irrigation water pipeline at least 18 inches below the surface level.

EXCEPTING THEREFROM ALL OF THE FOLLOWING DESCRIBED PROPERTIES:

- a. NW¼ SW¼.
- b. Beginning at the East ¼ Corner of Section 4, Township 3 North, Range 37 East of the Boise Meridian; running thence South along the Section line 266.00 feet; thence N. 63°43'12" W. 616.70 feet to the East-West Center Section line of said Section 4; thence S. 89°16'12" E. along said East-West Center Section line 553.00 feet to the point of beginning.

EXCEPTING THEREFROM ALL OF THE FOLLOWING DESCRIBED PROPERTY:

**Township 3 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho.**

**Section 4: Beginning at the Southeast Corner of the Southeast Quarter of said Section 4 and running thence North 450.00 feet along the East line of said Section 4; thence Southwesterly on a straight line to a point on the South section line of said Section 4 and 450.00 feet West of the Point of Beginning; thence East along said South section line 450.00 feet to the Point of Beginning.**

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Robert L. Harris  
Holden, Kidwell, Hahn & Crapo, P.L.L.C.  
PO Box 50130  
Idaho Falls, ID 83405

(Space Above for Recorder's Use)

### GRANT DEED FOR WATER RIGHTS

**Wayne Jensen**, acting not individually but as Trustee of the Wayne and Ann Jensen Family Trust, (hereinafter "Trust") does hereby grant, bargain, sell, assign, and convey unto **Brett Jensen and Kristy Jensen**, husband and wife, whose address is 1988 West 113 North, Idaho Falls, Idaho Falls, Idaho 83402 (hereinafter collectively "Jensen") and to Jensen's successors and assigns forever, all of the Trust's right, title, and interest in the following described portion of the following water right:

#### WATER RIGHT NO. 35-13294

Diversion Rate: .035 cfs  
Diversion Volume: 10 acre-feet per year  
Irrigated Acres: 2.5 acres

The above-described water right portion is appurtenant to the place of use identified on the map attached hereto as **Exhibit A**.

Additionally, Jensen does hereby grant, bargain, sell, assign, and convey unto to the Trust and to the Trust's successors and assigns forever, all of Jensen's right, title, and interest in the following described portion of the following water right:

#### WATER RIGHT NO. 35-12467B

Diversion Rate: 0.06 cfs  
Diversion Volume: 20 acre-feet per year  
Irrigated Acres: 2.5 acres

The above-described water right portion is appurtenant to the place of use identified on the map attached hereto as **Exhibit A**.

With the above conveyances, and combined with existing water rights owned by the parties, the result will be that the Trust is the owner of the following water right portion appurtenant to its parcel located in the NW1/4SW1/4 of Township 03N, Range 37E, Boise Meridian:

PORTION OF WATER RIGHT NO. 35-12467B

|                          |                       |
|--------------------------|-----------------------|
| <u>Diversion Rate:</u>   | 0.25 cfs              |
| <u>Diversion Volume:</u> | 80 acre-feet per year |
| <u>Irrigated Acres:</u>  | 20 acres              |

And Jensen will be the owner of the following water rights appurtenant to its parcel located in the NW1/4SW1/4 of Township 03N, Range 37E, Boise Meridian:

PORTION OF WATER RIGHT NO. 35-12467B

|                          |                       |
|--------------------------|-----------------------|
| <u>Diversion Rate:</u>   | 0.19 cfs              |
| <u>Diversion Volume:</u> | 60 acre-feet per year |
| <u>Irrigated Acres:</u>  | 15 acres              |

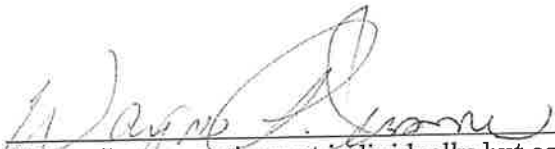
WATER RIGHT NO. 35-13294

|                          |                       |
|--------------------------|-----------------------|
| <u>Diversion Rate:</u>   | 0.07 cfs              |
| <u>Diversion Volume:</u> | 20 acre-feet per year |
| <u>Irrigated Acres:</u>  | 5 acres               |

IN WITNESS WHEREOF, Jensen and the Trust has caused their names to be hereunto subscribed.

[SIGNATURES AND NOTARY BLOCKS ON FOLLOWING PAGES]

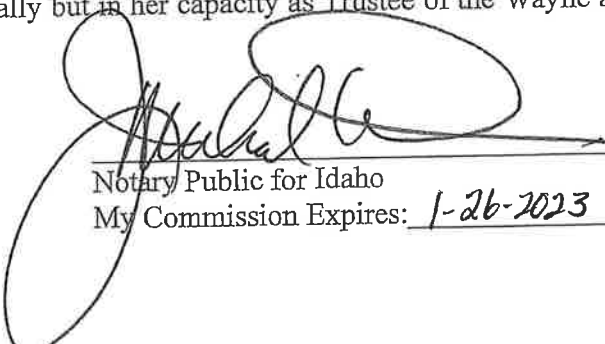
DATED this 28 day of July, 2022.

  
Wayne Jensen, acting not individually but as  
Trustee of the Wayne and Ann Jensen Family  
Trust

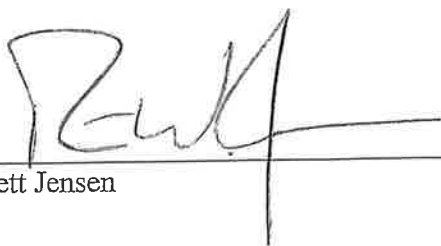
STATE OF IDAHO                    )  
                                          )ss.  
County of Bonneville         ).

This record was acknowledged before me on the 28 day of July,  
2022, by **Wayne Jensen** acting not individually but in her capacity as Trustee of the Wayne and  
Ann Jensen Family Trust.



  
Notary Public for Idaho  
My Commission Expires: 1-26-2023

DATED this 28 day of July, 2022.

  
Brett Jensen

STATE OF IDAHO           )  
                                          )ss.  
County of Bonneville    )

This record was acknowledged before me on the 28 day of July, 2022, by **Brett Jensen**.



  
Notary Public for Idaho  
My Commission Expires: 1-26-2023

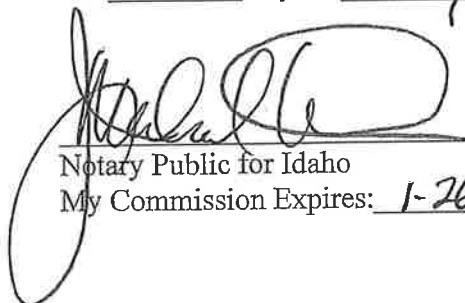
DATED this 28 day of July, 2022.

  
Kristi Jensen

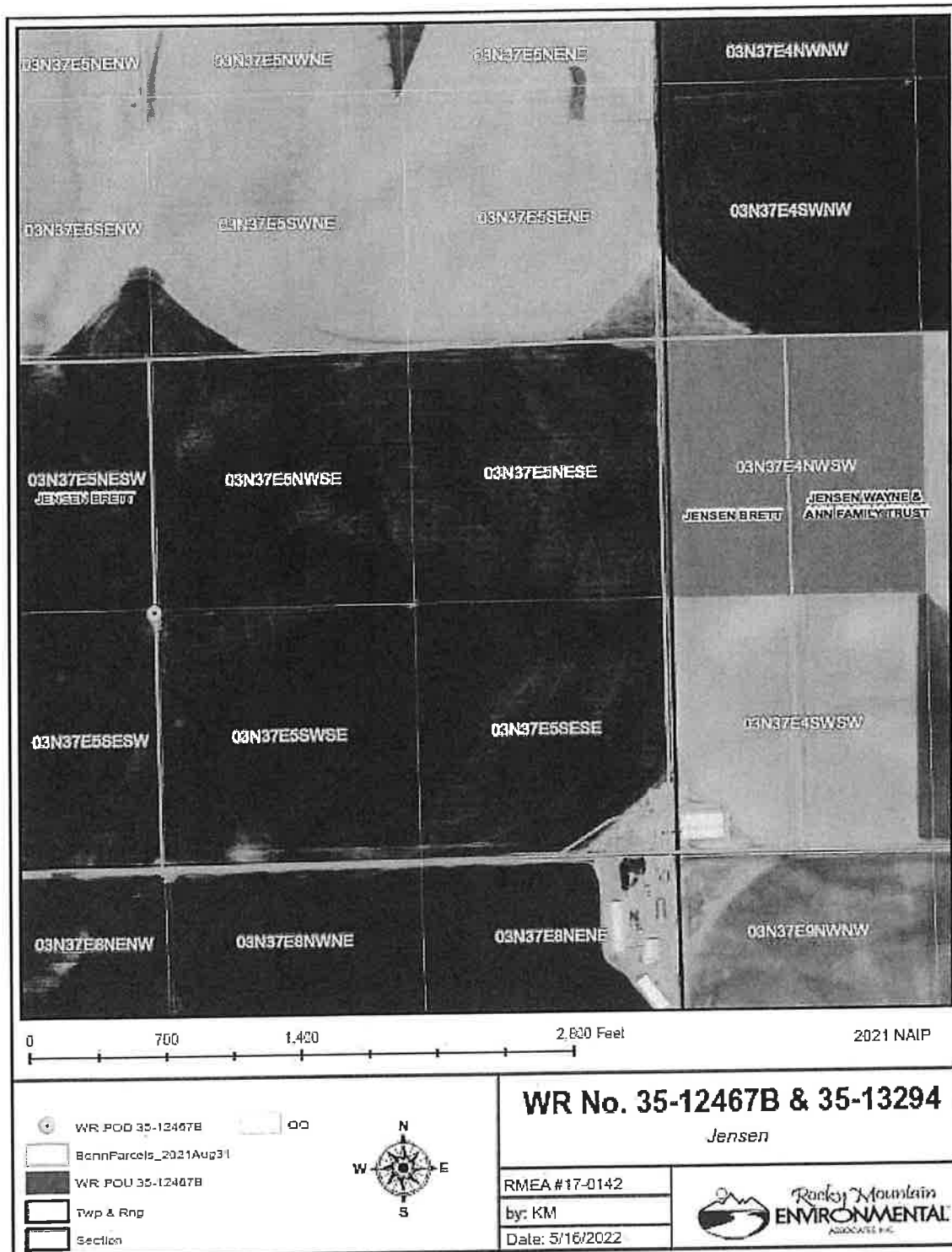
STATE OF IDAHO           )  
                                          )ss.  
County of Bonneville    )

This record was acknowledged before me on the 28 day of July, 2022, by **Kristi Jensen**.



  
Notary Public for Idaho  
My Commission Expires: 1-26-2023

# EXHIBIT A MAP



RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Robert L. Harris  
Holden, Kidwell, Hahn & Crapo, P.L.L.C.  
PO Box 50130  
Idaho Falls, ID 83405

(Space Above for Recorder's Use)

### GRANT DEED FOR WATER RIGHT

**Wayne Jensen**, acting not individually but as Trustee of the Wayne and Ann Jensen Family Trust, (hereinafter "Grantor") does hereby grant, bargain, sell, assign, and convey unto **Rocky Mountain Water Exchange, LLC**, an Idaho limited liability company, whose address is c/o W. Roger Warner, 482 Constitution Way, Ste. 303, Idaho Falls, Idaho 83402 (hereinafter "Grantee") and to Grantee's successors and assigns forever, all of Grantor's right, title, and interest in the following described portion of the following water right:

#### WATER RIGHT NO. 35-12467B

Diversion Rate: 0.25 cfs  
Diversion Volume: 80 acre-feet per year  
Irrigated Acres: 20 acres

The above-described water right portions are appurtenant to the place of use identified on the map attached hereto as **Exhibit A**.

IN WITNESS WHEREOF, the Grantor has caused his name to be hereunto subscribed.

[SIGNATURE AND NOTARY BLOCK ON FOLLOWING PAGE]

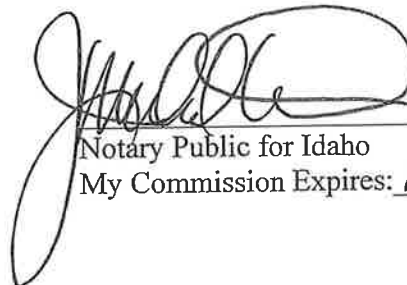
DATED this 28 day of July, 2022.

  
Wayne Jensen, acting not individually but as  
Trustee of the Wayne and Ann Jensen Family  
Trust

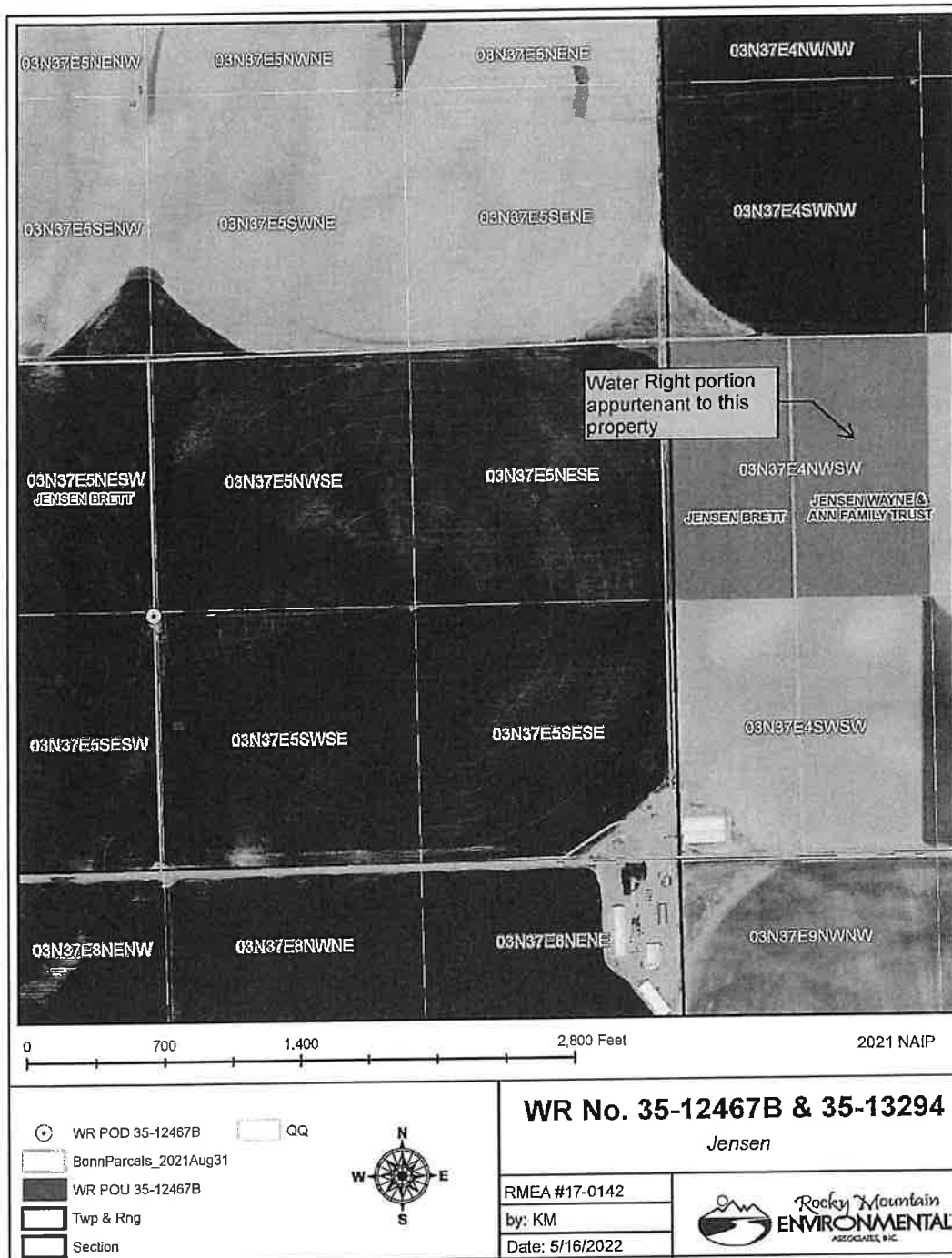
STATE OF IDAHO           )  
                                          )ss.  
County of Bonneville    )

This record was acknowledged before me on the 28 day of July,  
2022, by **Wayne Jensen** acting not individually but in his capacity as Trustee of the Wayne and  
Ann Jensen Family Trust.



  
Notary Public for Idaho  
My Commission Expires: 1-26-2023

# EXHIBIT A MAP



RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

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

Microfilm No. 476533  
10-17-2022  
At 9:28 O'Clock A M  
COLLEEN C. POOLE

Jefferson Co. Recorder  
Fee \$ 150 Deputy

Recorded at Request of Rocky Mountain Environmental

(Space Above for Recorder's Use)

### SPECIAL WARRANTY DEED FOR WATER RIGHTS

**ROCKY MOUNTAIN WATER EXCHANGE, LLC**, an Idaho limited liability company, whose address is 482 Constitution Way, Suite 303, Idaho Falls, Idaho 83402 (hereinafter collectively "Grantor") does hereby grant, bargain, sell, assign, and convey unto **J & L HOLDINGS, LLC**, whose address is PO Box 111, Irwin, ID 83428 (hereinafter "Grantee") and to Grantee's heirs and assigns forever, all of Grantor's right, title, and interest in water right described on Exhibit A attached hereto (hereinafter the "Water Right").

Grantor hereby covenants and warrants to Grantee as follows:

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

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

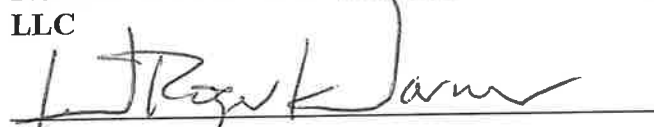
IN WITNESS WHEREOF, the undersigned authorized officer of Grantor, acting on behalf of Grantor, has caused his name to be hereunto subscribed.

[THIS SPACE INTENTIONALLY LEFT BLANK]

DATED this 12th day of October, 2022.

**"GRANTOR"**

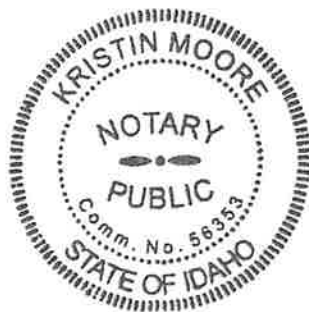
**ROCKY MOUNTAIN WATER EXCHANGE,  
LLC**

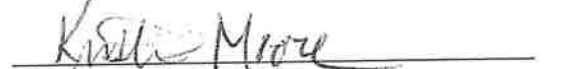


By: Roger Warner  
Its: Member

STATE OF IDAHO           )  
                                      )ss.  
County of Bonneville    )

This record was acknowledged before me on the 12th day of October, 2022, by **Roger Warner**, member of Rocky Mountain Water Exchange, LLC.



  
Notary Public for Idaho  
My Commission Expires: August 1, 2025

# **EXHIBIT A** **WATER RIGHT DESCRIPTION**

Page 4 of 11

## **WATER RIGHT NO. 25-14510**

### **As Modified by Transfer No. 85750**

In accordance with the approval of Transfer No. 85750, Water Right No. 25-14510 is now described as follows:

**Right Holder:** WAYNE A JENSEN  
2777 N 26 W  
IDAHO FALLS, ID 83402

**Priority Date:** 8/26/1957

**Source:** GROUND WATER

| <u>BENEFICIAL USE</u> | <u>From</u> | <u>To</u> | <u>Diversion Rate</u> | <u>Diversion Volume</u> |
|-----------------------|-------------|-----------|-----------------------|-------------------------|
| MITIGATION BY NON-USE | 04/01       | to 10/31  | 0.250 cfs             | 80.0 af                 |
|                       |             |           | 0.250 cfs             | 80.0 af                 |

#### **LOCATION OF POINT(S) OF DIVERSION**

|              |      |                        |                  |
|--------------|------|------------------------|------------------|
| GROUND WATER | SESE | Sec 36 Twp 04N Rge 38E | JEFFERSON County |
| GROUND WATER | SESE | Sec 36 Twp 04N Rge 38E | JEFFERSON County |
| GROUND WATER | NESE | Sec 36 Twp 04N Rge 38E | JEFFERSON County |

#### **PLACE OF USE: MITIGATION BY NON-USE**

| Twp | Rng | Sec | NE |    |    |    | NW |    |    |    | SW |    |    |    | SE |    |    |    | Totals |
|-----|-----|-----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|--------|
|     |     |     | NE | NW | SW | SE | NE | NW | SW | SE | NE | NW | SW | SE | NE | NW | SW | SE |        |
| 04N | 39E | 36  |    |    |    |    |    |    |    |    |    |    |    |    | X  | X  |    |    |        |

#### **CONDITIONS OF APPROVAL**

1. This right is limited to the irrigation of 20 acres within the authorized place of use in a single irrigation season.
2. Rights 25-14510 and 25-14511 when combined shall not exceed the irrigation of 25 acres.
3. This right mitigates for the depletion of water resulting from the diversion and use of water under Right 25-14512. If the mitigation portion of this right is not deliverable due to a shortage of water or a priority call, then the amount of water authorized for diversion under the uses of Right 25-14512 that are being mitigated shall be reduced by the same proportion as the reduction to this right.
4. Use of this right is combined with sixteen shares of water from Rudy Irrigation Canal Company Ltd.
5. As long as the beneficial use for this right remains designated as mitigation by non-use, this right is not combined with and remains separate from the irrigation rights at the place of use described above.

Transfer No. 85750

**WATER RIGHT NO. 25-14510**  
**As Modified by Transfer No. 85750**

**CONDITIONS OF APPROVAL**

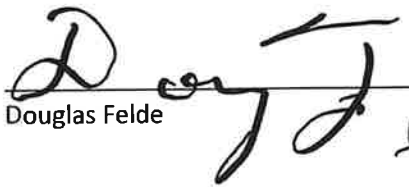
6. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 120.
7. The diversion and use of water described in Transfer 85750 may be subject to additional conditions and limitations agreed to by the protestant 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.
8. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
9. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
10. 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. 85750

## Notice of Intent to Change Ownership of Water Rights

Per Idaho Code §42-248, J & L Holdings LLC hereby provides written notice that ownership of water rights 25-14510 and 25-14511, recently purchased and transferred for the purposes of irrigation within Pepperwood Crossing Subdivision, Division 3, will be updated to reflect J & L Holdings LLC as the current owner. These water rights will serve all of the lots within the subdivision, including the 5 lots owned by Douglas Felde.

Notice Acknowledged by:

  
Douglas Felde

  
Date

  
11/22/22



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**

November 22, 2022

J & L HOLDINGS LLC  
PO BOX 111  
IRWIN ID 83428-0111

Re: Change in Ownership for Water Right No(s): 25-14510

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 Barg  
Technical Records Specialist 1

Enclosure(s)



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 26, 2022

J & L HOLDINGS LLC  
PO BOX 111  
IRWIN ID83428

RE: Change in Ownership Water Right No. 25-14510

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:

\*\*\*\* **Notice to property owners:** In order for the department to update ownership of a water right on property owned by another entity, notice to the property owner is required. According to the taxlot information available to the department a few of lots under this subdivision are owned by Douglas Felde. Please notify the property owner of the intent to update ownership as per Idaho code. Section 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](http://www.idwr.idaho.gov).

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

Sincerely,

Jonie Barg  
Technical Records Specialist

SCANNED

OCT 27 2022