

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

OCT 12 2023

Notice of Change in Water Right Ownership

DEPT OF WATER RESOURCES
SOUTHERN 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 #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
36-17208	Yes ☒ - NO	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: AGEQUITY HOLDINGS LLC, an Idaho Limited Liability Company
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): MAGNIFY LAND CONSULTING LLC, an Idaho Limited Liability Company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 3982 W. MONTICELLO ST. EAGLE ID 83616
Mailing address City State ZIP
- 360-630-8885 nathanp.cutter@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: 10/10/2023
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
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 10/10/23
Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only:

Received by SG Date 10/12/2023 Receipt No. 5039959 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 _____ Processed by BW Date 10/31/23

TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303
**** SPACE ABOVE FOR RECORDER ****

WARRANTY DEED

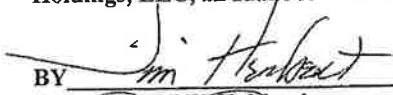
FOR VALUE RECEIVED AgEquity Holdings, LLC, an Idaho limited liability company, who acquired title as Ag Equity Holdings, LLC, an Idaho Limited Liability Company, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto Magnify Land Consulting LLC, an Idaho Limited Liability Company, hereinafter called Grantee, whose address is: 3982 W Monticello St Eagle, ID 83616, the following described premises in Jerome County, Idaho; to-wit:

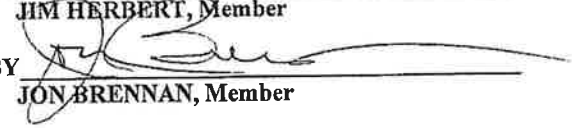
Lots 6 and 7 in Block 1; Lots 1, 2, 3, 4, 7, 8, 9, and 10 in Block 2 of Brockman Industrial Subdivision, to the City of Jerome, Jerome County, Idaho as the same is Platted in the Official Plat thereof, now of record in the office of the Recorder of said County, as Instrument No. 993057.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and 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 they are free from all encumbrances except as described above; and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: October 10, 2023

AgEquity Holdings, LLC, an Idaho limited liability company, who acquired title as Ag Equity Holdings, LLC, an Idaho Limited Liability Company

BY 
JIM HERBERT, Member

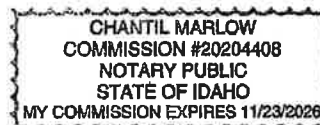
BY 
JON BRENNAN, Member

STATE OF IDAHO
County of Twin Falls

On this 10 day of October, 2023, before me, a Notary Public in and for said State, personally appeared JIM HERBERT, known or identified to me to be a member of the limited liability company of AGEQUITY HOLDINGS LLC, and the member who subscribed said limited liability company name to the foregoing instrument and acknowledged to me that he executed the same in said limited liability company name.

IN WITNESS HEREOF I have hereunto set my hand and official seal the day and year first above written.

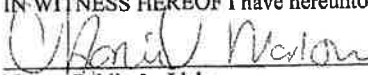

Notary Public for Idaho
Residing in Twin Falls
Commission Expires 11-23-2026

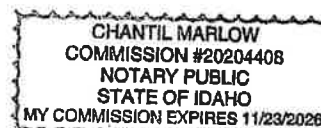


STATE OF IDAHO
County of Twin Falls

On this 10 day of October, 2023, before me, a Notary Public in and for said State, personally appeared JON BRENNAN, known or identified to me to be a member of the limited liability company of AGEQUITY HOLDINGS LLC, and the member who subscribed said limited liability company name to the foregoing instrument and acknowledged to me that he executed the same in said limited liability company name.

IN WITNESS HEREOF I have hereunto set my hand and official seal the day and year first above written.


Notary Public for Idaho
Residing in Twin Falls
Commission Expires 11-23-2026





0005275356

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane***ANNUAL REPORT**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0005275356

Date Filed: 6/11/2023 7:24:14 PM

B0808-7291 06/11/2023 7:24 PM Received by Office of the Idaho Secretary of State

Entity Name and Mailing Address:

Entity Name: Magnify Land Consulting LLC
The file number of this entity on the records of the Idaho
Secretary of State is: 0004799212
Address: NATHAN CUTLER
3982 W MONTICELLO ST
EAGLE, ID 83616-2204

Entity Details:

Entity Status: Active-Existing
This entity is organized under the laws of: IDAHO
If applicable, the old file number of this entity on the records of
the Idaho Secretary of State was:

The registered agent on record is:

Registered Agent: Nathan Cutler
Registered Agent
Physical Address
1232 N PARK LN
EAGLE, ID 83616-4526
Mailing Address
1232 N PARK LN
NATHAN CUTLER
EAGLE, ID 83616-4526

The new physical (street) address of the existing agent in Idaho is:

Physical Address: 3982 W MONTICELLO ST
EAGLE, ID 83616

The new mailing address of the existing agent in Idaho is:

Mailing Address: 3982 W MONTICELLO ST
EAGLE, ID 83616-2204

Limited Liability Company Managers and Members

Name	Title	Business Address
■ Nathan Cutler	Manager	NATHAN CUTLER 1232 N PARK LN EAGLE, ID 83616-4526

The annual report must be signed by an authorized signer of the entity.

Job Title: Manager

Nathan P. Cutler

Sign Here

06/11/2023

Date



Maline, Denise

From: Walker, Benny
Sent: Friday, November 3, 2023 10:52 AM
To: IdwrPayable
Cc: Maline, Denise
Subject: Refund

Hello,

I'm requesting a refund for over payment of an ownership change in the amount of \$75.00 for the fee, receipt #S039959. To TITLEFACT INC, PO BOX 486 TWIN FALLS ID 83303-0486.

Thank you,

Benny

Benny Walker
Water Resource Agent
Southern Region
208-736-3033

36-17208



IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

October 31, 2023

MAGNIFY LAND CONSULTING LLC
3982 W MONTICELLO ST
EAGLE ID 83616-2204

Re: Change in Ownership for Water Right No(s): 36-17208

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) 736-3033.

Sincerely,

Benny Walker
Water Resource Agent, Senior

Enclosure(s)

Cc: TITLEFACT, Case No. 78320 CM/1114064-J

WD 130