

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED ✓

MAR 29 2024

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 #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
36-14154	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: Gladys and Paul Juchau
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Standlee Family Limited Partnership
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 22349 Kimberly Rd. Suite E Kimberly ID 83341
Mailing address City State Zip
- (208) 280-5117 chernandez@standleeforeage.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: September 1, 2023
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: [Signature] 09/01/2023
Signature of new owner/claimant Title, if applicable Date
- Print name _____
- Signature: _____
Signature of new owner/claimant Title, if applicable Date
- Print name _____

Received by SG Date 3/29/2024 For IDWR Office Use Only: Receipt No. 5040154 Receipt Amt. \$25

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 KA Date 4-19-24

33476289 SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged **JUCHAU FAMILY FARM, LLC**, an Idaho limited liability company, the "Grantor", does hereby grant, sell and convey unto **STANDLEE FAMILY LIMITED PARTNERSHIP**, an Idaho limited partnership, whose mailing address is 22349 Kimberly Rd., Suite E, Kimberly, Idaho 83341, the "Grantee", the following described premises located in Jerome County, Idaho:

PARCEL NO. 1:

TOWNSHIP 9 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 35: NE $\frac{1}{4}$ SW $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$

PARCEL NO. 2:

TOWNSHIP 9 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 35: SW $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$ SAVE AND EXCEPT East 425 feet;

PARCEL NO. 3:

TOWNSHIP 9 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 35: The East 425 feet of the SE $\frac{1}{4}$ SE $\frac{1}{4}$

SAVE AND EXCEPT the following described:

Commencing at the Southeast Section Corner of said Section 35 from which the South one quarter corner of said Section 35 bears North

89°44'13" West, 2643.04 feet, said Southeast Section corner of said Section 35 being the TRUE POINT OF BEGINNING;

Thence North 89°44'13" West along the South boundary of the SE $\frac{1}{4}$ of said Section 35 for a distance of 220.00 feet;

Thence North 00°10'07" West parallel with the East boundary of the SE $\frac{1}{4}$ of said Section 35 for a distance of 300.00 feet;

Thence South 89°44'13" East parallel with the South boundary of the SE $\frac{1}{4}$ of said Section 35 for a distance of 220.00 feet to a point on the

East boundary of the SE $\frac{1}{4}$ of said Section 35;

Thence South 00°10'07" East along the East boundary of the SE $\frac{1}{4}$ of said Section 35 for a distance of 300.00 feet to the Southeast Section

corner of said Section 35 and being the TRUE POINT OF BEGINNING.

PARCEL NO. 4:

TOWNSHIP 9 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 36: SW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$ SAVE AND EXCEPT the following described:

Commencing at the Southwest Corner of Section 36; Thence North 00°01'00" West for 1326.76 feet along the west boundary of Section 36 to the Southwest Corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$, of said section and being the REAL POINT OF BEGINNING;

Thence South 89°28'51" East for 400.00 feet along the south boundary of said NW $\frac{1}{4}$ SW $\frac{1}{4}$;

Thence North 00°01'00" West for 53.00 feet;

Thence North 75°31'08" West for 319.14 feet (shown of record to be 317.00 feet) to a point 130.00 feet North and 91 feet East of the

Southwest Corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$;

Thence North 00°01'00" West for 53.00 feet;

Thence North 62°16'57" West for 102.81 feet (shown of record to be 122.00 feet) to a point on the west boundary of said NW $\frac{1}{4}$ SW $\frac{1}{4}$, 230.00 feet North of the Southwest Corner thereof;

Thence South 00°01'00" East for 230.00 feet along the west boundary of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ to the REAL POINT OF BEGINNING.

PARCEL NO. 5:

TOWNSHIP 9 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 36: E $\frac{1}{2}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; S $\frac{1}{2}$ SW $\frac{1}{4}$ SAVE AND EXCEPT the following described:

Beginning at the South $\frac{1}{4}$ Corner of said Section 36, which shall be the POINT OF BEGINNING;

Thence North along the East line of the SW $\frac{1}{4}$ of said Section 36 a distance of 725.0 feet;

Thence North 89°44' West, 165.0 feet;

Thence South along a line parallel to the East line of said SW $\frac{1}{4}$, 725.0 feet to the South section line of said Section 36;

Thence South 89°44' East along the Section line 165.0 feet to THE PLACE OF BEGINNING.

Together with all water rights appurtenant thereto, including, but not limited to, Three Hundred Twelve (312) shares of stock in the North Side Canal Company, Ltd., and a water right associated with a domestic well.

TO HAVE AND TO HOLD the premises, with their appurtenances, unto the Grantee, its successors and assigns forever.

Grantor warrants that it is the owner in fee simple of the premises; that it has not conveyed any interest in the premises to any person other than Grantee; that the premises are free from all encumbrances created or suffered by Grantor; and that Grantor will warrant and defend the same against all lawful claims of all persons claiming by, through or under Grantor, SUBJECT TO the following:

1. Taxes and assessments for 2023 and future years.
2. The land described herein is located within the boundaries of the American Falls Reservoir District and is subject to any assessments levied thereby.
3. The land described herein is located within the boundaries of Hillsdale Irrigation District and is subject to any assessments levied thereby.
4. The land described herein is located within the district boundaries of the North Side Canal Company, Ltd. and is subject to any assessments levied thereby.
5. County Road Right-of-ways and the rights of access thereto for maintenance.
6. Right-of-way for roads, canals, laterals and waste ditches and the rights of access thereto for maintenance of said ditches, dated August 21, 1907, recorded in Book 15 Page 589, records of Jerome County, Idaho.
7. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.
8. Agreement, with terms and conditions contained thereof, by and between Carey L. Day and Murdo MacLeod and William MacLeod.
Recorded: March 24, 1942
Instrument No.: 83317 in Book 111, Page 480
(Covers the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 35, Township 9 South, Range 18 East of the Boise Meridian)
9. Grant of Easement, with terms and conditions thereof, by and between Fred William Trautwein and Treva Mae Trautwein, husband and wife and Murdo MacLeod.
Recorded: December 20, 1944
Instrument No.: 91275 in Book 128, Page 448
(Covers part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 36, Township 9 South, Range 18 East of the Boise Meridian)
10. Grant of Easement, with terms and conditions thereof, by and between L.F. Wiseman and Bessie R. Wiseman, his wife and Murdo MacLeod and Veda MacLeod, husband and wife.
Recorded: June 12, 1947
Instrument No.: 99979 in Book 134, Page 299
(Covers the NW $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, Township 9 South, Range 18 East of the Boise Meridian)

11. 19. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a/an Power Line Easement.
Granted to: Idaho Power Company
Recorded: August 16, 1965
Instrument No.: 164941
(Covers the N½S½ of Section 35, Township 9 South, Range 18 East of the Boise Meridian)
12. Unrecorded Land Lease by and between Standlee Agriculture Resources as Lessee and Paul E Juchau as Lessor, as disclosed by Assignment,
Recorded: August 17, 2022
Instrument No.: 2223847
13. Agreement and Acknowledgment of Security Interest, recorded December 8, 2022 as Instrument No. 2225409.

DATED THIS 1 day of September, 2023.

"GRANTOR"

JUCHAU FAMILY FARM, LLC
An Idaho limited liability company

Carla Mingo
CARLA MINGO, Manager

STATE OF IDAHO)
ss:
County of Jerome

On this 1 day of September, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared CARLA MINGO, as Manager of JUCHAU FAMILY FARM, LLC, an Idaho limited liability company, known to me to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that she executed the same in such capacity.

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



Laurie Lamb
NOTARY PUBLIC for Idaho
Residing at: Jerome, ID
Commission Expires: 04/02/2028



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

April 19, 2024

STANDLEE FAMILY LIMITED PARTNERSHIP
22349 KIMBERLY RD SPC E
KIMBERLY ID 83341-5241

Re: Change in Ownership for Water Right No(s): 36-14154

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) 293-9916.

Sincerely,

Kent Aasa
Water Resource Agent, Senior

Enclosure(s)
C: Title One- Jerome File # 23476289



TitleOne
a title & escrow co.

237 N. Lincoln Ave.
Jerome, ID 83338
Ph. (208) 324-3357
Fx. (866) 582-7546
www.titleonecorp.com

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MAR 29 2024

DEPT. OF WATER RESOURCES
SOUTHERN REGION

Juchau Family Farm LLC
119 Polk St.
Twin Falls, ID 83301

Date: 03/27/2024

Re: File No. 23476289
Property Address: Bare Ground, Jerome, ID 83338

Greetings,

Regarding the above, I have enclosed the following:

- TitleOne check No. 51160 in the amount of \$25.00
- Notice of Change
- Copy of Warranty Deed

Please make the necessary changes to reflect new owner and send receipt to TitleOne, PO Box 177, Burley, ID 83318. Please feel free to contact us that the number above should you have any questions.

Sincerely,

Ashley Martinkus
(208) 831-2422 (Phone)
Ashley.Martinkus@titleonecorp.com
(866) 582-7546 (Fax)