

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
APR 11 2024
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.

Splits:

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
36-17290 → 36-2398	Yes ☒	Yes ☐		Yes ☐	Yes ☐
36-17291 → 36-2403	Yes ☒	Yes ☐		Yes ☐	Yes ☐
36-17292 → 36-7883A	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Thomas Raymond Haynes
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): NIKA Farms, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- P. O. Box 183 Heyburn ID 83336
Mailing address City State ZIP
(208) 312-3555 miranda@bhfarming.org
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: April 2, 2024
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.

SUPPORT DATA

IN FILE # 36-2398

8. Signature: [Signature] Jeffrey O. Gibson/Member April 3, 2024
Signature of new owner/claimant Title, if applicable Date
- Signature: [Signature] Miranda L. Gibson/Member April 3, 2024
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by SC Date 4/11/2024 Receipt No. 5040175 Receipt Amt. \$400-

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 DM Date 5/29 + 6/6/2024

LINCOLN COUNTY
Recorded for:
TITLEONE - BURLEY
01:58:45 PM 04-03-2024
0000209134
No. Pages 3 Fee: \$45.00
Cindi Slevers
County Clerk
Deputy: RR
Electronically Recorded by Simplifile

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.



Order Number: 24495641

Warranty Deed

For Value Received,

Thomas Raymond Haynes, a married man, as his sole and separate property, the Grantor, does hereby grant, bargain sell and convey unto, NIKA Farms, LLC, an Idaho limited liability company, whose current address is P.O. Box 183, Heyburn, ID 83336, the Grantee, the following described premises, in Minidoka 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 this page intentionally left blank.

Dated: April 2, 2024


Thomas Raymond Haynes

State of Idaho, County of Minidoka, ss.

On this 2nd day of April in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas Raymond Haynes known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

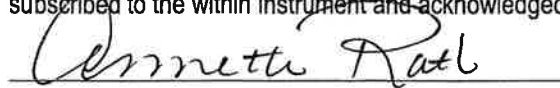

Notary Public
Residing In: Rupert, ID
My Commission Expires: 08/04/2029
(seal)



EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

TRACT A – LINCOLN COUNTY

PARCEL NO. 1:
TOWNSHIP 7 SOUTH, RANGE 22 EAST, BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 12: S $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL NO. 2:
TOWNSHIP 7 SOUTH, RANGE 22 EAST, BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 13: NW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$

PARCEL NO. 3:
TOWNSHIP 7 SOUTH, RANGE 22 EAST, BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 13: NE $\frac{1}{4}$ NE $\frac{1}{4}$



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

June 11, 2024

NIKA FARMS LLC
PO BOX 183
HEYBURN ID 83336-0183

Re: Change in Water Right Ownership: 36-2398 (Split into 36-2398 and **36-17290**); Water Right No. 36-2403 (Split into 36-2403 and **36-17291**); Water Right No: 36-7883A (Split into 36-7883A and **36-17292**)

Re: Notice of Security Interest for Water Right No(s): 36-2672, 36-17290, 36-17291 and 36-17292

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 also acknowledges receipt of correspondence adding security interest of the above referenced water right(s) to Shawpatin AgCap LLC. The Department has modified its records 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) 293-9908.

Sincerely,



Denise Maline
Administrative Assistant 1

Enclosure(s)

c: Thomas Raymond Haynes
TitleOne, Burley, ID (File #24495641)
Shawpatin AgCap LLC
Water District 130



RECEIVED
APR 11 2024
DEPT. OF WATER RESOURCES
SOUTHERN REGION

211 W. 13th St.
P. O. Box 177
Burley, ID 83318
Ph. 208-878-3524
www.titleonecorp.com

Idaho Department of Water Resources
650 Addison Ave. West, Suite 500
Twin Falls, ID 83301

Date: 04/10/2024

Escrow No. 24495641 NIKA Farms, LLC/Jeffrey O. Gibson and Miranda L. Gibson

Dear Clerk:

Enclosed with this letter please find the following documents in connection with the above referred to transaction:

- The original executed Notice of Change In Water Right Ownership
- A copy of the recorded Warranty Deed
- Two (2) original executed Notices of Security Interest in a Water Right
- A copy of the recorded Mortgage
- TitleOne check no. 51211 for the fees

Please make the necessary changes in the records to indicate the new Owner(s) for future water assessments and notices.

Should you have any questions, please contact Ashley Martinkus at the number listed above.

Best regards,
TITLEONE

Nancy Garrett
Ag Escrow Assistant

AR/nrg
Enc.
UPS