

RECEIVED

APR 01 2024

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCESDEPT. OF WATER RESOURCES  
SOUTHERN REGION

## 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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 45-7479               | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 45-277-F              | 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: Fitzgerald, Edith L.  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): T & H Property Holdings LLC  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- P.O. Box 96 Albion ID 83311  
Mailing address City State Zip  
(208) 869-2141 hmmortensen@yahoo.com troy@systemtech.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: 3/28/2024
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.

SUPPORT DATA  
IN FILE # 45-277F

8. Signature: [Signature] Member 03/28/2024  
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 4/1/2024 For IDWR Office Use Only: Receipt No. 5040157 Receipt Amt. \$50-

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 5-15-2024

**RECORDING REQUESTED BY**  
Flying S Title and Escrow of Idaho, Inc.

**AND WHEN RECORDED MAIL TO:**  
Flying S Title and Escrow of Idaho, Inc.  
235 E. 3rd St. N. #1  
Burley, ID 83318



**CASSIA COUNTY**  
RECORDED FOR:  
FLYING S TITLE AND ESCROW-BURL  
02:29:22 PM 03-28-2024  
**2024-000892**  
NO. PAGES: 2 FEE: \$15.00  
**JOSEPH W. LARSEN**  
COUNTY CLERK  
DEPUTY: EV  
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

## **WARRANTY DEED**

File No.: **1129878BU (kw)**

Date: **March 19, 2024**

For Value Received, **Edith L. Fitzgerald, an unmarried woman**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **T & H Property Holdings LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **P.O. Box 96, Albion, ID 83311**, the following described premises, situated in **Cassia County, Idaho**, to-wit:

**TOWNSHIP 12 SOUTH, RANGE 25 EAST, BOISE MERIDIAN, CASSIA COUNTY, IDAHO**

**Section 7: Part of the NE<sup>1</sup>/<sub>4</sub>, more particularly described as follows:**

**Beginning at the NE corner of said Section 7, said corner marked by a railroad spike which shall be the Point of Beginning:**

**Thence South 0°57'15" West (South 0°55' West rec.) along section line for 1270.68 feet to a ½" rebar;**

**Thence South 89°51'24" West for 1313.41 feet to a ½" rebar;**

**Thence North 3°47'33" East (North 3°51'41" East rec.) for 1273.45 feet to a ½" rebar on section line;**

**Thence North 89°51'24" East (North 89°54' East rec.) along section line for 1250.34 feet to the Point of Beginning.**

**EXCEPTING THEREFROM that portion of the above described property deeded as State Highway to the State of Idaho by Right-of-Way Deed recorded May 8, 1940 as Instrument No. 135260 in Book 45 of Deeds on page 384 and 385, records of Cassia County, Idaho.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the 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 except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 03/19/2024

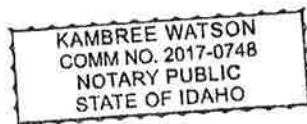
Warranty Deed  
- continued

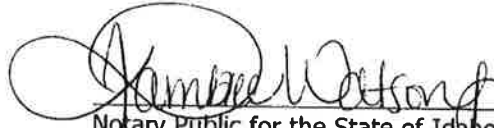
File No.: 11298788U (kw)

  
Edith L. Fitzgerald

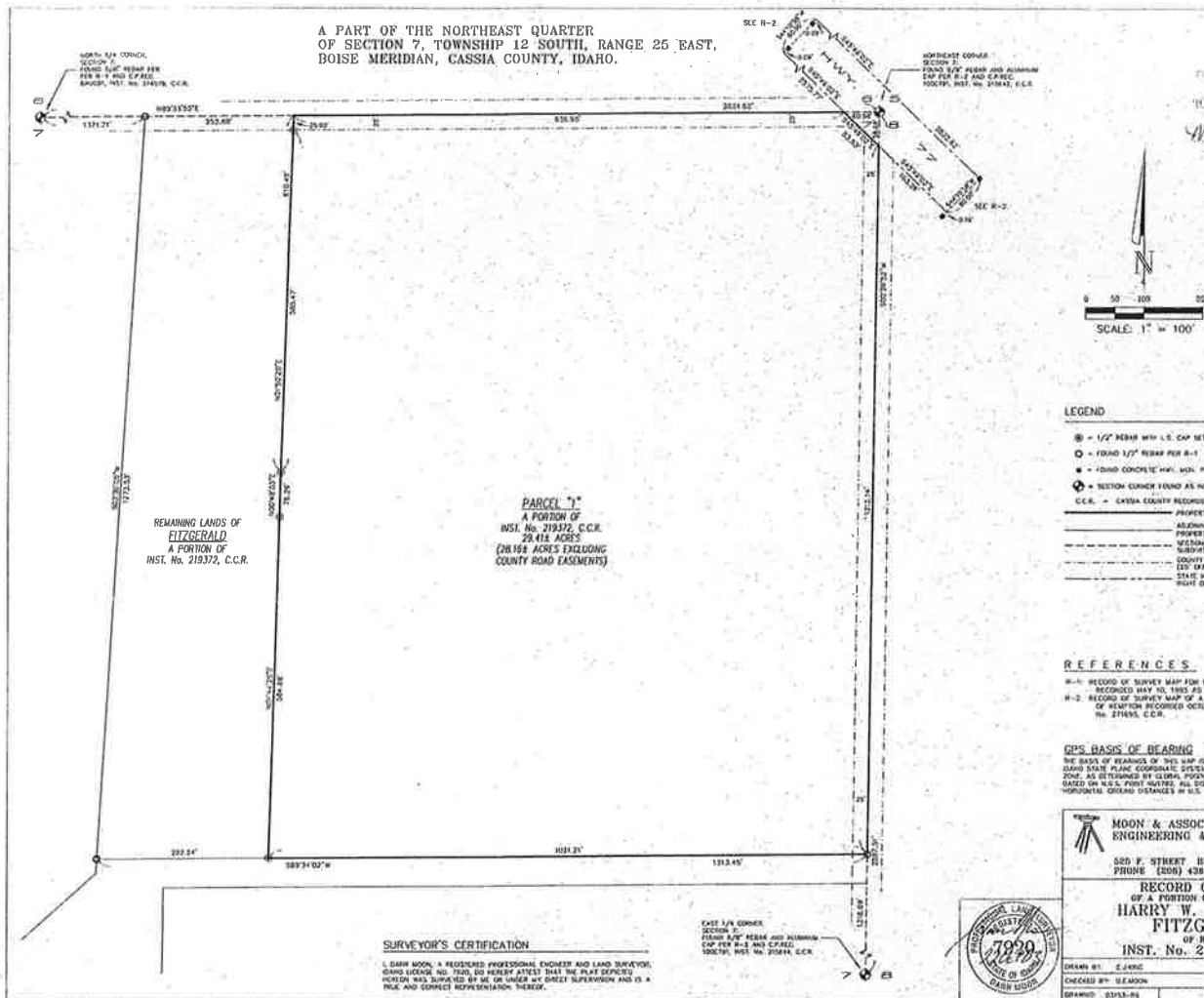
STATE OF Idaho )  
COUNTY OF Minidoka )  
SS.

On this 28th day of March, 2024, before me, a Notary Public in and for said State, personally appeared **Edith L. Fitzgerald**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



  
Notary Public for the State of Idaho  
Residing at: PAUL, IDAHO  
My Commission Expires: October 19, 2029

A PART OF THE NORTHEAST QUARTER  
OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 25 EAST,  
BOISE MERIDIAN, CASSIA COUNTY, IDAHO.





0005345386

**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 #: 0005345386

Date Filed: 8/3/2023 10:08:58 AM

## Entity Name and Mailing Address:

Entity Name: T & H Property Holdings LLC  
The file number of this entity on the records of the Idaho Secretary of State is: 0004876067  
Address: PO BOX 96  
ALBION, ID 83311-0096

## 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: Heather Mortensen  
Registered Agent  
Physical Address  
214 N WATER TOWER CIR  
ALBION, ID 83311  
Mailing Address  
PO BOX 96  
ALBION, ID 83311-0096

## Limited Liability Company Managers and Members

| Name                | Title   | Business Address                   |
|---------------------|---------|------------------------------------|
| ■ R Troy Mortensen  | Manager | PO BOX 96<br>ALBION, ID 83311-0096 |
| ■ Heather Mortensen | Member  | PO BOX 96<br>ALBION, ID 83311-0096 |

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

Job Title: manager

*Heather Mortensen*

Sign Here

*08/03/2023*

Date

B0826-4796 08/03/2023 10:09 AM Received by Office of the Idaho Secretary of State



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](mailto:southerninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Mathew Weaver**

May 15, 2024

T & H PROPERTY HOLDINGS LLC  
PO BOX 96  
ALBION ID 83311-0096

Re: Change in Ownership for Water Right No(s): 45-277F and 45-7479

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) 293-9908.

Sincerely,

Denise Maline

Administrative Assistant 1

Enclosure(s)

c: Flying S Title & Escrow of Idaho Inc., Burley, ID (File #1129878BU)  
Water District 45F