

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

APR 12 2024

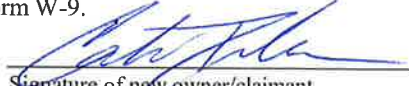
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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?
47-17112	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: Janice A Peter and William A Peters
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Arrow D Ranch, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 3765 N 2300 Filer ID 83328
Mailing address City State Zip
- 208-308-0810 danielledrake@ymail.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: March 12, 2024
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:  Manager 3/25/24
Signature of new owner/claimant Title, if applicable Date
Caleb T. Drake, Manager
Print name

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

Print name

Received by SG Date 4/12/2024 For IDWR Office Use Only: Receipt No. 5040178 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 DM Date 5/20/2024

TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - TWIN FALLS
10:56:58 AM 03-26-2024
2024003313
NO. PAGES 3 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: SB
Electronically Recorded by Simplifile



Order Number: 24495436

Warranty Deed

For value received,

Karl L. Joslin and Kimberly J. Joslin, husband and wife as community property with right of survivorship

the grantor, does hereby grant, bargain, sell, and convey unto

Arrow D Ranch, LLC, an Idaho limited liability company

whose current address is 3765 N. 2300 E. Filer, Idaho 83328

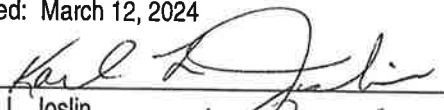
the grantee, the following described premises, in Twin Falls County, Idaho, to wit:

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.

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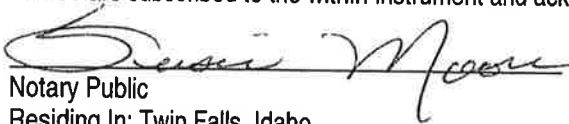
Dated: March 12, 2024


Karl L. Joslin


Kimberly J. Joslin

State of Idaho, County of Twin Falls, ss.

On this 15th day of March in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Karl L. Joslin and Kimberly J. Joslin, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.


Notary Public

Residing In: Twin Falls, Idaho

My Commission Expires: 11-28-2026

(seal)

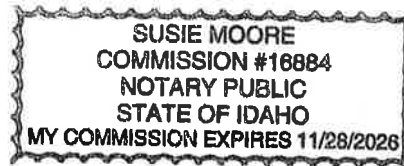


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

TOWNSHIP 11 SOUTH, RANGE 17 EAST, BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 20: W½NW¼ SAVE AND EXCEPT the following described tracts:

Tract No. 1:

Commencing at the established corner point common to Sections 17, 18, 19, and 20; Thence Southerly along the Westerly boundary of said Section 20, South 0°00' East a distance of 1162.67 feet to the REAL POINT OF BEGINNING;

Thence North 90°00' East 348.50 feet;

Thence South 00°00' East 500.00 feet;

Thence North 90°00' West 348.50 feet;

Thence North 00°00' West 500.00 feet to the REAL POINT OF BEGINNING.

Tract No. 2:

Commencing at the Northwest corner of said Section 20; Thence South 89°59'41" East along the North boundary of the NW¼ of Section 20, for a distance of 1073.52 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 89°59'41" East along the North boundary of the NW¼ for a distance of 221.50 feet to the Northeast corner of the NW¼NW¼;

Thence South 02°21'14" East along the East boundary of the NW¼NW¼ for a distance of 671.0 feet;

Thence North 89°59'41" West parallel with the North boundary of the NW¼NW¼ for a distance of 221.50 feet;

Thence North 02°21'14" West parallel with the East boundary of the NW¼NW¼ for a distance of 671.0 feet to the TRUE POINT OF BEGINNING.



0005617930



STATE OF IDAHO
Office of the secretary of state, Phil McGrane
**CERTIFICATE OF ORGANIZATION LIMITED
LIABILITY COMPANY**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$100.00

For Office Use Only

-FILED-

File #: 0005617930

Date Filed: 2/29/2024 9:42:07 PM

B0884-9256 02/29/2024 9:43 PM Received by Office of the Idaho Secretary of State

Certificate of Organization Limited Liability Company							
Select one: Standard, Expedited or Same Day Service (see descriptions below) Expedited (+\$40; filing fee \$140)							
1. Limited Liability Company Name							
Type of Limited Liability Company	Limited Liability Company						
Entity name	Arrow D Ranch, LLC						
2. The complete street address of the principal office is:							
Principal Office Address	3765 N. 2300 E. FILER, ID 83328						
3. The mailing address of the principal office is:							
Mailing Address	3765 N 2300 E FILER, ID 83328-5521						
4. Registered Agent Name and Address							
Registered Agent	Registered Agent Caleb T. Drake Physical Address: 3765 N. 2300 E. FILER, ID 83328 Mailing Address: 3765 N 2300 E FILER, ID 83328-5521						
☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.							
5. Governors							
<table><thead><tr><th>Name</th><th>Address</th></tr></thead><tbody><tr><td>Caleb T. Drake</td><td>3765 N. 2300 E. FILER, ID 83328</td></tr><tr><td>Danielle T. Drake</td><td>3765 N. 2300 E. FILER, ID 83328</td></tr></tbody></table>		Name	Address	Caleb T. Drake	3765 N. 2300 E. FILER, ID 83328	Danielle T. Drake	3765 N. 2300 E. FILER, ID 83328
Name	Address						
Caleb T. Drake	3765 N. 2300 E. FILER, ID 83328						
Danielle T. Drake	3765 N. 2300 E. FILER, ID 83328						
Signature of Organizer:							
<u>Joseph D. Popplewell</u>	<u>02/29/2024</u>						
Sign Here	Date						



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

May 20, 2024

ARROW D RANCH LLC
3765 N 2300 E
FILER ID 83328-5521

Re: Change in Ownership & Notice of Security Interest for Water Right No(s): 47-17112

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.

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: TitleOne, Twin Falls, ID (File # 24495436)
Water District 47-O



1411 Falls Ave. E., Suite 1131
Twin Falls, ID 83301
Ph. (208) 933-2650
Fx. (866) 617-9599
www.titleonecorp.com

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

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APR 12 2024
DEPT. OF WATER RESOURCES
SOUTHERN REGION

Date: 04/11/2024

Escrow No. 24495436 Arrow D Ranch, LLC

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
- TitleOne check no. 140308 for the fee
- The original executed Notice of Security Interest in a Water Right
- A copy of the recorded Mortgage
- TitleOne check no. 140305 for the fee

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

Should you have any questions, please do not hesitate to contact Annette Roth at 208-878-3524.

Best regards,
TITLEONE

Nancy Garrett
Ag Escrow Assistant

AR/nrg
Enc.
UPS