

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 28 2024

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?
See Attached	Yes ☐	Yes ☐	RECEIVED	Yes ☐	Yes ☐
Exhibit 'A'	Yes ☐	Yes ☐	APR 03 2024	Yes ☐	Yes ☐
	Yes ☐	Yes ☐	DEPT. OF WATER RESOURCES	Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: SV Ranch Revocable Living Trust
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): JK Potatoes LLC, an Idaho limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 20511 F Street Rupert ID 83350
Mailing address City State Zip
- (208) 532-4119 (208) 431-1227 info@jfkfarms.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 14, 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.

8. Signature: [Signature] _____ _____
 Signature of new owner/claimant Title, if applicable Date
- Print name _____
- Signature: _____ _____ _____
 Signature of new owner/claimant Title, if applicable Date
- Print name _____

For IDWR Office Use Only:

Received by SG Date 3/28/2024 Receipt No. 5040150 Receipt Amt. \$425-

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 [Signature] Date 4-8-24

EXHIBIT 'A'

Notice of Change of Ownership IDWR

2-2100A

2-2173

2-2357A

2-2357B

2-7046E

2-7086

2-10235

2-10244

2-10396

2-10469

2-10470

57-235

57-7034A

57-10148

57-11666

57-11667

57-11709

Instrument # 317184
MURPHY, OWYHEE, IDAHO
2024-03-18 03:57:36 No. of Pages: 7
Recorded for: TITLEONE - TWIN FALLS
ANGELA BARKELL Fee: \$15.00
Ex-Officio Recorder Deputy: RK
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

23491041

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, **Ryan Porter, Trustee, SV Ranch Revocable Living Trust ("Grantor")**, does hereby grant, bargain, sell and convey unto **JK Potatoes, LLC, an Idaho limited liability company**, whose current mailing address is 20511 F ST, Rupert, ID 83350 ("**Grantee**"), the following described real property, located in Owyhee County, Idaho, to wit:

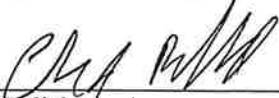
**See Exhibit A attached hereto and incorporated herein by this reference
(the "Property"),**

TOGETHER WITH all of Grantor's right, title and interest in and to: water and water rights and other entitlements to water appurtenant to the Property; all ditches and ditch rights appurtenant thereto; all minerals and mineral rights appurtenant thereto; and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all estate, right, title and interest in and to the Property, as well in law as in equity.

TO HAVE AND TO HOLD the Property and its appurtenances unto Grantee, its successors and assigns, forever, and Grantor does hereby covenant to Grantee that: (a) previous to the execution of this conveyance, Grantor has not conveyed the same estate to any person other than the Grantee; (b) the Property is free from any and all liens, claims and encumbrances done, made or suffered by Grantor, or any person claiming by, through or under Grantor, except (i) real property taxes and assessments that are a lien not yet due and payable, (ii) all applicable zoning ordinances, building codes, laws and regulations, (iii) those easements, restrictions, agreements and encumbrances of public record as of the date of this instrument, (iv) any matter or circumstance caused by Grantee, and (v) any matter or circumstance that would be disclosed by an accurate survey or physical inspection of the Property; and (c) Grantor shall warrant and defend the same against any other liens, claims or encumbrances done, made or suffered by Grantor, or any person claiming by, through or under Grantor, but none other.

Dated to be effective March 18, 2024

SV Ranch Revocable Living Trust

By: 
Chris Pollak, Authorized Representative

On this 14th day of March in the year of 2024, before me, the undersigned, a notary public in and for said state personally appeared Chris Pollak known or identified to me to be the person whose name is subscribed to the within instrument, as Authorized Representative for SV Ranch Revocable Living Trust and acknowledged to me that he executed the same as Authorized Representative of said Trust


Notary Public
Residing In: KIRKLAND, WA
My Commission Expires: 4/29/24
(seal)



Exhibit A

PARCEL NO. 1:
TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE BOISE MERIDIAN,
OWYHEE COUNTY, IDAHO

Section 35: Government Lots 7, 8 and 9, S½SE¼, W½SW¼ and the SE¼SW¼

PARCEL NO. 2:
TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE BOISE MERIDIAN,
OWYHEE COUNTY, IDAHO

Section 36: Government Lots 5 and 6

PARCEL NO. 3:
TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE BOISE MERIDIAN,
OWYHEE COUNTY, IDAHO

Section 36: Government Lot 7, The W½ of Government Lot 8, S½SW½, SW¼SE½ and the W½SE¼SE¼

PARCEL NO. 4:
TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE BOISE MERIDIAN,
OWYHEE COUNTY, IDAHO

Section 1: Government Lots 3 and 4, S½NW¼, SW¼ and the W½W½SE¼

SAVE AND EXCEPT a portion of the W½NW¼ and the SW¼ that lies Westerly of a line and Northerly of said irrigation ditch, said line and ditch being more particularly described as follows:

Commencing at the Northwest corner of said Section 1; Thence South 89°47'40" East along the North boundary of said NW¼NW¼, Section 1, a distance of 434.91 feet to the TRUE POINT OF BEGINNING;

Thence South 50°18'33" East a distance of 205.14 feet;

Thence South 46°15'23" East a distance of 108.41 feet;

Thence South 33°02'08" East a distance of 72.67 feet;

Thence South 20°46'08" East a distance of 95.00 feet;

Thence South 0°14'15" West a distance of 377.58 feet;

Thence South 25°11'43" West a distance of 88.00 feet;

Thence South 9°52'00" West a distance of 54.43 feet;

Thence South 21°16'02" East a distance of 77.07 feet;

Thence South 39°18'21" East a distance of 281.33 feet;

Thence South 18°37'25" East a distance of 96.39 feet;

Thence South 9°29'26" West a distance of 41.48 feet;

Thence South 31°37'45" West a distance of 113.25 feet;

Thence South 19°16'38" West a distance of 142.14 feet;

Thence South 36°22'41" West a distance of 74.77 feet;

Thence South 44°45'57" West a distance of 112.82 feet;

Thence South 30°19'46" West a distance of 52.82 feet;

Thence South 15°33'05" West a distance of 153.08 feet;

Thence South 8°29'25" East a distance of 88.15 feet;

Thence South 27°55'28" East a distance of 64.90 feet;

Thence South 53°16'26" East a distance 116.21 feet;
 Thence South 20°00'03" East a distance of 66.60 feet;
 Thence South 14°56'58" West a distance of 143.75 feet;
 Thence South 8°26'21" West a distance of 189.05 feet;
 Thence South 26°25'53" West a distance of 133.97 feet;
 Thence South 11°44'55" West a distance of 71.65 feet;
 Thence South 7°28'01" East a distance of 74.74 feet;
 Thence South 27°46'00" East a distance of 152.71 feet;
 Thence South 44°58'50" East a distance of 95.27 feet;
 Thence South 30°06'37" East a distance of 167.45 feet;
 Thence South 42°30'55" East a distance of 138.78 feet;
 Thence South 59°32'09" East a distance of 93.42 feet;
 Thence South 32°29'34" East a distance 53.36 feet;
 Thence South 14°28'42" East a distance of 275.44 feet;
 Thence South 22°46'37" East a distance of 162.18 feet;
 Thence South 44°29'47" East a distance of 100.85 feet;
 Thence South 31°02'08" East a distance of 151.32 feet;
 Thence South 17°40'53" East a distance of 126.46 feet;
 Thence South 9°14'17" West a distance of 177.88 feet;
 Thence South 26°29'36" West a distance of 115.23 feet;
 Thence South 16°05'10" West a distance of 105.81 feet;
 Thence South 64°18'04" West a distance of 111.56 feet;
 Thence North 68°53'24" West a distance of 46.89 feet;
 Thence North 46°55'15" West a distance of 58.00 feet;
 Thence North 40°27'42" West a distance of 102.14 feet;
 Thence North 74°03'1 0" West a distance of 80.46 feet;
 Thence South 19°25'50" West a distance of 23.75 feet to the centerline of an irrigation easement;
 Thence South 64°16'59" West along said centerline a distance of 1,568.15 feet;
 Thence South 86°13'09" West along said centerline a distance of 925.84 feet;
 Thence North 85°01'46" West along said centerline a distance of 70.00 feet, more or less, to a point on the West boundary of SE¼SE¼.

PARCEL NO. 5:
 TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE BOISE MERIDIAN,
 OWYHEE COUNTY, IDAHO

Section 1: Part of the W½NW¼ and the SW¼, that lies Westerly of a line and Northerly of said irrigation ditch, said line and ditch being more particularly described as follows:

Commencing at the Northwest corner of said Section 1; Thence South 89°47'40" East along the North boundary of said NW¼NW¼, Section 1, a distance of 434.91 feet to the TRUE POINT OF BEGINNING;
 Thence South 50°18'33" East a distance of 205.14 feet;
 Thence South 46°15'23" East a distance of 108.41 feet;
 Thence South 33°02'08" East a distance of 72.67 feet;
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 Thence North 74°03'1 0" West a distance of 80.46 feet;
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 Thence South 64°16'59" West along said centerline a distance of 1,568.15 feet;
 Thence South 86°13'09" West along said centerline a distance of 925.84 feet;
 Thence North 85°01'46" West along said centerline a distance of 70.00 feet, more or less, to a point on the West boundary of SE¼SE¼.

PARCEL NO. 6:
 TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE BOISE MERIDIAN,
 OWYHEE COUNTY, IDAHO

Section 2: Government Lots 2 and 3, S½NW¼, SW¼NE¼, SW¼, W½SE¼ and the SE¼SE¼ Lying South of the irrigation ditch.

PARCEL NO. 7:
TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE BOISE MERIDIAN,
OWYHEE COUNTY, IDAHO

Section 2: Lot 1, SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ SE $\frac{1}{4}$ Lying North of the irrigation ditch.

PARCEL NO. 8:
TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE BOISE MERIDIAN,
OWYHEE COUNTY, IDAHO

Section 11: NE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ and the W $\frac{1}{2}$ SE $\frac{1}{4}$

PARCEL NO. 9:
TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE BOISE MERIDIAN,
OWYHEE COUNTY, IDAHO

Section 11: E $\frac{1}{2}$ SE $\frac{1}{4}$

PARCEL NO. 10:
TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE BOISE MERIDIAN,
OWYHEE COUNTY, IDAHO

Section 12: NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ and the W $\frac{1}{2}$ W $\frac{1}{2}$ E $\frac{1}{2}$

PARCEL NO. 11:
TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE BOISE MERIDIAN,
OWYHEE COUNTY, IDAHO

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

PARCEL NO. 12:
TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE BOISE MERIDIAN,
OWYHEE COUNTY, IDAHO

Section 13: NE $\frac{1}{4}$ NW $\frac{1}{4}$ and the W $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$

PARCEL NO. 13:
TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE BOISE MERIDIAN,
OWYHEE COUNTY, IDAHO

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

PARCEL NO. 14:
TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE BOISE MERIDIAN,
OWYHEE COUNTY, IDAHO

Section 14: N $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$

PARCEL NO. 15:
TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE BOISE MERIDIAN,
OWYHEE COUNTY, IDAHO

Section 14: S½NE¼NE¼, NE¼SE¼ Lying West of Wees Road, and the SE¼NE¼

SAVE AND EXCEPT a portion of the S½SE¼NE¼ lying East of the Wees Road, described as follows;

Beginning at the Southwest corner of the SE¼NE¼;
Thence North along the West boundary a distance of 469 feet to a point;
Thence Easterly along a line that lies parallel to the South boundary line to a point on the section line between Sections 13 and 14;
Thence South along said section line a distance of approximately 469 feet to the Southeast corner of the SE¼NE¼;
Thence West along the South boundary to the TRUE POINT OF BEGINNING.

PARCEL NO. 16:
TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE BOISE MERIDIAN,
OWYHEE COUNTY, IDAHO

Section 13: W½SW¼ and the SW¼NW¼

PARCEL NO. 17:
TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE BOISE MERIDIAN,
OWYHEE COUNTY, IDAHO

Section 14: SE¼SE¼, NE¼SE¼ Lying East of Wees Road and that Part of the SE¼NE¼, described as follows:

Beginning at the Southwest corner of the SE¼NE¼;
Thence North along the West boundary a distance of 469 feet to a point;
Thence Easterly along a line that lies parallel to the South boundary line to a point on the section line between Sections 13 and 14;
Thence South along said section line a distance of approximately 469 feet to the Southeast corner of the SE¼NE¼;
Thence West along the South boundary to the TRUE POINT OF BEGINNING.

PARCEL NO. 18:
TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE BOISE MERIDIAN,
OWYHEE COUNTY, IDAHO

Section 23: NE¼NE¼

PARCEL NO. 19:
TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE BOISE MERIDIAN,
OWYHEE COUNTY, IDAHO

Section 24: NW¼NW¼



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

April 09, 2024

JK POTATOES LLC
20511 F ST
RUPERT ID 83350-9476

Re: Change in Ownership for Water Right No(s): 2-2100A, 2-2173, 2-2357A, 2-2357B, 2-7046E, 2-7086, 2-10235, 2-10244, 2-10396, 2-10469, 2-10470, 57-235, 57-7034A, 57-10148, 57-11666, 57-11667, 57-11709

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.

A portion of water right(s) 2-2357A AND 57-235 was leased to the Water Supply Bank (bank) in 2022. To date, part of the right(s) appurtenant to 0.16 cubic feet per second (cfs) and 9.0 of acres (in the SWSE, Section 11, T04S, R01E and 6 acres in the SWSE, Section 12, T4S, R1E) remain leased to the bank. In accordance with the bank lease acceptance, the lessor/current right holder (right holder) may not use the right(s) while it is in the bank, even if the right(s) is not rented from the bank. This portion will remain in the bank until December 31, 2026 unless the right(s) are released earlier by the Idaho Water Resource Board or upon request by the right holder. To reduce the term of the lease, the right holder must submit a written request to the department. The department will verify if the right is rented or available for release and notify the right holder of the release date.

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) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

C: Water District No. 2, 57C and 161, TitleOne, Water Supply Bank



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

RECEIVED

MAR 28 2024

DEPT. OF WATER RESOURCES
SOUTHERN REGION

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

Date: 03/26/2024

Escrow No. 23491041 JK Owyhee Land Holding LLC/SV Ranch Revocable Living Trust

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 original executed Special Warranty Deed recorded March 18, 2024 as Instrument No. 317184, records of Owyhee Co., ID.
- TitleOne check no. 50994 made payable to Idaho Department of Water Resources 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 Ashley Martinkus at the number listed above.

Best regards,
TITLEONE

Nancy Garrett
Ag Escrow Assistant

AR/nrg
Enc.
UPS



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

April 09, 2024

JK POTATOES LLC
20511 F ST
RUPERT ID 83350-9476

Re: Change in Ownership for Water Right No(s): 2-2100A, 2-2173, 2-2357A, 2-2357B, 2-7046E, 2-7086, 2-10235, 2-10244, 2-10396, 2-10469, 2-10470, 57-235, 57-7034A, 57-10148, 57-11666, 57-11667, 57-11709

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