

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

DE

MAR 28 2024

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

WATER RESOURCES
WESTERN 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?
63-27347	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: BWB Farms
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Mantis Holdings, LLC
New owner(s) as listed on the conveyance document

4414 Lincoln Rd Caldwell Id 83605
Mailing address City State Zip
208-863-1811 info@dgturf.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: 6-15-23

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: Michele Gibson manager 2-2-24
Signature of new owner/claimant Title, if applicable Date
Print name: Michele Gibson

Signature: James Gibson member 2-2-24
Signature of new owner/claimant Title, if applicable Date
Print name: James Gibson

For IDWR Office Use Only:

Received by CC Date 3-28-24 Receipt No. W051846 Receipt Amt. \$ 25.00

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 JPL Date 6-12-24

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PioneerTitleCo.
GOING BEYOND

610 S. Kimball Avenue
Caldwell, ID 83605

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 831046 TK/EM

CORPORATE WARRANTY DEED

FOR VALUE RECEIVED,

B.W.B. Farms, Inc., an Idaho corporation

36
July a corporation duly organized and existing under the laws of the State of , Grantor, does hereby Grant,
Bargain, Sell and Convey unto

Mantis Holdings, LLC, an Idaho limited liability company

Grantee, whose address is: 4414 Lincoln Road Caldwell, ID 83605, the following described real estate,
to-wit:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO current years taxes, irrigation district assessment, public utility easements, subdivision,
restrictions, U.S. patent reservations, easements of record and easements visible upon the said premises.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his
heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it
is the owner in fee simple of said premises; that they are free from all encumbrances and that it will
warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused
its corporate name to be hereunto subscribed by its officers this June 9, 2023.

B.W.B. Farms, Inc.

By:

James H. Bower
James H. Bower, President

State of Idaho
County of Canyon

This record was acknowledged before me on June 14, 2023 by James Bower, as
President of B.W.B. Farms, Inc.

Tammy Kratzberg
Notary Public

My commission expires: 2/3/2028

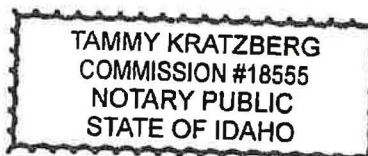


EXHIBIT A

A parcel of land located in the North 1/2 of Section 21, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

The North line of the Northeast 1/4 of Section 21, Township 3 North, Range 4 West, Boise Meridian, derived from found monuments and taken as South 89°25'03" East with the distance between monuments found to be 2651.71 feet.

BEGINNING at an Aluminum Cap monument marking the North 1/4 corner of said Section 21, Township 3 North, Range 4 West, Boise Meridian;

Thence leaving said North 1/4 Corner and along the North line of said Northeast 1/4, South 89°25'03" East, to the Centerline of Escott Drain, a distance of 2,229.12 feet;

Thence along said Centerline the following four (4) courses:

South 00°41'35" East, a distance of 627.66 feet, to a point from which a 1/2 inch rebar reference monument bears North 87°03'56" East, a distance of 30.00 feet;

South 05°10'34" East, a distance of 204.38 feet, to a point from which a 1/2 inch rebar witness corner bears North 88°26'40" East, a distance of 30.00 feet;

South 05°15'16" East, a distance of 294.40 feet, to a point from which a 1/2 inch rebar reference monument bears North 89°06'27" East, a distance of 40.00 feet;

South 02°31'51" East, to a point on the South line of the North 1/2 of the Northeast 1/4 of said Section 21, a distance of 190.60 feet, from which a 1/2 inch rebar witness corner bears South 88°44'43" East, a distance of 40.00 feet;

Thence leaving said Centerline of Escott Drain and along said South line, North 88°44'43" West, a distance of 1,823.61 feet to a point from which a 1/2 inch rebar witness corner bears North 46°43'07" West, a distance of 120 feet;

Thence leaving said South line, North 46°43'07" West, to a 1/2 inch rebar, a distance of 1,245.84 feet;

Thence North 10°06'56" East, to a 1/2 inch rebar on the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 21, a distance of 454.01 feet;

Thence South 89°25'26" East, a distance of 360.01 feet to the POINT OF BEGINNING.





Director's Decision - AD2023-0029
Canyon County Code of Ordinances
§07-18-07

Case Number: AD2023-0029

Parcel #'s: R33445

Property Owner/Applicant(s): BWB Farms Inc

2023-018424

RECORDED

06/12/2023 10:25 AM



00762879202300184240020025

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 NHANEY

\$13.00

MISC

BWB FAMRS INC

Request: The applicants are requesting an administrative land division of parcel R33445. The result of the division creates four (4) parcels. The parcels are zoned "A" (Agricultural).

Property History: The subject parcel consists of two (2) original parcels which are each less than 80 acres, Tax 1 and the remainder (PI2022-0293, CCZO §07-02-03).

Finding CCZO §07-18-07: The request is consistent with CCZO §07-18-07, as follows:

- The request is consistent with the minimum lot size and number of divisions allowed within an "A" zone. The request creates no more than four (4) parcels (two (2) from each original parcel) greater than the minimum lots size requirement for each parcel.
- Based on contour maps, the property does not contain slopes greater than 15%.
- Development shall either use water rights from Boise Project Board of Control or 0.5 acre from the domestic well in accordance with Idaho Law 42-111(a).
- Golden-Gate Highway District and Marsing Fire District were noticed on April 24 and May 3, 2023. Golden-Gate Highway District sent a comment with recommended conditions of approval. No comment was received from Marsing Fire District.
- There are no known code violations or previous conditions on the property.
- The parcel shall be divided in compliance with Instrument No. 2023-017634. The subject parcel shall be divided as follows:

Parcel 1: Approx. 71.06 acres w/ residential building permit available

Parcel 2: Approx. 4.76 acres w/ residential building permit available

Parcel 3: Approx. 2.63 acres w/ existing residential structure

Parcel 4: Approx. 4.34 acres w/ residential building permit available

DISCLAIMER: Parcels will not be adjusted by the Assessor's Office until deeds are recorded.

Decision: The application to complete the described administrative land division in accordance with CCZO §07-18-13 is **APPROVED** subject to the following conditions of approval:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property. The Idaho Right to Farm Act (Idaho Code §22-4503) applies to this land use decision.
2. Prior to issuing a building permit, Southwest District Health will need to complete an on-site evaluation and septic permit.
3. Prior to issuing a building permit, Golden-Gate Highway District requires an approach permit.
 - a. Property owner must meet 2022 Association of Canyon County Highway District Highway Standards & Development Procedures (ACCHD Standards) application requirements.
 - b. Proposed accesses to meet the rural roadway driveway spacing requirements of Section 3061.020 of the ACCHD Standards.
 - c. A site visit by a GGHD representative is required to address possible site distance issues, if any.

Close

Water Right Report : 63-27347(Decreed/Active)**Water Right Owners**

Owner Type	Name	Address	City	State	Postal Code
Current Owner	B W B FARMS INC	14807 PLUM RD	CALDWELL	ID	83607

Water Right Status

Priority Date : 6/24/1932
 Basis : Decreed
 Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
ISHAM DRAIN		SNACK RIVER	

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
ISHAM DRAIN	03N	04W	21	0	NE	NE	NE	CANYON	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/01	11/15	1.36 CFS	
STOCKWATER	01/01	12/31	0.03 CFS	
TOTAL			1.36 CFS	

Places of Use

Printable View

Paged View

Place of Use Legal Description : IRRIGATION (CANYON county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
03N	04W	21		NE	NE		26
03N	04W	21		NW	NE		36
03N	04W	21	2	NE	NW		6

Place of Use Legal Description : STOCKWATER (CANYON county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
03N	04W	21		NE	NE		
03N	04W	21		NW	NE		
03N	04W	21	2	NE	NW		

Irrigation Totals

Total Acres	Acres Limit
68.00	

Conditions

Code Conditions

State

State of Idaho
Department of Water Resources

Water Right

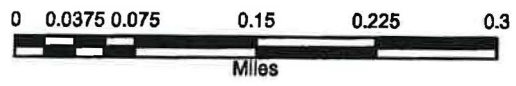
63-27347

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 4/14/2023



Legend

- Point of Diversion
- Place of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters



Stock

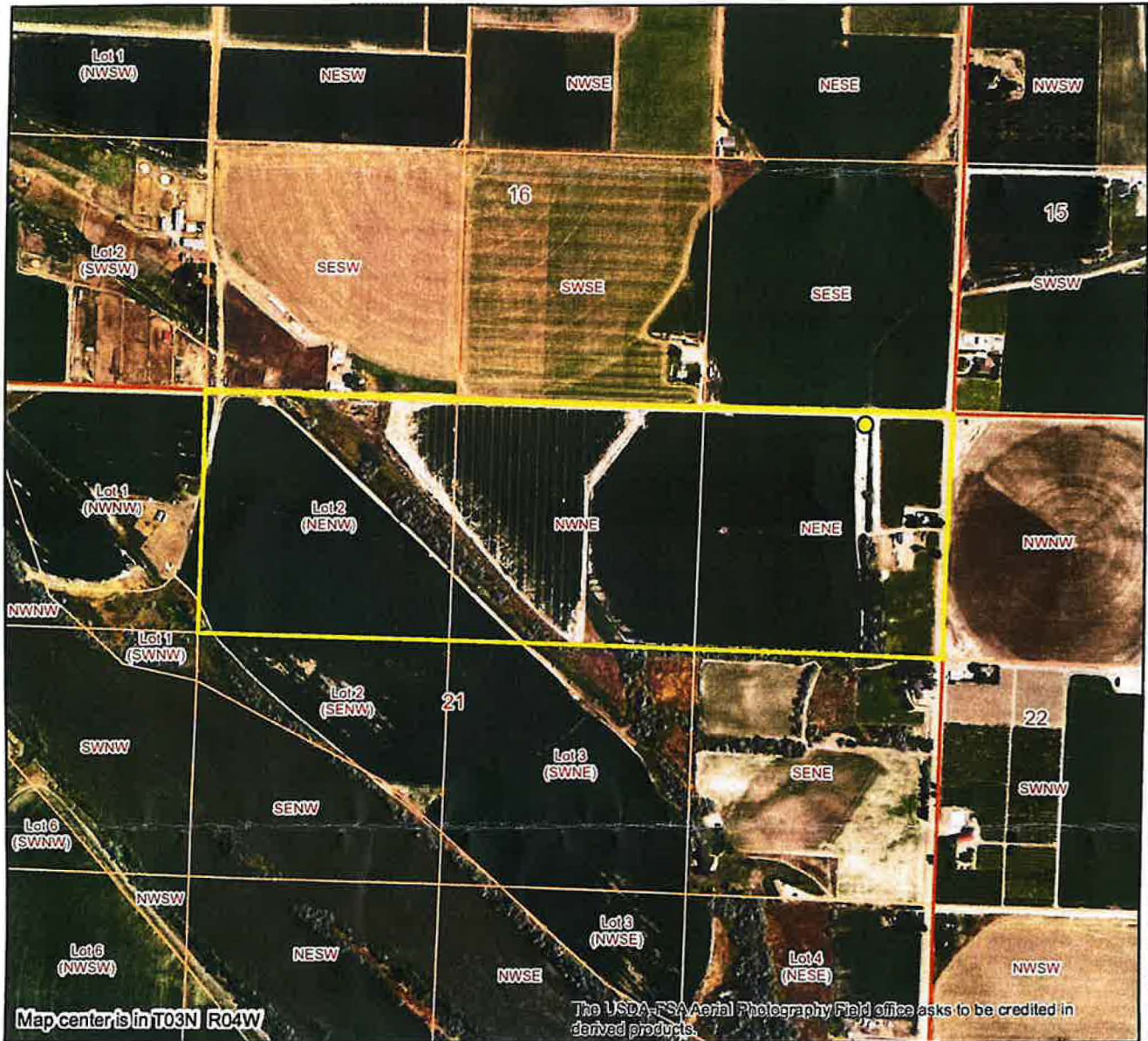
State of Idaho
Department of Water Resources

Water Right

63-27347

STOCKWATER

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Map center is in T03N R04W

The USDA-FSA Aerial Photography Field office asks to be credited in derived products.



Date created: 4/14/2023



Legend

- Point of Diversion
- Place of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters





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

June 12, 2024

MANTIS HOLDINGS LLC
4414 LINCOLN RD
CALDWELL ID 83605-8028

Re: Change in Ownership for Water Right No(s): 63-27347

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) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)