

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JAN 17 2025

DEPT 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?
45-307D	Yes ☐	Yes ☐		Yes ☐	Yes ☐
45-308A	Yes ☐	Yes ☐		Yes ☐	Yes ☐
45-226	Yes ☐	Yes ☐		Yes ☐	Yes ☐
45-318	Yes ☐	Yes ☐		Yes ☐	Yes ☐
45-2442	Yes ☐	Yes ☐		Yes ☐	Yes ☐

- [illegible]

SUPPORT DATA

IN FILE # 45-226

- | | | | | |
|----|------------|---|----------------------|------|
| 8. | Signature: |  | Member | |
| | | Signature of new owner/claimant | Title, if applicable | Date |
| | | Lynn Taylor | | |
| | | Print name | | |
| | Signature: |  | Member | |
| | | Signature of new owner/claimant | Title, if applicable | Date |
| | | Lisa Taylor | | |
| | | Print name | | |

For IDWR Office Use Only:

Received by 56 Date 1-17-2025 Receipt No. 5040489 Receipt Amt. \$125

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 TW Date 1/30/2025



Order Number: 24531493

Warranty Deed

For Value Received,

Six S Ranch, LLC, an Idaho limited liability company, the Grantor, does hereby grant, bargain sell and convey unto, **Lazy T Farms, LLC, an Idaho limited liability company**, whose current address is **1250 E 11 N, Declo, ID 83323**, the Grantee, the following described premises, in **Cassia County, Idaho**, To Wit:

See Exhibit A, attached hereto and incorporated herein.

SUBJECT TO an agreement between the Grantor and Grantee wherein, should the Grantee sale the property within 15 years from the date herein, the Grantor shall be entitled to the 50% of the amount in excess of the purchase price paid by the Grantor to the Grantee.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its successors 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.

Dated to be effective: January 10, 2025

Six S Ranch, LLC, an Idaho limited liability company

BY: *Claudia S. Luttrell*
Claudia S. Luttrell, its member

State of Utah, County of Salt Lake, ss.

On this 9th day of January 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Claudia Luttrell known or identified to me to be a member of Six S Ranch, LLC the limited liability company that executed the within instrument and acknowledged to me that she executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Teresa Kranz
Notary Public
Residing In: Utah
My Commission Expires: 09/22/2025



EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

PARCEL NO. 1:
TOWNSHIP 12 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 6: Lot 5 SAVE AND EXCEPT the following described tracts:

Tract No. 1:
Beginning at the Northeast corner of Lot 5 of said Section 6;
Running thence South 50 feet;
Thence West 400 feet;
Thence North 50 feet;
Thence East 400 feet to the POINT OF BEGINNING.

Tract No. 2:
Beginning at the Northwest corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 6;
Running thence East 20 feet along the North boundary line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$;
Thence South 20 feet;
Thence West 20 feet to the West boundary line of said Section 6;
Thence North 20 feet along the West boundary line of said Section 6 to the POINT OF BEGINNING.

Tract No. 3:
Beginning at the Northeast corner of Lot 5 of said Section 6, said corner marked by a 5/8 inch rebar; Thence
South 00°35'05" West along the East line of Lot 5 for a distance of 50.00 feet to a ½ inch rebar which shall be
the POINT OF BEGINNING;
Thence South 00°35'05" West continuing along said line for a distance of 386.35 feet to a ½ inch rebar;
Thence North 89°41'06" West for a distance of 822.23 feet to a ½ inch rebar;
Thence North 42°04'45" East for a distance of 141.32 feet to a ½ inch rebar;
Thence North 55°32'49" East for a distance of 398.02 feet to a ½ inch rebar;
Thence North 09°51'06" East for a distance of 50.73 feet to the South line of a city street deeded to the City of
Albion;
Thence North 89°44'41" East along the South line of a City of Albion Street for a distance of 394.57 feet to the
POINT OF BEGINNING.

PARCEL NO. 2:
TOWNSHIP 12 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 6: S½SE¼NW¼ SAVE AND EXCEPT the following described tracts:

Tract No. 1:
Beginning at the Southeast corner of the NW¼ of said Section 6;
Thence West 313 feet;
Thence North 130 feet;
Thence East 313 feet;
Thence South 130 feet to the POINT OF BEGINNING.

Tract No. 2:

Beginning at the Northwest corner of Story's Addition No. 1 to the City to the City of Albion, which point is 360 feet North of the Southeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 6;
Thence West on the extended North line of said Story's Addition No. 1 for 70 feet;
Thence North for 300 feet, more or less, to the North boundary of said S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$;
Thence East along said North boundary for 70 feet to the Northeast corner of said S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$;
Thence South along the East boundary of said S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ for 300 feet, more or less, to the POINT OF BEGINNING.

PARCEL NO. 3:
TOWNSHIP 12 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 1: Lot 1, SE $\frac{1}{4}$ NE $\frac{1}{4}$, and NE $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL NO. 4:
TOWNSHIP 12 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 1: Part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$, more particularly described as follows:

Beginning at the Northwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 1, said corner marked by a $\frac{1}{2}$ inch rebar which shall be the POINT OF BEGINNING;
Thence North 89°05'59" East (East rec.) along the North line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ for a distance of 716.99 feet (717 feet, rec.) to a $\frac{1}{2}$ inch rebar;
Thence South 00°10'06" West (South, rec.) for a distance of 8.78 feet to a $\frac{1}{2}$ inch rebar;
Thence South 87°58'55" West for a distance of 717.38 feet to a $\frac{1}{2}$ inch rebar on the West line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$;
Thence North 00°10'06" East (North, rec.) along the West line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ for a distance of 22.78 feet to the POINT OF BEGINNING.

PARCEL NO. 5:
TOWNSHIP 12 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 1: Part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$, more particularly described as follows:

Beginning at the Northwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 1, said corner marked by a $\frac{1}{2}$ inch rebar;
Thence North 89°05'59" East (East, rec.) along the North line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ for a distance of 716.99 feet to a $\frac{1}{2}$ inch rebar which shall be the POINT OF BEGINNING;
Thence North 89°05'59" East (East, rec.) along the North line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ for a distance of 477.99 feet to a $\frac{1}{2}$ inch rebar;
Thence South 88°02'52" West for a distance of 478.23 feet to a $\frac{1}{2}$ inch rebar;
Thence North 00°10'06" East (North, rec.) for a distance of 8.78 feet to the POINT OF BEGINNING.



0006007674



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 #: 0006007674

Date Filed: 12/5/2024 7:53:14 AM

Entity Name and Mailing Address:

Entity Name: LAZY T FARMS, LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0000581322
Address: 1250 E 11 N
DECLO, ID 83323-6061

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: W192563

The registered agent on record is:

Registered Agent: LYNN TAYLOR
Registered Agent
Physical Address
1250 E 11 N
DECLO, ID 83323
Mailing Address

Limited Liability Company Managers and Members

Name	Title	Business Address
Lynn Taylor	Member	1250 E 11 N DECLO, ID 83323
Lisa Taylor	Member	1250 EAST 11 NORTH DECLO, ID 83323

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

Job Title: President

Lynn Taylor

Sign Here

12/05/2024

Date

B0968-5881 12/05/2024 7:53 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 • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

January 30, 2025

LAZY T FARMS LLC
1250 E 11 N
DECLO ID 83323-6061

Re: Change in Ownership for Water Right No(s): 45-307D, 45-308A, 45-226, 45-318, 45-2442

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) 293-9912.

Sincerely,

Tyler Wallace
Engineer Associate

Enclosure(s)

Cc:
TitleOne, Burley File #24531493
Water District 45F
Water District 140



211 W. 13th St.
Burley, ID 83318
Ph. (208) 881-0087
Fx. (866) 582-7546
www.titleonecorp.com

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

RECEIVED
JAN 17 2025
DEPT. OF WATER RESOURCES
SOUTHERN REGION

Date: January 16, 2025

Escrow No. 24531493

Greetings,

Enclosed please find the following:

- TitleOne check No. 55737 in the amount of \$125.00
- Original executed Notice of Change in Water Right Ownership
- Copy of original executed Warranty Deed recorded on 1/10/2025 as Instrument No. 2025000096, records of Cassia County, ID

Please make the necessary changes to reflect new ownership and send a receipted copy to TitleOne, P.O. Box 177 Burley, ID 83318. Please feel free to contact us at the number above should you have any questions.

Best Regards,
TITLEONE

Balvina Castaneda
Delivery Specialist

AR/bc
Enc.
Fedex