Form 42-248/42-1409(6) Rev. 6/22

RECEIVED
MAR 06 2025
DEPT. OF WATER RESOURCES

RECEIVED
MAR 03 2025
DEPT. OF WATER RESOURCES
SOUTHERN REGION

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
45-11969	Yes ■	Yes ☒		Yes ☐	Yes ☐
01-10443	Yes ■	Yes ☒		Yes ☐	Yes ☐
45-14571	Yes ☐	Yes ☐		Yes ☐	Yes ☐
1-10729	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Ranch Properties, LLC
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Steven Matthew Cook and Trista Cook
   New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

   842 Howell Canyon Ct — Mailing address
   Burley — City
   ID — State
   83318 — Zip

   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. 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 # 1-10443

8. Signature: [signature]
   Signature of new owner/claimant — Title, if applicable — Date
   Steven Matthew Cook
   Print name

   Signature: [signature]
   Signature of new owner/claimant — Title, if applicable — Date
   TRISTA COOK
   Print name

For IDWR Office Use Only:

Receipted by SG Date 3-3-2025 Receipt No. 5040538 Receipt Amt. $200 —

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 3-11-25

CASSIA COUNTY
RECORDED FOR:
TITLEONE - BURLEY
03:38:48 PM 02-14-2025
2025-000571
NO. PAGES: 6 FEE: $15.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: EV
Electronically Recorded by Simplifile

TitleOne
a title & escrow co.

Order Number: 25537829

Warranty Deed

For Value Received,

Ranch Properties, LLC, an Idaho limited liability company, the Grantor, does hereby grant, bargain sell and convey unto, **Steven Matthew Cook and Trista Cook, husband and wife**, whose current address is **842 Howell Canyon Ct, Burley, ID 83318,** the Grantee, the following described premises, in **Cassia County, Idaho,** To Wit:

See Exhibit A, attached hereto and incorporated herein.

TOGETHER WITH a four and one-half (4.5) acre portion of groundwater right No. 45-11969, and a three (3) acre portion of the acre limit of Snake River Water Right No. 01-10443, with the total acres to be irrigated being four and one-half (4.5) acres.

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.

Remainder of this page intentionally left blank.

Dated: February ___, 14, 2025

Ranch Properties, LLC, an Idaho limited liability company

BY: Ronald A Patrick
Ronald A. Patrick, Manager

BY: Vickie D. Patrick
Vickie D. Patrick, Manager

State of Idaho, County of Twin Falls, ss.

On this 14 day of February, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Ronald A. Patrick and Vickie D. Patrick, known or identified to me to be the Managers of the limited liability company that executed the within instrument and acknowledged to me that they 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.

Annette Roth

Notary Public for Idaho
Residing In: Rupert ID
My Commission Expires: 8-4-2029
(seal)

ANNETTE ROTH
Commission #9314
Notary Public
State of Idaho
My Commission Expires: 08/04/2029

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Parcel No. 1

Part of Section 29 in Township 10 South, Range 24 East of the Boise Meridian, Cassia County, State of Idaho, more particularly described as follows:

Commencing at the East ¼ Corner of Section 29, said corner marked by a 5/8 inch rebar with 3 inch aluminum cap; Thence North 00°14'21" East along the east line of Section 29 for a distance of 440.76 feet; Thence North 31°51'47" West for a distance of 322.41 feet to the ordinary high water line of the Snake River; Thence South 43°39'55" West along said line for a distance of 10.65 feet; Thence South 88°17'24" West along said line for a distance of 64.26 feet; Thence South 44°20'35" West along said line for a distance of 160.07 feet; Thence South 50°15'25" West along said line for a distance of 251.02 feet; Thence South 61°29'43" West along said line for a distance of 451.31 feet; Thence South 56°00'05" West along said line for a distance of 246.72 feet; Thence South 65°53'56" West along said line for a distance of 121.02 feet; Thence South 52°39'23" West along said line for a distance of 340.22 feet; Thence South 55°07'37" West along said line for a distance of 128.33 feet to the Point of Beginning;
THENCE South 55°07'37" West along the ordinary high water line of the Snake River for a distance of 106.70 feet;
THENCE South 57°56'35" West along said line for a distance of 265.53 feet;
THENCE South 50°12'06" West along said line for a distance of 275.90 feet;
THENCE North 21°07'36" West for a distance of 11.23 feet to a ½ inch rebar;
THENCE North 21°07'36" West for a distance of 452.37 feet to a ½ inch rebar;
THENCE North 21°07'36" West for a distance of 30.39 feet;
THENCE along a non-tangent curve to the left for a distance of 32.18 feet, said curve having a radius of 204.00 feet, a delta angle of 09°02'16", and a long chord bearing of North 74°09'11" East for a distance of 32.15 feet;
THENCE North 69°38'04" East for a distance of 425.59 feet;
THENCE North 63°45'22" East for a distance of 168.84 feet;
THENCE South 21°07'36" East for a distance of 30.12 feet to a ½ inch rebar;
THENCE South 21°07'36" East for a distance of 296.52 feet to a 5/8 inch rebar with aluminum cap;
THENCE South 21°07'36" East for a distance of 9.76 feet to the Point of Beginning.

Easement No. 1

TOWNSHIP 10 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

An easement located in Section 29, as created by An Easement for the purpose of construction, using, and maintaining a bridge over, under, and across lands situated in Cassia County, State of Idaho, described in State of Idaho Corrected Easement No. 6119, by and between State of Idaho, Department of Lands, acting by and through the State Board of Land Commissioners, and Neil H. Larsen, dated December 27, 2006 and recorded January 9, 2007 as Instrument No. 313171, records of Cassia County, Idaho, more particularly described as follows:

A 20 foot wide permit access easement across the Southerly channel of the Snake River on a 16.0 foot wide bridge, said easement being centered on the following described line:

Commencing at the East One Quarter (E¼) corner of said Section 29, from which the Southeast corner of said Section bears South 00°14'21" West 2640.04 feet; thence North 00°14'21" East along the East boundary of Government Lot 1 of said Section 29 and the center of an existing county road for a distance of 440.76 feet to a point in the center of the Southerly end of a bridge across the Southerly channel of the Snake River and being the TRUE POINT OF BEGINNING:
Thence North 32°21'40" West along the center of the bridge for a distance of 321.69 feet to a point in the center of the Northerly end of said bridge, said point being the terminus point of said 20.0 foot wide permit access easement.

Easement No. 2
An access and utility easement for the benefit of Parcel No. 1, more particularly described as follows:

TOWNSHIP 10 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, STATE OF IDAHO

Part of Sections 29 and 30, more particularly described as follows:

Commencing at the East ¼ Corner of Section 29, said corner marked by a 5/8 inch rebar with 3 inch aluminum cap; Thence North 00°14'21" East along the east line of Section 29 for a distance of 440.76 feet; Thence North 31°51'47" West for a distance of 322.41 feet to the ordinary high water line of the Snake River which shall be the Point of Beginning;
THENCE South 43°39'55" West along said line for a distance of 10.65 feet;
THENCE South 88°17'24" West along said line for a distance of 23.42 feet;
THENCE North 35°06'27" West for a distance of 252.14 feet;
THENCE along a tangent curve to the left for a distance of 37.79 feet, said curve having a radius of 25.00 feet, a delta angle of 86°37'00", and a long chord bearing of North 78°24'40" West for a distance of 34.30 feet;
THENCE South 58°16'37" West for a distance of 331.91 feet;
THENCE South 59°48'36" West for a distance of 138.33 feet;
THENCE South 56°55'37" West for a distance of 155.42 feet;
THENCE South 51°52'34" West for a distance of 244.77 feet;
THENCE South 50°09'38" West for a distance of 311.93 feet;
THENCE along a tangent curve to the right for a distance of 66.44 feet, said curve having a radius of 280.01 feet, a delta angle of 13°35'40", and a long chord bearing of South 56°57'29" West for a distance of 66.28 feet;
THENCE South 63°45'22" West for a distance of 552.48 feet;
THENCE South 69°38'04" West for a distance of 427.13 feet;
THENCE along a tangent curve to the right for a distance of 80.26 feet, said curve having a radius of 234.00 feet, a delta angle of 19°39'11", and a long chord bearing of South 79°27'38" West for a distance of 79.87 feet;
THENCE South 89°17'10" West for a distance of 352.25 feet;
THENCE along a tangent curve to the left for a distance of 202.40 feet, said curve having a radius of 352.00 feet, a delta angle of 32°56'44", and a long chord bearing of South 72°48'49" West for a distance of 199.63 feet;
THENCE South 56°20'27" West for a distance of 120.65 feet;
THENCE South 52°08'52" West for a distance of 166.06 feet;
THENCE along a tangent curve to the right for a distance of 239.17 feet, said curve having a radius of 829.00 feet, a delta angle of 16°31'49", and a long chord bearing of South 60°24'47" West for a distance of 238.35 feet;

THENCE South 68°40'41" West for a distance of 158.62 feet;
THENCE South 59°49'15" West for a distance of 338.46 feet;
THENCE along a tangent curve to the right for a distance of 204.90 feet, said curve having a radius of 526.00 feet, a delta angle of 22°19'10", and a long chord bearing of South 70°58'50" West for a distance of 203.61 feet;
THENCE South 82°08'24" West for a distance of 215.71 feet;
THENCE South 75°51'05" West for a distance of 285.99 feet;
THENCE along a tangent curve to the right for a distance of 101.59 feet, said curve having a radius of 280.00 feet, a delta angle of 20°47'18", and a long chord bearing of South 86°14'44" West for a distance of 101.03 feet;
THENCE North 83°21'38" West for a distance of 90.64 feet;
THENCE along a tangent curve to the left for a distance of 73.96 feet, said curve having a radius of 240.00 feet, a delta angle of 17°39'27", and a long chord bearing of South 87°48'41" West for a distance of 73.67 feet;
THENCE South 78°58'57" West for a distance of 134.81 feet;
THENCE along a non-tangent curve to the left for a distance of 138.79 feet, said curve having a radius of 350.01 feet, a delta angle of 22°43'09", and a long chord bearing of South 68°05'28" West for a distance of 137.88 feet;
THENCE South 57°11'59" West for a distance of 116.70 feet;
THENCE along a tangent curve to the right for a distance of 160.36 feet, said curve having a radius of 498.00 feet, a delta angle of 18°26'59", and a long chord bearing of South 66°25'28" West for a distance of 159.67 feet;
THENCE South 75°38'57" West for a distance of 145.53 feet;
THENCE along a tangent curve to the right for a distance of 93.60 feet, said curve having a radius of 597.00 feet, a delta angle of 08°58'57", and a long chord bearing of South 80°08'27" West for a distance of 93.50 feet;
THENCE along a curve to the left for a distance of 38.93 feet, said curve having a radius of 170.00 feet, a delta angle of 13°07'14", and a long chord bearing of South 78°04'16" West for a distance of 38.84 feet;
THENCE South 71°30'37" West for a distance of 50.12 feet;
THENCE along a tangent curve to the left for a distance of 11.52 feet, said curve having a radius of 30.00 feet, a delta angle of 21°59'38", and a long chord bearing of South 60°30'47" West for a distance of 11.45 feet;
THENCE along a curve to the right for a distance of 337.50 feet, said curve having a radius of 70.00 feet, a delta angle of 276°15'03", and a long chord bearing of North 07°38'30" East for a distance of 93.45 feet;
THENCE along a curve to the left for a distance of 37.88 feet, said curve having a radius of 30.00 feet, a delta angle of 72°20'35", and a long chord bearing of South 70°24'17" East for a distance of 35.41 feet;
THENCE along a non-tangent curve to the right for a distance of 44.99 feet, said curve having a radius of 230.00 feet, a delta angle of 11°12'27", and a long chord bearing of North 79°01'39" East for a distance of 44.92 feet;
THENCE along a non-tangent curve to the left for a distance of 84.19 feet, said curve having a radius of 537.00 feet, a delta angle of 08°58'57", and a long chord bearing of North 80°08'28" East for a distance of 84.10 feet;
THENCE North 75°38'57" East for a distance of 145.53 feet;
THENCE along a tangent curve to the left for a distance of 141.04 feet, said curve having a radius of 438.00 feet, a delta angle of 18°26'59", and a long chord bearing of North 66°25'28" East for a distance of 140.43 feet;
THENCE North 57°11'59" East for a distance of 122.42 feet;
THENCE along a non-tangent curve to the right for a distance of 150.16 feet, said curve having a radius of 410.01 feet, a delta angle of 20°59'00" and a long chord bearing of North 68°05'28" East, for a distance of 149.32 feet;
THENCE North 78°58'57" East for a distance of 140.53 feet;

THENCE along a non-tangent curve to the right for a distance of 92.45 feet, said curve having a radius of 300.00 feet, a delta angle of 17°39'26", and a long chord bearing of North 87°48'41" East for a distance of 92.09 feet;
THENCE South 83°21'38" East for a distance of 90.64 feet;
THENCE along a tangent curve to the left for a distance of 79.82 feet, said curve having a radius of 220.00 feet, a delta angle of 20°47'18", and a long chord bearing of North 86°14'44" East for a distance of 79.38 feet;
THENCE North 75°51'05" East for a distance of 289.29 feet;
THENCE North 82°08'24" East for a distance of 219.01 feet;
THENCE along a tangent curve to the left for a distance of 181.53 feet, said curve having a radius of 466.00 feet, a delta angle of 22°19'10", and a long chord bearing of North 70°58'50" East for a distance of 180.38 feet;
THENCE North 59°49'15" East for a distance of 343.10 feet;
THENCE North 68°40'41" East for a distance of 163.26 feet;
THENCE along a tangent curve to the left for a distance of 221.86 feet, said curve having a radius of 769.00 feet, a delta angle of 16°31'49", and a long chord bearing of North 60°24'47" East for a distance of 221.09 feet;
THENCE North 52°08'52" East for a distance of 168.26 feet;
THENCE North 56°20'27" East for a distance of 122.85 feet;
THENCE along a non-tangent curve to the right for a distance of 236.90 feet, said curve having a radius of 412.00 feet, a delta angle of 32°56'44", and a long chord bearing of North 72°48'49" East for a distance of 233.65 feet;
THENCE North 89°17'10" East for a distance of 352.25 feet;
THENCE along a tangent curve to the left for a distance of 59.68 feet, said curve having a radius of 174.00 feet, a delta angle of 19°39'09", and a long chord bearing of North 79°27'38" East for a distance of 59.39 feet;
THENCE North 69°38'04" East for a distance of 424.05 feet:
THENCE North 63°45'22" East for a distance of 549.40 feet;
THENCE along a tangent curve to the left for a distance of 52.20 feet, said curve having a radius of 220.00 feet, a delta angle of 13°35'42", and a long chord bearing of North 56°57'29" East for a distance of 52.08 feet;
THENCE North 50°09'38" East for a distance of 312.83 feet;
THENCE North 51°52'34" East for a distance of 248.31 feet;
THENCE North 56°55'37" East for a distance of 159.58 feet;
THENCE North 59°48'36" East for a distance of 139.03 feet;
THENCE North 58°16'37" East for a distance of 407.90 feet to a ½ inch rebar;
THENCE South 32°29'16" East for a distance of 30.00 feet;
THENCE North 58°16'37" East for a distance of 22.59 feet;
THENCE South 21°10'53" East for a distance of 74.20 feet;
THENCE South 35°06'27" East for a distance of 231.68 feet;
THENCE South 10°12'06" West for a distance of 4.13 feet;
THENCE South 43°39'55" West for a distance of 27.59 feet to the Point of Beginning.

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

March 11, 2025

STEVEN MATTHEW COOK
TRISTA COOK
842 HOWELL CANYON CT
BURLEY ID 83318-3283

Re: Change in Water Right Ownership: 45-11969 (Split into 45-11969 and ***45-14571***), 1-10443 (Split into 1-10443 and ***1-10729***)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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(s) 1-10443 & 45-11969 were leased to the Water Supply Bank (bank) in 2021. As such, the split portions, 1-10729 and 45-14571 are 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. The right(s) will remain in the bank until December 31, 2025 unless released earlier by the 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.

Also 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: RANCH PROPERTIES LLC
TITLEONE

TitleOne
a title & escrow co.

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
MAR 03 2025
DEPT. OF WATER RESOURCES
SOUTHERN REGION

Date: February 27, 2025

Escrow No. 25537829

Greetings,

Enclosed please find the following:

- TitleOne check No. 56175 in the amount of $25.00
- Copy of the original executed Notice of change in water right ownership
- Copy of the original executed Warranty Deed recorded on 2/14/25 as Instrument No. 2025000571, records if 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