

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

DEC 06 2024

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?
36-16458	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-16460	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Verbree Land Holdings, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): SSJ Farms, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 453 E Southfork Drive Draper UT 84020
Mailing address City State Zip
(208) 436-1226
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: October 22, 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: Shiley Dahl Title, if applicable _____ Date _____
Signature of new owner/claimant SUPPORT DATA
Print name IN FILE # 36-16458

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

For IDWR Office Use Only:
Received by SG Date 12.6-2024 Receipt No. 5040439 Receipt Amt. \$50-
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 CG Date 2/6/2025

Instrument # 578717

MINIDOKA COUNTY, RUPERT, IDAHO
10-24-2024 02:42:36 PM No. of Pages: 3
Recorded for: TITLEONE - BURLEY
TONYA PAGE Fee: \$15.00
Ex-Officio Recorder Deputy Ryka Fowler
Electronically Recorded by Simplifile



TitleOne
a title & escrow co.

Order Number: 24499784

Warranty Deed

For Value Received,

SSJ Minidoka Land Holding LLC, an Idaho limited liability company, the Grantor, does hereby grant, bargain sell and convey unto, SSJ Farms, LLC, an Idaho limited liability company, whose current address is 453 E Southfork Dr, Draper, UT 84020, the Grantee, the following described premises, in Minidoka 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 successor 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: October 22, 2024

SSJ Minidoka Land Holding LLC, an Idaho limited liability company

BY: Shirley Dahl
Shirley Dahl, Manager

State of Idaho, County of Minidoka, ss.

On this 24 day of October in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared SSJ Minidoka Land Holding LLC known or identified to me to be the manager of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

Annette Roth
Notary Public
Residing at: Rupert ID
My Commission Expires: 8-4-2029
(seal)



EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

**TOWNSHIP 8 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO**

Section 10: ALL

EXCEPTING THEREFROM the following described property:

Part of the NE¼NE¼ of said Section 10, more particularly described as follows:

Beginning at the Northeast section corner of Section 10, said corner marked by a 5/8 inch rebar with a 3 inch aluminum cap on top which shall be THE POINT OF BEGINNING;

Thence South 00°25'05" East along the East section line for a distance of 807.78 feet to a ½ inch rebar;

Thence along a non-tangent curve to the left for a distance of 1106.50 feet to a ½ inch rebar, said curve having a radius of 1427.37 feet and a central angle of 44°24'57" and a long chord bearing of North 43°33'38" West for a distance of 1079.00 feet;

Thence North 00°25'05" West for a distance of 11.65 feet to a ½ inch rebar;

Thence North 00°25'05" West for a distance of 18.35 feet to the North section line;

Thence South 89°40'44" East along said line for a distance of 737.90 feet to THE POINT OF BEGINNING.

Section 15: N½

Instrument # 576719

MINIDOKA COUNTY, RUPERT, IDAHO
05-15-2024 01:16:47 PM No. of Pages: 4
Recorded for: TITLEONE - BURLEY
TONYA PAGE Fee: \$15.00
Ex-Officio Recorder Deputy Ryka Fowler
Electronically Recorded by Simplifile



Order Number: 24499784

Warranty Deed

For Value Received,

Verbree Land Holdings, LLC, an Idaho limited liability company, the Grantor, does hereby grant, bargain sell and convey unto, SSJ Minidoka Land Holding LLC, an Idaho limited liability company, whose current address is 453 E Southfork Dr, Draper, UT 84020, the Grantee, the following described premises, in Minidoka County, Idaho, To Wit:

See Exhibit A, attached hereto and incorporated herein.

EXCEPTING THERE FROM:

Taxes for 2024 and subsequent years

Assessment levied by Magic Valley Ground Water District.

County Road Rights-of-way and the rights of access thereto for maintenance.

Exceptions and Reservations as contained in a/an Warranty Deed.

Executed by: M.O. Larson and June Larson, husband and wife

Recorded: February 22, 1962

Instrument No.: 155306

(Covers the E½ of Section 10, Township 8 South, Range 22 East of the Boise Meridian)

An easement, including the terms and provisions thereof, as set forth in a/an Easement for Construction and Maintenance of Highway.

Granted to: Minidoka County Highway District

Recorded: August 4, 1966

Instrument No.: 185597

(Covers the NW¼ of Section 15, Township 8 South, Range 22 East of the Boise Meridian)

An easement, including the terms and provisions thereof, as set forth in a/an Easement for Construction and Maintenance of Highway.

Granted to: Minidoka County Highway District

Recorded: August 4, 1966

Instrument No.: 185598

(Covers the W½SW¼ and the W½NW¼ of Section 10, Township 8 South, Range 22 East of the Boise Meridian)

An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement..

Granted to: Idaho Power Company

Recorded: May 12, 1967

Instrument No.: 190095

(Covers the East 10 feet of the NE¼NW¼ of Section 10, Township 8 South, Range 22 East of the Boise Meridian)

An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.

Granted to: Idaho Power Company

Recorded: June 12, 1967

Instrument No.: 191508

(Covers the West 24 feet of the N¼ of Section 15, and the West 24 feet of Section 10, All in Township 8 South, Range 22 East of the Boise Meridian)

An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.

Granted to: Idaho Power Company

Recorded: December 3, 1968

Instrument No.: 200777

(Covers the NW¼ of Section 15, Township 8 South, Range 22 East of the Boise Meridian)

An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.

Granted to: Idaho Power Company

Recorded: December 3, 1968

Instrument No.: 200778

(Covers the W½ of Section 10 and the NE¼ of Section 15, All in Township 8 South, Range 22 East of the Boise Meridian)

TO HAVE AND TO HOLD the said premises, with their appurtenances including but not limited to Idaho Department of Water Resources water right numbers 36-16458 and 36-16460 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.

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

**TOWNSHIP 8 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO**

Section 10: ALL

EXCEPTING THEREFROM the following described property:

Part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 10, more particularly described as follows:

Beginning at the Northeast section corner of Section 10, said corner marked by a 5/8 inch rebar with a 3 inch aluminum cap on top which shall be THE POINT OF BEGINNING;

Thence South 00°25'05" East along the East section line for a distance of 807.78 feet to a ½ inch rebar;

Thence along a non-tangent curve to the left for a distance of 1106.50 feet to a ½ inch rebar, said curve having a radius of 1427.37 feet and a central angle of 44°24'57" and a long chord bearing of North 43°33'38" West for a distance of 1079.00 feet;

Thence North 00°25'05" West for a distance of 11.65 feet to a ½ inch rebar;

Thence North 00°25'05" West for a distance of 18.35 feet to the North section line;

Thence South 89°40'44" East along said line for a distance of 737.90 feet to THE POINT OF BEGINNING.

Section 15: N½

Dated: May 15, 2024

Verbree Land Holdings, LLC, an Idaho limited liability company

By: Jack Verbree Jr.
Jack Verbree Jr., Member

By: Margaret Verbree
Margaret Verbree, Member

State of Idaho County of Jerome, ss.

On this 14 day of May 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Jack Verbree Jr. known or identified to me to be a Member of Verbree Land Holdings, LLC the limited liability company that executed the within instrument and acknowledged to me that he 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.

Laury Lamb
Notary Public
Residing In: Jerome, ID
My Commission Expires: 04/02/2028



State of Idaho County of Jerome, ss.

On this 14 day of May 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Margaret Verbree. known or identified to me to be a Member of Verbree Land Holdings, LLC the limited liability company that executed the within instrument and acknowledged to me that he 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.

Laury Lamb
Notary Public
Residing In: Jerome, ID
My Commission Expires: 04/02/2028





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

February 06, 2025

SSJ FARMS LLC
453 E SOUTHFORK DR
DRAPER UT 84020-8755

Re: Change in Ownership for Water Right No(s): 36-16458, 36-16460

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. *You will notice that MetLife Real Estate Lending LLC is copied on the letter because they hold a security interest on the water right(s) referenced above. The Department can remove that security interest from these water right records with written authorization from MetLife Real Estate Lending LLC.*

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) 293-9909.

Sincerely,



IDAHO DEPARTMENT OF
WATER RESOURCES

Collin Glass | Water Resource Agent
650 Addison Ave W, Twin Falls, ID 83301
(208)939-9909

Enclosure(s)

C. MetLife Real Estate Lending
TitileOne, Burley (File# 24499784)
Water District 130



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

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

RECEIVED

DEC 06 2024

**DEPT. OF WATER RESOURCES
SOUTHERN REGION**

Date: December 4, 2024

Escrow No. 24499784 SSJ Minidoka Land Holding LLC/Verbree Land Holdings, LLC

Greetings,

Enclosed please find the following:

- TitleOne Check No. 54894 in the amount of \$50.00
- Notice of Change
- Copy of Warranty Deed

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.