

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

✓ **RECEIVED**

JAN 13 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?
36-8507	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-15028	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-16301	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-16303	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: J T Land , LLC an Idaho limited liability company
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): K&M Land Company, LLC
New owner(s) as listed on the conveyance document

514 Nicholas Road Jerome ID 83338
Mailing address City State Zip
208-539-2834 kris.megan.bos@gmail.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: November 15, 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.

SUPPORT DATA

IN FILE # 36-8507

8. Signature: Megan L Bos member 1/2/25
 Signature of new owner/claimant Title, if applicable Date
Megan Bos
 Print name
- Signature: Kristopher J. Bos member 1/2/25
 Signature of new owner/claimant Title, if applicable Date
Kristopher J. Bos
 Print name

Received by SG Date 1-13-2025 For IDWR Office Use Only: Receipt No. 5040480 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 DM Date 3/5/2025

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
199 Country Lane
Jerome, ID 83338

Instrument # 2500022

JEROME COUNTY, JEROME, IDAHO
01-02-2026 04:09:11 PM No. of Pages: 2
Recorded for: FLYING S TITLE AND ESCROW - JEROME
CYRL LOOTENS Fee: \$15.00
Ex-Officio Recorder Deputy: RT
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1164473-J (tc)**

Date: **November 15, 2024**

For Value Received, **J T Land, LLC, an Idaho limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **K&M Land Company, LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **514 Nicholas Road, Jerome, ID 83338**, the following described premises, situated in **Jerome County, Idaho**, to-wit:

TOWNSHIP 9 SOUTH, RANGE 17 EAST BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 4: S½NE¼

TOGETHER WITH 65 SHARES OF STOCK IN THE NORTH SIDE CANAL COMPANY, LTD

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 11/15/2024

Warranty Deed
- continued

File No.: 1164473-J (tc)

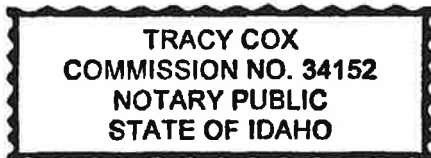
J T Land, LLC, an Idaho limited liability company

By: Jake M. Traughber
Name: Jake M. Traughber
Title: Member

By: Jennifer L. Traughber
Name: Jennifer L. Traughber
Title: Member

STATE OF Idaho)
COUNTY OF Jerome)
ss.

On this **Second day of January, 2025**, before me, a Notary Public in and for said State, personally appeared **Jake M. Traughber and Jennifer L. Traughber**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **J T Land, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that **they** executed the same in said Limited Liability Company's name.



Tracy Cox
Notary Public of Idaho
Residing at: Buhl, ID
Commission Expires: 09-06-2030

3
41.00

2420

T17
6.10Ac.

2
40.68

1
40.36

2401

T18
34.90Ac.

2601

THIS MAP IS PROVIDED FOR INFORMATIONAL
PURPOSES ONLY. NO ASSURANCES ARE
MADE AS TO THE QUANTITY OF THE AREA,
SQUARE FOOTAGE, OR ACREAGE OF THE LAND
OR OF ANY IMPROVEMENT TO THE LAND.
FLYING S TITLE AND ESCROW

0001

4201

1201

7201

523.43

609.81

541.0

T48
2.08

T42

T35
5.0

REVIEWED & APPROVED
MB
LB



0005602345

**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 #: 0005602345

Date Filed: 2/13/2024 1:28:09 PM

Entity Name and Mailing Address:

Entity Name: K&M Land Company, LLC
The file number of this entity on the records of the Idaho
Secretary of State is: 0003809894
Address: 514 NICHOLAS RD
JEROME, ID 83338-5511

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:

The registered agent on record is:

Registered Agent: Kristopher Bos
Registered Agent
Physical Address
514 NICHOLAS ROAD
JEROME, ID 83338
Mailing Address
514 NICHOLAS RD
JEROME, ID 83338-5511

Limited Liability Company Managers and Members

Name	Title	Business Address
Megan Bos	Member	514 NICHOLAS ROAD JEROME, ID 83338

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

Job Title: Owner

Kristopher Bos

Sign Here

02/13/2024

Date

B0881-4013 02/13/2024 1:28 PM 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

March 5, 2025

K & M LAND COMPANY LLC
514 NICHOLAS RD
JEROME ID 83338-5511

Re: Change in Ownership & Notices of Security Interest for Water Right No(s): 36-8507, 36-15028,
36-16301 & 36-16303

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 also acknowledges receipt of correspondence adding security interest of the above referenced water right(s) to both Farmers Bank and USDA Farm Service Agency. 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) 293-9908.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: Flying S Title & Escrow of Idaho, Jerome, ID (File #1164473-J)
Farmers Bank (Loan #79008889)
USDA Farm Service Agency
Water District 130



FLYING S
TITLE & ESCROW

199 Country Lane, Jerome, ID 83338
Phone (208)324-6822 | Fax (208)324-6823

Idaho Department of Water Resources
650 Addison Ave W, Ste 500
Twin Falls, ID 83338

January 06, 2025
File No.: 1164473-J (tc)

Attn:

RECEIVED

JAN 13 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGION

Re: **Water Right Transfer**

Property: **329 A South 300 East Jerome, ID 83338**

Buyer: **K&M Land Company, LLC**

Seller: **J T Land, LLC**

Enclosed please find the attached:

Our Check No. **11145** in the amount of **\$200.00**, representing **Water Right Transfer**.

- Water Right Transfer Documents

Sincerely,

Daisy Montes, Assistant for
Tracy Cox, Escrow Officer

dm/dm