

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

FEB 10 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?
36-13607	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: John Odiaga and Norma Odiaga
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): JT Land, LLC an Idaho limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

368 S. 200 E. Jerome ID 83338
Mailing address City State Zip

208-280-1113 jtraugher88@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: 2-5-2025
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. JT Land, LLC

8. Signature By: Jake Traugher member 2-5-2025
 Signature of new owner/claimant Title, if applicable Date
- Jake Traugher
Print name
- Signature By: Jennifer Traugher member 2-5-2025
 Signature of new owner/claimant Title, if applicable Date
- Jennifer Traugher
Print name

For IDWR Office Use Only:

Received by SG Date 2-10-2025 Receipt No. 5040516 Receipt Amt. \$25-

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 03/08/2025

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 # 2500535
JEROME COUNTY, JEROME, IDAHO
02-05-2025 02:42:34 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.: **1167415-J (tc)**

Date: **February 5, 2025**

For Value Received, **John Odiaga, JR. and Norma Odiaga, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **JT Land, LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **368 S 200 E, Jerome, ID 83338**, the following described premises, situated in **Jerome County, Idaho**, to-wit:

Township 9 South, Range 17, East of the Boise Meridian, Jerome County, Idaho

Section 4: A parcel of land located in the NW¼SW¼, described as follows:

**Commencing at the West quarter section corner of Section 4;
Thence North 89°44'12" East, 792.26 feet along the North boundary of the NW¼SW¼ to
The True Point of Beginning;
Thence North 89°44'12" East, 318.99 feet along the North boundary of the NW¼SW¼;
Thence South 0°03' West, 722.98 feet to the centerline of existing North Side Canal
Company coulee;
Thence South 64°46' West, 181.68 feet along the centerline of said coulee;
Thence South 82°54'45" West, 171.90 feet along the centerline of said coulee;
Thence North 1°09' East, 820.45 feet to The True Point of Beginning.**

**TOGETHER WITH 7.50 SHARES OF THE CAPITAL STOCK OF THE NORTHSIDE CANAL
COMPANY**

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: **01/22/2025**

Warranty Deed
- continued

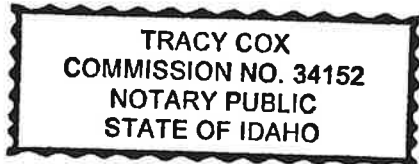
File No.: **1167415-J (tc)**

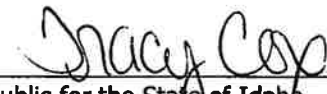

John Odiaga JR.


Norma Odiaga

STATE OF Idaho)
COUNTY OF Jerome)
ss.

On this **Fifth day of February, 2025**, before me, a Notary Public in and for said State, personally appeared **John Odiaga, JR. and Norma Odiaga**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.




Notary Public for the State of Idaho
Residing at: Buhl, ID
My Commission Expires: 09-06-2030

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

3601

4201

1

4

5555

T19
5.68
Ac.

T1
11.19 Ac

5411

T6
5.72 Ac

5404

5401

T4
3.02
Ac

5676

T13
8.23

5649

T14
1.00 ac

T7
1.00
Ac

5780

T12
4.21 Ac

6015

T9
37.18 Ac

6310

T20
.82 Ac

86.5 76.3

T8
1.00 Ac

487.08

240.58

487.17

122.3

T10
1.00 Ac

5401

6781

T.21
19.53 Ac

6620

T.11
19.53 Ac

6403

80.03 343

T2
.94 Ac

277.83

T.22
1.91 ac

6920

570.00

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In Re SRBA)
Case No. 39576)
_____)

PARTIAL DECREE PURSUANT TO 1983 NOV 26 FILED 02
I.R.C.P. 54(b) FOR
Water Right 36-13607

DISTRICT COURT - SRBA
TWIN FALLS CO., IDAHO

NAME & ADDRESS: JOHN ODIAGA JR
NORMA ODIAGA
215 E 350 S
JEROME ID 83338

SOURCE: GROUNDWATER

QUANTITY: 0.04 CFS

THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000
GALLONS PER DAY.

PRIORITY DATE: 12/31/1977

POINT OF DIVERSION: T09S R17E S04 NWSW Within JEROME County

PURPOSE AND PERIOD OF USE:	PURPOSE OF USE	PERIOD OF USE	QUANTITY
	DOMESTIC 1 HOME	01-01 12-31	0.04 CFS

PLACE OF USE: DOMESTIC Within JEROME County
T09S R17E S04 NWSW

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A
DETERMINATION OF HISTORICAL BENEFICIAL USE.

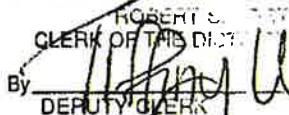
DATED: NOV 26 1983


DANIEL C. HURLBUTT
PRESIDING JUDGE
Snake River Basin Adjudication

RULE 54(b) CERTIFICATE

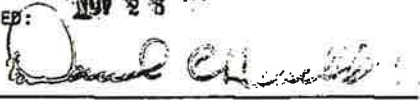
With respect to the issues determined by the above judgment or order, it is hereby CERTIFIED, in accordance
with Rule 54(b), I.R.C.P., that the court has determined that there is no just reason for delay of the entry of a
final judgment and that the court has and does hereby direct that the above judgment or order shall be a final
judgment upon which execution may issue and an appeal may be taken as provided by the Idaho Appellate Rules.

I hereby certify the foregoing to be a full,
true and correct copy of the original on
file in the above entitled matter.

By 
ROBERT C. HURLBUTT
CLERK OF THE DISTRICT COURT
DEPUTY CLERK

PARTIAL DECREE PURSUANT TO I.R.C.P. 54(b)
Water Right 36-13607



DATED: NOV 28 1983

DANIEL C. HURLBUTT
PRESIDING JUDGE
Snake River Basin Adjudication



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 05, 2025

J T LAND LLC
368 S 200 E
JEROME ID 83338-6526

Re: Change in Ownership for Water Right No(s): 36-13607

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) 293-9909.

Sincerely,

Collin Glass
Water Resource Agent

Enclosure(s)

cc: Flying S Title & Escrow, Jerome



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 83301

February 05, 2025
File No.: 1167415-J (tc)

Attn:

Re: **Transfer Docs, Map, and Warranty Deed**
Property: **215 East 350 South Jerome, ID 83338**
Buyer: **JT Land, LLC**
Seller: **John Odiaga, JR. and Norma Odiaga**

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SOUTHERN REGION

Enclosed please find the attached:

Our Check No. **11217** in the amount of **\$25.00**, representing **Transfer Docs, Map, and Warranty Deed.**

Sincerely,

Daisy Montes, Assistant for
Tracy Cox, Escrow Officer

dm/dm