

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

RECEIVED
SEP 26 2024
DEPT. OF WATER RESOURCES
SOUTHERN REGION

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, of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
36-10632	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-10633	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-10634	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Sand Springs Ranch & Co
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): 2+ Ranch LLC
New owner(s) as listed on the conveyance document
- 3751 S 2400 E Jerome ID 83338
Mailing address City State Zip
(208) 280-1821 kboer@bridgemail.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: January 26, 2009
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:


Signature of new owner/claimant

Ken Boer

Print name

Registered Agent

Title, if applicable

Date

SUPPORT DATA

IN FILE # 36-10632

Signature:

Signature of new owner/claimant

Title, if applicable

Date

Print name

Received by

SG

Date

9/26/2024

For IDWR Office Use Only:

Receipt No.

5040376

Receipt Amt.

\$75-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 KADate 11-01-2024

QUITCLAIM DEED

For Value Received

K&W DAIRY, a partnership consisting of ADRIAN K. BOER, JR and KEVIN S. BOER
LINDA M. BOER, as to an undivided 1/2 interest And CANYONSIDE DAIRY,
an Idaho general partnership consisting of ADRIAN K. BOER, JR. and KENNETH
W. BOER and KEVIN S. BOER, as to an undivided 1/2 interest

Hereinafter called the grantor, hereby remises, releases, and forever Quitclaims unto

2+RANCH, LLC, an Idaho limited liability company
Whose address is: 3751 S. 2400 E. Jerome, Id 83338

Hereinafter called the grantee, the following described premises, in Gooding County, Idaho to-wit:

SEE EXHIBIT "A" ATTACHED HERETO:

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee, and the grantee's heirs and assigns forever.

Dated: JANUARY 26, 2009

K & W DAIRY, a partnership

Adrian K. Boer, Jr.
ADRIAN K. BOER, JR., partner

Kevin S. Boer
KEVIN S. BOER, partner

Kenneth W. Boer
KENNETH W. BOER, partner
Linda M. Boer
LINDA M. BOER, partner

CANYONSIDE DAIRY, an Idaho general partnership

Adrian K. Boer, Jr.
ADRIAN K. BOER, JR. partner

Kenneth W. Boer
KENNETH W. BOER, partner

Kevin S. Boer
KEVIN S. BOER, partner

Instrument # 229214

GOODING, GOODING, IDAHO
1-27-2009 01:28:24 No. of Pages: 4
Recorded for : LAND TITLE
DENISE M. GILL Fee: 12.00
Ex-Officio Recorder Deputy D. Hansen

Instrument # 229395

GOODING, GOODING, IDAHO
2-13-2009 03:02:06 No. of Pages: 4
Recorded for : LAND TITLE AND ESCROW, INC
DENISE M. GILL Fee: 12.00
Ex-Officio Recorder Deputy D

STATE OF IDAHO)
) ss.
COUNTY OF TWIN FALLS)

On this 26TH day of JANUARY, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared ADRIAN K. BOER, JR, LINDA M. BOER, KEVIN S. BOER AND KENNETH W. BOER, known or identified to me to be the partner or one of the partners in the Partnership of K & W DAIRY, and the partners who subscribed said Partnership name to the foregoing instrument, and acknowledged to me that they executed the same in said Partnership name.

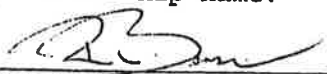


Notary Public
Residing at: Jerome, Id
My Commission expires: 7-30-09

RICK BERNSEN
NOTARY PUBLIC
STATE OF IDAHO

STATE OF IDAHO)
) ss.
COUNTY OF TWIN FALLS)

On this 26TH day of JANUARY, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared ADRIAN K. BOER, JR, KEVIN S. BOER AND KENNETH W. BOER, known or identified to me to be the partner or one of the partners in the Partnership of CANYONSIDE DAIRY, and the partners who subscribed said Partnership name to the foregoing instrument, and acknowledged to me that they executed the same in said Partnership name.



Notary Public
Residing at: Jerome, Id
My Commission expires: 7-30-09

RICK BERNSEN
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT "A"

2+ RANCH

TOWNSHIP 9 SOUTH, RANGE 15, EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO

Section 1: Lot 2, 3, and 4; S $\frac{1}{2}$ NW $\frac{1}{4}$; N $\frac{1}{4}$ SW $\frac{1}{4}$; S $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$; W $\frac{1}{4}$ SE $\frac{1}{4}$;

Section 2: Lot 1, S $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$; AND that part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$, described as follows:

Beginning at the center of Section 2 (which is the Northwest corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$);
Thence South 23°15' East, 695.44 feet;
Thence South 39°23' East, 483.35 feet;
Thence South 44°56' East, 440.0 feet to the South line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$;
Thence South 89°44'45" East along the South line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$, 431.65 feet to the Southeast corner of said NW $\frac{1}{4}$ SE $\frac{1}{4}$;
Thence North along the East line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ to the Northeast corner of said NW $\frac{1}{4}$ SE $\frac{1}{4}$;
Thence North 89°42'15" West, along the North line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$, 1326.03 feet to THE POINT OF BEGINNING.

ALSO ALL of the following legal subdivision or such parts thereof as lie North of and above the Snake River Canyon rim.

Section 2: Lots 5 and 6 and the East 26 rods of the SW $\frac{1}{4}$ SE $\frac{1}{4}$;

Section 11: Lots 1, 8 and 9, EXCEPT the West 54 rods of Lot 1 North of said rimrock.

Section 12: Lots 4 and 11, EXCEPT tract conveyed to Frank A. Reid by Deed dated July 16, 1928, recorded July 16, 1928 in Book 22 Deeds, Page 162, records of Gooding County, Idaho. (Tract now owned by Idaho Power Company)

EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND:

TOWNSHIP 9 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO

Section 2: A parcel of land located in SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$; more particularly described as follows:

Commencing at the North quarter corner of said Section 2, from which the Northwest corner of said Section 2 bears North 89°43'41" West 2643.65 feet;
Thence South 00°15'37" East along the West boundary of the NE $\frac{1}{4}$ of Section 2 for a distance of 118.04 feet to the Northwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2 and being THE TRUE POINT OF BEGINNING;
Thence North 89°50'57" East along the North boundary of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2 for a distance Of 1323.61 feet to the Northeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2;
Thence South 00°20'26" East along the East boundary of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2 for a distance of 900.00 feet;

Thence parallel with and approximately 30.0 feet Westerly of the wheel path of an irrigation sprinkler pivot on approximately the following courses:

South 49°45'29" West 55.40 feet;
South 49°10'56" West 71.81 feet;
South 48°19'13" West 109.73 feet;
South 45°47'12" West 105.11 feet;
South 42°43'57" West 104.87 feet;
South 39°39'00" West 108.60 feet;
South 33°09'09" West 109.53 feet;
South 30°55'58" West 109.24 feet;
South 28°31'44" West 103.91 feet;
South 23°41'34" West 112.12 feet;
South 18°21'15" West 109.82 feet;
South 15°45'15" West 104.04 feet;
South 11°19'14" West 107.30 feet;
South 06°59'33" West 35.58 feet;

Thence leaving the parallel line on a bearing of North 81°20'31" West for a distance of 354.23 feet to an existing property corner;

Thence North 23°40'50" West along the property line for a distance of 695.46 feet to the Southwest corner of the SW¼NE¼ of Section 2;

Thence North 00°15'51" West along the West boundary of the SW¼NE¼ of Section 2 for a distance of 1320.18 feet to THE TRUE POINT OF BEGINNING.

END OF EXHIBIT "A"



0005506708

**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 #: 0005506708

Date Filed: 12/9/2023 12:12:55 PM

B0861-8169 12/09/2023 12:13 PM Received by Office of the Idaho Secretary of State

Entity Name and Mailing Address:								
Entity Name:	2+ RANCH, LLC							
The file number of this entity on the records of the Idaho Secretary of State is:	0000251706							
Address	3751 S 2400 E JEROME, ID 83338-4029							
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:	W80559							
The registered agent on record is:								
Registered Agent	KEN BOER Registered Agent Physical Address 3751 S 2400 E JEROME, ID 83338 Mailing Address							
Limited Liability Company Managers and Members								
<table><thead><tr><th>Name</th><th>Title</th><th>Business Address</th></tr></thead><tbody><tr><td>KEVIN BOER</td><td>Member</td><td>466 S 200 W JEROME, ID 83338</td></tr></tbody></table>			Name	Title	Business Address	KEVIN BOER	Member	466 S 200 W JEROME, ID 83338
Name	Title	Business Address						
KEVIN BOER	Member	466 S 200 W JEROME, ID 83338						
The annual report must be signed by an authorized signer of the entity.								
Job Title: partner								
<i>ken boer</i>		<i>12/09/2023</i>						
Sign Here		Date						



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

November 01, 2024

2+ RANCH LLC
3751 S 2400 E
JEROME ID 83338-4029

Re: Change in Ownership for Water Right No(s): 36-10632, 36-10633, and 36-10634

Dear Water Right Holders:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water rights 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) 293-9916.

Sincerely,

Kent Aasa
Water Resource Agent, Senior

Enclosure(s)

C: Brockway Engineering, PLLC



BROCKWAY
ENGINEERING
P.L.L.C.

Hydraulics

Hydrology

Water Resources

September 26, 2024

Corey Skinner
Idaho Department of Water Resources
650 Addison Ave. W., Ste. 500
Twin Falls, ID 83301

Re: 2+ Ranch LLC

Dear Mr. Skinner:

2+ Ranch LLC has owned the property associated with water rights 36-10632, 36-10633 and 36-10634 for many years. The ownership of these three water rights need to be updated to reflect the current ownership of the property.

Please contact me if you have any questions.

Sincerely,

Greg Sullivan, M.S., Engineer

Cc: Ken Boer via Email

Enc: Change of Water Right Ownership, Warranty Deed, Water Right Reports, Annual Report, Brockway Engineering Check # 18205 for \$75.00

CHARLES E.
BROCKWAY,
PH.D., P.E.

CHARLES G.
BROCKWAY,
PH.D., P.E.

2016 NORTH
WASHINGTON
STREET • SUITE 4

TWIN FALLS,
IDAHO 83301

208•736•8543

FAX: 736•8506

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SEP 26 2024
DEPT. OF WATER RESOURCES
SOUTHERN REGION