

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

JAN 21 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?
36-15368	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: R & I Holdings LLC
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

368 South 200 East

Mailing address

208-280-1113

Telephone

Jerome

City

jtraugher4@gmail.com

Email

Name connector ☐ and ☐ or

ID

83338

State

Zip

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: December 27, 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.

8. Signature: JT Land, LLC
By: Jake M. Traugher
Signature of new owner/claimant
- Title, if applicable: member
- Date: 1-14-2025
- Print name: Jake M Traugher
- Signature: JT Land, LLC
By: Jennifer L. Traugher
Signature of new owner/claimant
- Title, if applicable: member
- Date: 1-14-2025
- Print name: Jennifer L. Traugher

For IDWR Office Use Only:

Received by: SG Date: 1-21-2025 Receipt No.: 5040490 Receipt Amt.: \$25 -

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing

Name on W-9: _____ Approved by: _____ Processed by: DM Date: 3/5/2025

W-9 received? Yes ☐ No ☐

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 # 2500212

JEROME COUNTY, JEROME, IDAHO
01-14-2025 03:48:08 PM No. of Pages: 2
Recorded for: FLYING S TITLE AND ESCROW - JEROME
CYRL LOOTENS Fee: \$15.00
Ex-Officio Recorder Deputy: LA
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1168799-J (tc)**

Date: **December 27, 2024**

For Value Received, **R & I Holdings, LLC, an Idaho limited liability company who acquired title as R & I Holdings, LLC, limited liability company**, 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 South 200 East, Jerome, ID 83338**, the following described premises, situated in **Jerome County, Idaho**, to-wit:

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

Section 4: SW1/4NW1/4.

TOGETHER WITH 40 SHARES OF THE CAPITAL STOCK OF THE NORTHSIDE 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.

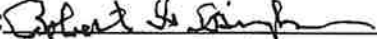
TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from 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.

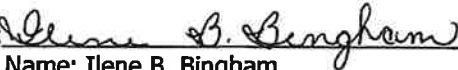
Date: **12/27/2024**

Warranty Deed
- continued

File No.: **1168799-J (tc)**

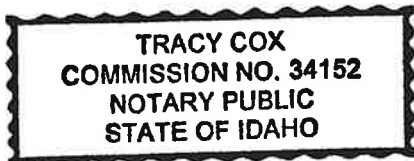
R & I Holdings, LLC , an Idaho limited liability
company

By: 
Name: Robert I. Bingham
Title: Member

By: 
Name: Ilene B. Bingham
Title: Member

STATE OF Idaho)
 ss.
COUNTY OF Jerome)

On this **Fourteenth day of January, 2025**, before me, a Notary Public in and for said State, personally appeared **Robert Bingham and Ilene Bingham**, 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 **R & I Holdings, 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.




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

To

aps.

4
41.32

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

3
41.00

2420
T17
6.10Ac.

2401
T18
34.90Ac.

3601

4201

1

4

5555
T19
5.68
Ac.

T1
11.13 Ac
5411

820.45
T6
5.72 Ac
5404

203
5401
T4
3.02
Ac
722.98
880.12
200.45
1.50



0005673754



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 #: 0005673754

Date Filed: 4/4/2024 3:32:21 PM

Entity Name and Mailing Address:

Entity Name: J T LAND, LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0000164596
Address: 368 S 200 E
JEROME, ID 83338-6526

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: W50982

The registered agent on record is:

Registered Agent: JAKE TRAUGHBER
Registered Agent
Physical Address
368 S 200 E
JEROME, ID 83338
Mailing Address

Limited Liability Company Managers and Members

Name	Title	Business Address
JAKE M. TRAUGHBER	Member	368 SOUTH 200 EAST JEROME, ID 83338
JENNIFER L. TRAUGHBER	Member	368 SOUTH 200 EAST JEROME, ID 83338

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

Job Title: member

Jake M. Traughber

Sign Here

04/04/2024

Date

B0897-3948 04/04/2024 3:32 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

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

Re: Change in Ownership for Water Right No(s): 36-15368

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) 293-9908.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: Flying S Title & Escrow of Idaho, Jerome, ID (File #1168799-J)



FLYING S
TITLE & ESCROW

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

RECEIVED

JAN 21 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGION

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

January 15, 2025
File No.: 1168799-J (tc)

Attn:

Re: **Water Right Transfer 36-15368**
Property: **328 South 200 East Jerome, ID 83338**
Buyer: **JT Land, LLC**
Seller: **R & I Holdings, LLC**

Enclosed please find the attached:

- Our Check No. **11155** in the amount of **\$25.00**, representing **Water Right Transfer 36-15368**.
- Transfer Documents, Map, and Warranty Deed

Sincerely,

Daisy Montes, Assistant for
Tracy Cox, Escrow Officer

dm/dm