

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED ✓

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?
47-2337	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-4101	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-4171	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-4461	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-4462	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: William S. Root
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Molitor, LLC an Idaho limited liability company
Name owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
3481E 3890N Kimberly ID 82308 83341
70 West Frontage Road North City Jerome State Idaho Zip 83341
Mailing address 209-420-5735 Email tomdmolitor58@gmail.com
Telephone
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 17, 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 # 47-2337

8. Signature: [Signature] Title, if applicable: Member Date: 1/15/25
Signature of new owner/claimant
Print name: Tom Molitor

Signature: [Signature] Title, if applicable: Member Date: 1/15/25
Signature of new owner/claimant
Print name: Don Molitor

Received by: SG Date: 1-21-2025 For IDWR Office Use Only: Receipt No. 5040491 Receipt Amt. \$125
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: TW Date: 2/27/2025

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

TWIN FALLS COUNTY
RECORDED FOR:
FLYING S TITLE AND ESCROW - T
09:44:04 AM 01-16-2025
2025000762
NO. PAGES 4 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: SB
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1166396-J (tc)**

Date: **December 17, 2024**

For Value Received, **Donna M. Bartholomew and William J. Voges, Co-Successor Trustees of the William S. Root Trust as Amended and Restated on July 20, 2022**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Molitor, LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **3481 E. 3890 N., Kimberly, ID 83341**, the following described premises, situated in **Twin Falls County, Idaho**, to-wit:

Parcel 1:

Township 9 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho and being more particularly described as follows:

SECTION 8: Part of the S $\frac{1}{2}$ SE $\frac{1}{4}$, more particularly described as follows:
COMMENCING at the Southeast corner of Section 8 from which the East One Quarter (E $\frac{1}{4}$) corner of Section 8 bears North 01°11'37" West -2683.37 feet, said Southeast corner of Section 8 being the TRUE POINT OF BEGINNING:

THENCE South 88°37'40" West along the South boundary of the SE $\frac{1}{4}$ of Section 8 for a distance of 2606.68 feet to the South One Quarter (S $\frac{1}{4}$) corner of Section 8;
THENCE North 02°20'30" West along the West boundary of the SE $\frac{1}{4}$ of Section 8 for a distance of 1350.83 feet to the Northwest corner of the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 8;
THENCE North 88°49'22" East along the North boundary of the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 8 for a distance of 1975.18 feet;
THENCE South 01°28'55" East for a distance of 340.66;
THENCE North 88°21'54" East for a distance of 656.86 feet to a point on the East boundary of the SE $\frac{1}{4}$ of Section 8;
THENCE South 01°11'37" East along the East boundary of the SE $\frac{1}{4}$ of Section 8 for a distance of 1006.28 feet to TRUE POINT OF BEGINNING.

Parcel 2:

Township 9 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho and being more particularly described as follows:

Section 9: Part of the SW $\frac{1}{4}$, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 9 from which the West One Quarter

(W¹/₄) corner of Section 9 bears North 01°11'37" West-2683.37 feet, said Southwest corner of Section 9 being the TRUE POINT OF BEGINNING:

THENCE from the Southwest corner of section 9 on a bearing North 01°11'37" West along the West boundary of the SW¹/₄ of Section 9 for a distance of 1006.28 feet;

THENCE South 88°50'46" East for a distance of 250.00 feet;

THENCE North 01°11'37" West parallel with the West boundary of the SW¹/₄ of Section 9 for a distance of 335.86 feet;

THENCE North 88°56'58" West for a distance of 249.98 feet to a point on the West boundary of the SW¹/₄ of Section 9;

THENCE North 01°11'37" West along the West boundary of the SW¹/₄ of Section 9 for a distance of 1341.69 feet to the West One Quarter (W¹/₄) corner of Section 9;

THENCE South 88°42'50" East along the North boundary of the SW¹/₄ of Section 9 for a distance of 2642.30 feet to the Northeast corner of the SW¹/₄ of Section 9;

THENCE South 00°26'44" East along the East boundary of the SW¹/₄ of Section 9 for a distance of 2660.49 feet to the South One Quarter (S¹/₄) corner of Section 9;

THENCE North 89°11'18" West along the South boundary of the SW¹/₄ of Section 9 for a distance of 2606.68 feet to the TRUE POINT OF BEGINNING.

Parcel 3:

Township 9 South, Range 14, East of the Boise Meridian, Twin Falls County, Idaho

Section 17: NE¹/₄; NE¹/₄SE¹/₄; S¹/₂SE¹/₄; SE¹/₄SW¹/₄

Section 16: N¹/₂; SW¹/₄; W¹/₂SE¹/₄

AND

Township 9 South Range 14 East, Boise, Meridian, Twin Falls County, Idaho

A parcel of land located in Sections 16 and 17 of described as follows:

A strip of land 50.0 feet in width, said strip being 25.0 feet each side of the following described line:

Commencing at the Section corner common to Sections 16, 17, 20, and 21 of said Township 9 South Range 14 East and being the true point of beginning:

Thence North 00°30'30" West along the Section line common to Sections 16 and 17 for a distance of 2624.22 feet to the One Quarter Corner common to said Sections 16 and 17;

Thence continuing North 00°30'30" West along the Section line common to said Sections 16 and 17 for a distance of 2624.22 feet to the Section corner common to Sections 8, 9, 16 and 17 of Township 9 South, Range 14 East and being the terminus of said abandonment.

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.

Date: **12/17/2024**

Warranty Deed
- continued

File No.: **1166396-J (tc)**

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: 12/17/2024

Warranty Deed
- continued

File No.: 1166396-J (tc)

William S. Root Trust as Amended and Restated
on July 20, 2022

 Co-Successor Trustee
Donna M. Bartholomew, Co-Successor Trustee

 Co-Successor Trustee
William J. Voges, Co-Successor Trustee

STATE OF Florida)
COUNTY OF Volusia) ss.

On this 14th day of January, 2025, before me, a Notary Public in and for said State, personally appeared **Donna M. Bartholomew and William J. Voges**, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument as Co-Trustees of the **William S. Root Trust as Amended and Restated on July 20, 2022** Trust, and acknowledged to me that they executed the same as such Co-Trustees.

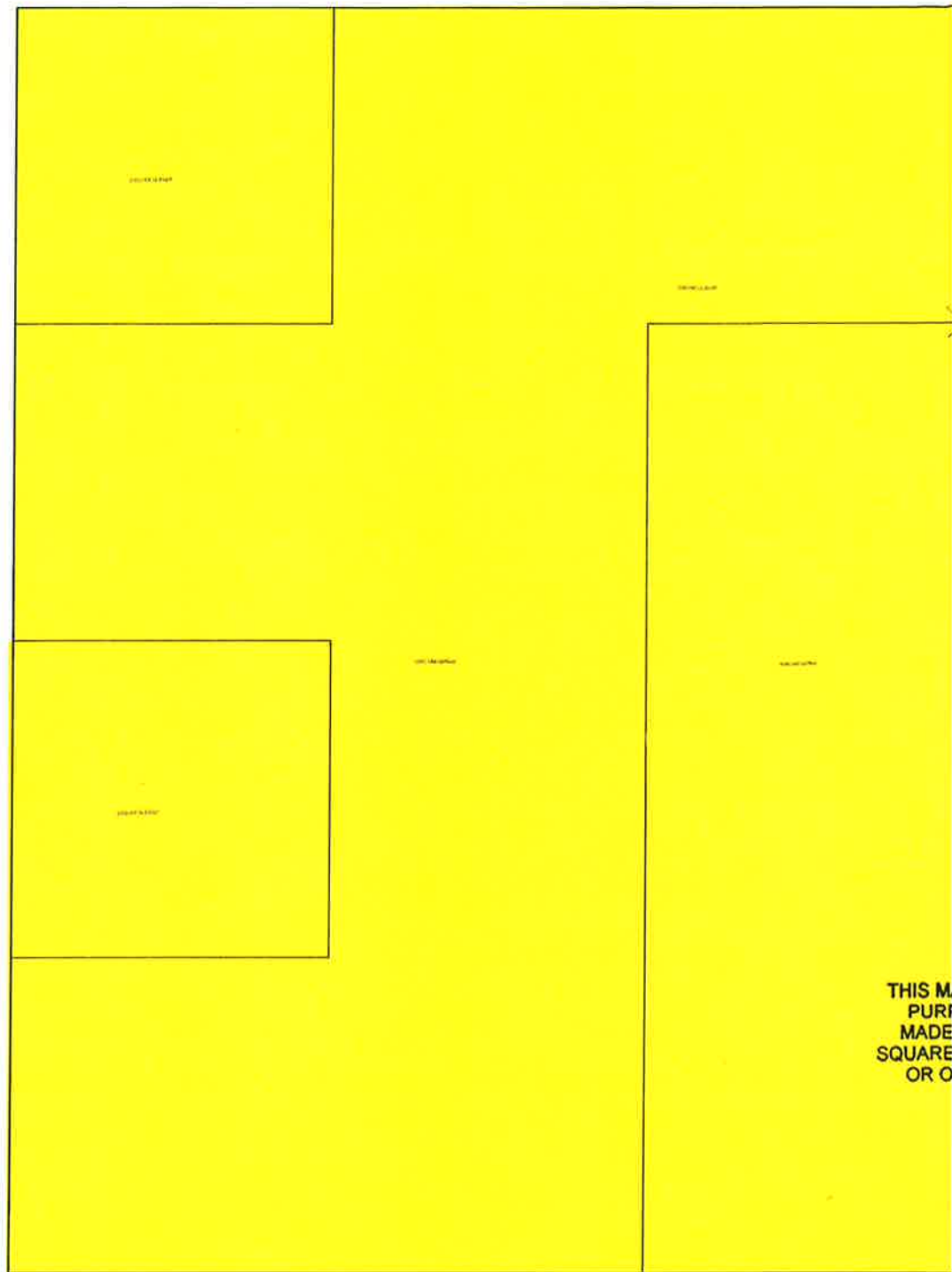
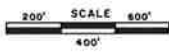


TERI J. FRANCIS
Commission # HH 289847
Expires July 27, 2026


Notary Public of Volusia County, FL
Residing at: Ormond Beach, FL
Commission Expires: 7/27/2026



TWIN FALLS
COUNTY, IDAHO



THIS MAP
PURPOSE
MADE
SQUARE
OR O

REVIEWED & APPROVED

[Signature]

[Signature]

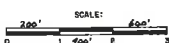
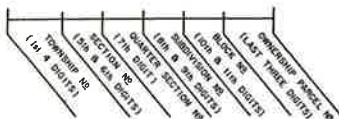
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1. In

TOWNSHIP						
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18	17	16	15	14	13	
19	20	21	22	23	24	
30	29	28	27	26	25	
31	32	33	34	35	36	

LEGEND

- TOWNSHIP LINES 
 SECTION LINES 
 SECTION CORNER 
 QUARTER CORNER 
 PARCEL BOUNDARY 
 SUBDIVISION BOUNDARY 
 ARBITRARY SUBDIVISION NO. 3 
 ARBITRARY BLOCK NO. 2
 ARBITRARY PARCEL NO. 30
 ADJACENT PARCEL TIE LINE 
 RAILROADS 
 U.S. HIGHWAYS 
 STATE HIGHWAYS 
 INTERSTATE HIGHWAYS 
 COUNTRY ROADS 

[illegible]

OSMAE092450
USA

STOKES 1400
P-12902

P-12976

09514E091201

THIS MAP IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO WARRANTY IS MADE AS TO THE QUALITY, ACCURACY, SQUARE FOOTAGE, OR COMPLETION OF ANY IMPROVEMENTS OR FLYING SITUATIONS.

CONVENTS,

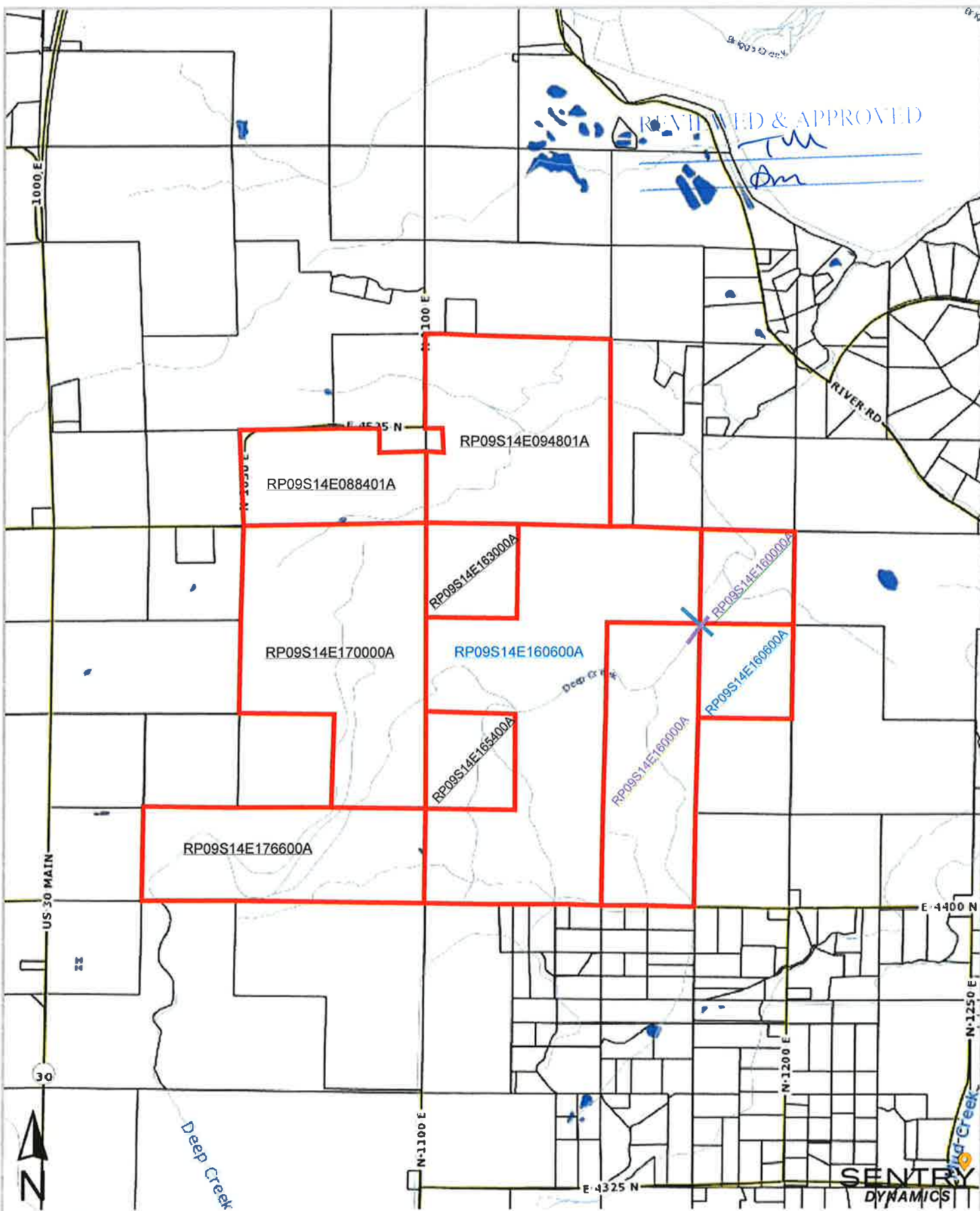
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REVIEWED & APPROVED

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REVIEWED & APPROVED

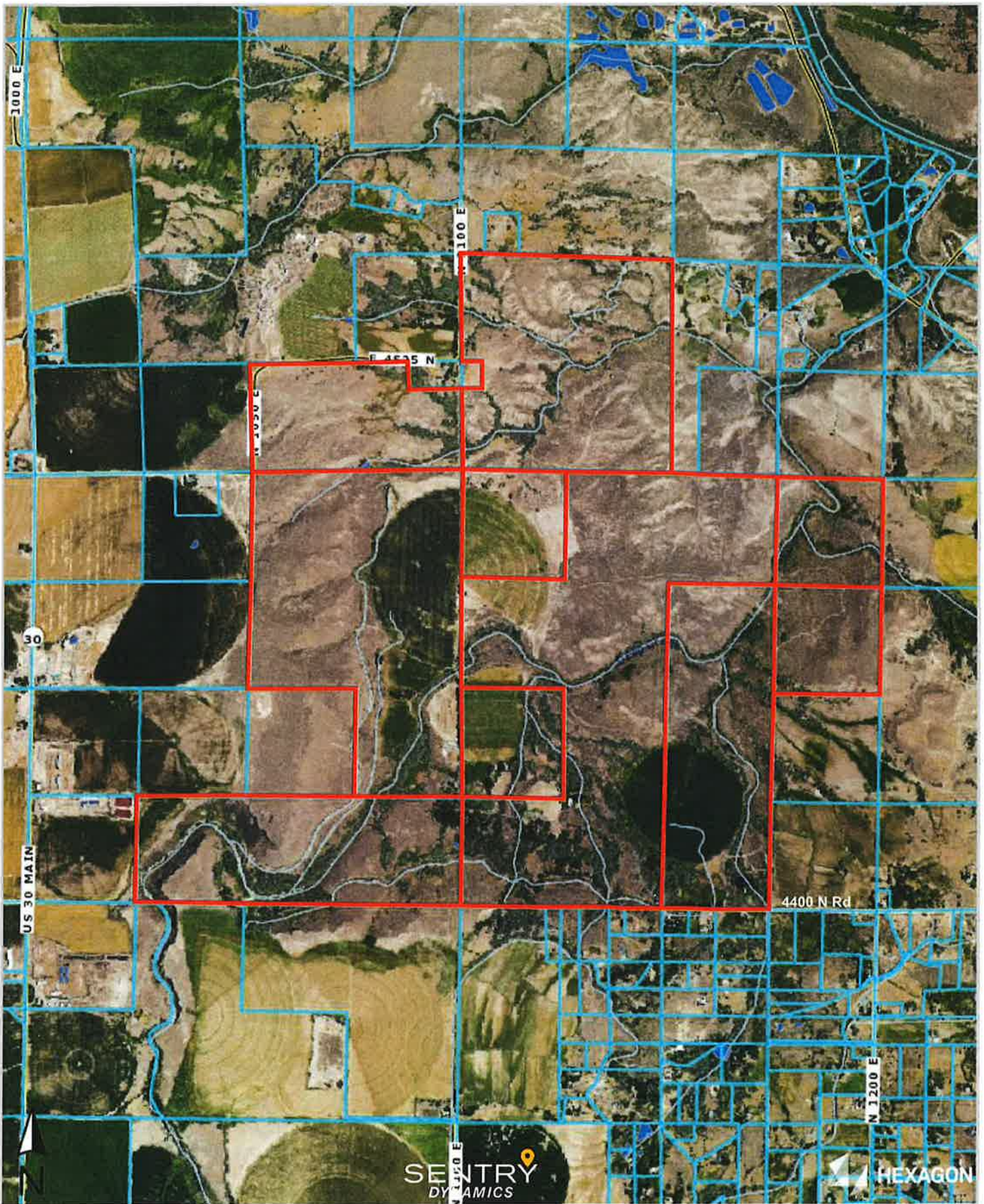
TM
Am



FLYING S
TITLE & ESCROW

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

SENTRY
DYNAMICS



FLYING S
TITLE & ESCROW

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



0005629206



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 #: 0005629206

Date Filed: 3/4/2024 8:26:01 AM

Entity Name and Mailing Address:

Entity Name: MOLITOR, LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0000346893
Address: PO BOX 714
JEROME, ID 83338-0714

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: W112691

The registered agent on record is:

Registered Agent: DEVON MOLITOR
Registered Agent
Physical Address
70 WEST FRONTAGE RD. NORTH
JEROME, ID 83338
Mailing Address

Limited Liability Company Managers and Members

Name	Title	Business Address
TODD MOLITOR	Member	PO BOX 714 70 W FRONTAGE ROAD N JEROME, ID 83338
DEVON J MOLITOR	Member	PO BOX 714 70 WE FRONTAGE RD N JEROME, ID 83338-5385

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

Job Title: General Manager

Darrick Cooke

Sign Here

03/04/2024

Date

B0887-2339 03/04/2024 8:26 AM 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

February 27, 2025

MOLITOR LLC
3481 E 3890 N
KIMBERLY ID 83341-5508

Re: Change in Ownership for Water Right No(s): 47-2337, 47-4101, 47-4171, 47-4461, 47-4462

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) 293-9912.

Sincerely,

Tyler Wallace
Engineer Associate

Enclosure(s)

Cc:

Flying S Title and Escrow, Jerome File #1166396-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 16, 2025
File No.: 1166396-J (tc)

Attn:

Re: **Water Transfer Docs, Warranty Deed, and Map**

Property: **1115 East 4400 North Buhl, ID 83316**

Buyer: **Molitor, LLC**

Seller: **Donna M. Bartholomew and William J. Voges, Co-Succe of the William S. Root Trust**

Enclosed please find the attached:

Our Check No. **11165** in the amount of **\$125.00**, representing **Water Transfer Docs, Warranty Deed, and Map.**

- Water Transfer Docs, Warranty Deed, and Map

Sincerely,

Daisy Montes, Assistant for
Tracy Cox, Escrow Officer

dm/dm