

FEB 24 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPT. 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?
36-14365	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: Charlene Lickley and LW Lickley

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Ruff-It Ranch, LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or516 East 400 SouthJerome

ID

83338

Mailing address

City

State

Zip

208-280-1124mwlanaster@live.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: 2/7/2024
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: [Signature] Member [Signature] Date 5/20/2024

Signature of new owner/claimant

Title, if applicable

Date

Ruff-It Ranch, LLC by Mike Lancaster, Member

Print name

Signature: _____ Member _____ Date _____

Signature of new owner/claimant

Title, if applicable

Date

Ruff-It Ranch, LLC by Laurie Lancaster, Member

Print name

Received by SG Date 2.24.2025 For IDWR Office Use Only: Receipt No. 5040529 Receipt Amt. \$50-

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 3/21/2025

Instrument # 2400488

JEROME COUNTY, JEROME, IDAHO

2-12-2024 10:35:30 AM No. of Pages: 2

Recorded for : POPPLEWELL LAW FIRM

CYRL LOOTENS

Fee: 15.00

Ex-Officio Recorder Deputy

Wilson

GRANT DEED

Laurie L. Lancaster, a married individual, joined by Michael W. Lancaster, her husband, for consideration paid, grant to Ruff-It Ranch, LLC, an Idaho limited liability company, whose address is 516 E. 400 S., Jerome, ID 83338, the following described real estate located in Jerome County, Idaho:

Refer to the legal descriptions set forth on the Exhibit "A" attached hereto and incorporated herein by reference;

Subject to: any encumbrances of record, reservations, restrictions and easements of record; and taxes for the current year and subsequent years;

with those covenants specified under I.C. § 55-612, restrained by the terms hereof.

WITNESS our hands and seals the 7th day of February, 2024.

Laurie L. Lancaster
LAURIE L. LANCASTER

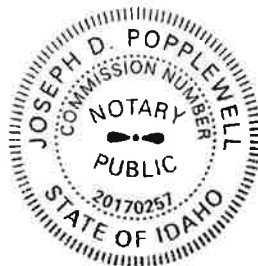
Michael W. Lancaster
MICHAEL W. LANCASTER

ACKNOWLEDGMENT

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

This record was acknowledged before me on February 7, 2024 by Laurie L. Lancaster and Michael W. Lancaster.

(SEAL)



J.D. Popplewell
NOTARY PUBLIC
My commission expires: 08/09/29

EXHIBIT "A"

Legal Description No. 1: TOWNSHIP 9 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO; Section 1: S $\frac{1}{2}$ SW $\frac{1}{4}$; EXCEPTING THEREFROM the SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$.

Legal Description No. 2: TOWNSHIP 9 SOUTH, RANGE 17, EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO; Section 5: N $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$; EXCEPTING THEREFROM the following tract deeded to the State of Idaho by Deed recorded November 26, 1963 in Book 173 Page 608 as Instrument Number 156966, Jerome County records: Beginning at the South quarter corner of said Section 5; THENCE, East along the South line of said Section 5, a distance of 120.00 feet to a point; THENCE, Northwesterly to a point in the West line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 5, a distance of 130.00 feet North of THE PLACE OF BEGINNING; THENCE, South along the West line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 5 to THE PLACE OF BEGINNING; AND EXCEPTING THEREFROM the following described parcel of land: Commencing at the Southwest corner of the SE $\frac{1}{4}$ of said section; THENCE, South 89°42'17" East, along the South line of said section, a distance of 120.00 feet to THE TRUE POINT OF BEGINNING; THENCE, North 42°27'17" West, 177.03 feet; THENCE, North 0°13'13" East along the West line of the SE $\frac{1}{4}$, 541.72 feet; THENCE, South 44°44'32" East, 950.56 feet to the South line of said section; THENCE, North 89°42'17" West, along the South line of said section, 551.72 feet to THE TRUE POINT OF BEGINNING.



0005975799



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 #: 0005975799

Date Filed: 11/8/2024 10:26:50 PM

Entity Name and Mailing Address:

Entity Name: Ruff-It Ranch, LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0004545666
Address: 516 E 400 S
JEROME, ID 83338-6755

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: Mike W Lancaster
Registered Agent
Physical Address
516 E 400 S
JEROME, ID 83338
Mailing Address
516 E 400 S
JEROME, ID 83338-6755

Limited Liability Company Managers and Members

Name	Title	Business Address
Laurie L Lancaster	Manager	516 E 400 S JEROME, ID 83338

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

Job Title: Manager

Laurie Lancaster

Sign Here

11/08/2024

Date

B0963-0872 11/08/2024 10:26 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 21, 2025

RUFF IT RANCH LLC
516 E 400 S
JEROME ID 83338-6755

Re: Change in Ownership & Notice of Security Interest for Water Right No(s): 36-14365

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 Shawpatin AgCap LLC. 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: TitleOne, Jerome, ID (File #24501624)
Shawpatin AgCap LLC



237 N. Lincoln Ave.
Jerome, ID 83338
Ph. (208) 324-5613
Fx. (866) 310-3443
www.titleonecorp.com

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

RECEIVED

FEB 24 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGION

Date: May 21, 2024

Re: Escrow No. 24501624 ~ Ruff-It Ranch, LLC

In connection with the above referenced transaction, I am enclosing the following:

Check No. 56228 in the amount of \$50.00 for the transfer and notice of security interest
Notice of Change in Water Right Ownership
Notice of Security Interest in a Water Right
Copy of recorded Mortgage Instrument No. 2401804, Jerome County, Idaho

Your business is greatly appreciated. If you have any questions, please do not hesitate to contact me.

Sincerely,

Laury Lamb
(208) 324-5613
llamb@titleonecorp.com