

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 30 2025

DE WATER RESOURCES
WESTERN 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?
63-33726	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: Brent Zeyer
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Allied Farms, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 1505 Southside Blvd. Nampa ID 83686
Mailing address City State Zip
208-890-8231 shawn_overall@hotmail.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: 05/23/2025
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.

8. Signature:  Manager 05/23/2025
Signature of new owner/claimant Title, if applicable Date
Shawn Overall
Print name

Signature: _____
Signature of new owner/claimant Title, if applicable Date

Print name

For IDWR Office Use Only:

Received by MB Date 5/30/2025 Receipt No. W052554 Receipt Amt. \$25.00
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 SA Processed by SA Date 6/2/2025

Pgs=2 JWINSLOW \$15.00
TYPE: DEED
DINIUS LAW
ELECTRONICALLY RECORDED

EXHIBIT A

A parcel of land located in the NW 1/4 NW 1/4 of Section 12, Township 1 North, Range 2 West, B.M., Canyon County, Idaho being described as follows:

BEGINNING at the brass cap in the intersection of Southside Boulevard with Stagecoach Road which marks the northwest corner of said Section 12; thence,

S.89° 27' 28" E., 560.00 feet along the north line of said Section 12 to a 1/2 inch rebar at the northwest corner of Revised Parcel 1; thence,

S.00° 32' 32" W., 303.16 feet along the west line of said Revised Parcel 1 to a 1/2 inch rebar; thence,

S.89° 27' 28" E., 207.58 feet along the south line of said Revised Parcel 1 to a 1/2 inch rebar; thence,

N.00° 32' 32" E., 303.16 feet along the east line of said Revised Parcel 1 to a 1/2 inch rebar in the north line of said Section 12; thence,

S.89° 27' 28" E., 554.78 feet along said section line to a 2" aluminum cap monument at the northeast corner of said NW 1/4 NW 1/4 (W 1/16 corner); thence,

S.00° 41' 27" W., 1323.04 feet along the east line of said NW 1/4 NW 1/4 to a 2" aluminum cap monument at the northeast corner of same (NW 1/16th); thence,

N.89° 29' 02" W., 1322.26 feet along the south line of said NW 1/4 NW 1/4 to a brass cap in the centerline of said Southside Boulevard (N 1/16 corner); thence,

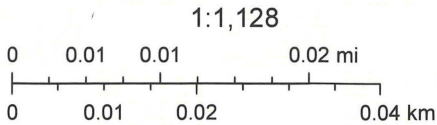
N.00° 41' 12" E., 1323.64 feet along the west line of said Section 12 (centerline of said Southside Boulevard) to the POINT OF BEGINNING.

Wells and Groundwater Management



3/25/2025, 4:50:25 PM

-  Wells
-  Administrative Regions
-  Counties



Maxar, Microsoft, State of Oregon, State of Oregon GEO, Esri, HERE, Garmin, IPC, State of Oregon GEO, Esri, HERE, IPC

General Information

Supplied by IDWR staff

Owner: Allied Farms Llc
Mailing Address: 1505 Southside Blvd Nampa Id 83686
Property Address: 4842 Southside Blvd
Neighborhood: 530060 Small Town Ag Comm/Ind

Parcel ID: 28475010 0
Property Class: 336 Indust Improv on Cat 14
Deeded Acres: 38.7300
District: 096-00

Last updated: 6/01/2025 05:32:53 PM

Map Info

Parcel ID

Link to Interactive Map (Click Below to Navigate to Map)

28475010 0

36901

Legal Descriptions

Description

12-1N-2W NW TX 14118 IN NWNW

Ownership Transfer History

Instrument	Date	Owner	Grantee	Type
2025017856	5/23/25	2c Ventures Llc	Allied Farms Llc	Single
2025008487	3/13/25	Allied Seed Llc	2c Ventures Llc	Single
2014013766	4/16/14	Multiple Owners	Allied Seed Llc	Multiple
200018166	5/24/13	Zeyer Living Trust	Melmont Bean & Seed Inc	Single
2013005826	2/7/13	Zeyer Brent P	Zeyer Living Trust	Single

Exemption History

Effective Year	Modifier	Application Date	Exemption Expires	Override Amount	Percent	Total Value	Exemption Amount	Net Taxable Value
No modifier data is available for this record.								

Net Taxable Value

Tax Year	Description	Value
2025	Original	1,300,570
2024	Original	1,285,640

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2025	02- Assessment Update		523,770776,800	1,300,570
2024	02- Assessment Update		504,740780,900	1,285,640



0006263631



STATE OF IDAHO
Office of the secretary of state, Phil McGrane
**CERTIFICATE OF ORGANIZATION LIMITED
LIABILITY COMPANY**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$100.00

For Office Use Only

-FILED-

File #: 0006263631

Date Filed: 5/22/2025 4:28:26 PM

Supplied by IDWR staff

Certificate of Organization Limited Liability Company					
Select one: Standard, Expedited or Same Day Service (see descriptions below) Standard (filing fee \$100)					
1. Limited Liability Company Name					
Type of Limited Liability Company	Limited Liability Company				
Entity name	Allied Farms, LLC				
2. The complete street address of the principal office is:					
Principal Office Address	1505 SOUTHSIDE BLVD. NAMPA, ID 83686				
3. The mailing address of the principal office is:					
Mailing Address	1505 SOUTHSIDE BLVD NAMPA, ID 83686-8650				
4. Registered Agent Name and Address					
Registered Agent	Registered Agent Kevin E Dinius Physical Address: 5680 E FRANKLIN RD STE 130 NAMPA, ID 83687-9012 Mailing Address: 5680 E FRANKLIN RD STE 130 NAMPA, ID 83687-9012				
☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.					
5. Governors					
<table border="1"><thead><tr><th>Name</th><th>Address</th></tr></thead><tbody><tr><td>Shawn Overall</td><td>1505 SOUTHSIDE BLVD. NAMPA, ID 83686</td></tr></tbody></table>		Name	Address	Shawn Overall	1505 SOUTHSIDE BLVD. NAMPA, ID 83686
Name	Address				
Shawn Overall	1505 SOUTHSIDE BLVD. NAMPA, ID 83686				
Signature of Organizer:					
<u>Shawn Overall</u>	<u>05/22/2025</u>				
Sign Here	Date				

B1016-4739 05/22/2025 4:28 PM Received by Office of the Idaho Secretary of State



IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

June 2, 2025

ALLIED FARMS, LLC
1505 SOUTHSIDE BLVD
NAMPA ID 83686-8650

Re: Change in Ownership for Water Right No: 63-33726

Dear Water Right Holder:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right 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, please contact me at 208-605-4631.

Sincerely,

Susy Hobson
Technical Records Specialist

Enclosure



IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

June 02, 2025

NORTHWEST FARM CREDIT SERVICES FLCA
2001 S FLINT RD STE
SPOKANE WA 99220-2585

RE: Notice of Security Interest for Water Right/Permit No: 63-33726

Dear Security Interest Holder:

The Department of Water Resources (Department) is notifying you of a change in ownership for the above reference water right of which you filed a Notice of Security Interest for in April of 2014. Allied Seed, LLC is no longer the owner of the water right or the associated property. A Notice of Change in Ownership was received from Allied Farms, LLC on May 30, 2025.

If you have any questions concerning the enclosed information, please contact me at 208-605-4631.

Sincerely,

Susy Hobson
Technical Records Specialist