

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUN 09 2025

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP DEPT. OF WATER RESOURCES
EASTERN 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, 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?
29-290-B OK	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: SIPHERD, ADAM + CAROLYN
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): WH LAND + LIVESTOCK
New owner(s) as listed on the conveyance document

976 W McNABB RD
Mailing address
208-251-6336
Telephone

INCOM ID 83245
City State Zip
MIKERMENABB@YAHOO.COM
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: 12/6/24
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):
 - ☒ \$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: Mike McNabb partner 5/27/25
 Signature of new owner/claimant Title, if applicable Date
MIKE McNABB
 Print name

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

 Print name

For IDWR Office Use Only:

Received by JB Date 6/9/2025 Receipt No. E050903 Receipt Amt. \$25. -
 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 JB Processed by JB Date 6/11/2025



Pioneer Title Co.
GOING BEYOND

135 N. Arthur Ave.
Pocatello, ID 83204

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

Instrument # 22413322
Bannock County, Pocatello, Idaho
12/06/2024 03:24:15 PM No. of Pages: 3
Recorded for: PIONEER TITLE POCATELLO
Jason C. Dixon Fee: \$15.00
Deputy jrbrower
Electronically Recorded

File No. 866759 SK/MH

WARRANTY DEED

For Value Received

Adam Sipherd and Carolyn Sipherd, as sole members of Saint Francis Properties LLC, a dissolved
Idaho limited liability company

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

WH Land & Livestock, a General Partnership

hereinafter referred to as Grantee, whose current address is

6993 North Rapid Creek Road, Inkom, ID 83245

The following described premises, to-wit:

LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises
are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and
those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: December 5, 2024

Saint Francis Properties LLC

By:

Adam Sipherd

Adam Sipherd, Member

By:

Carolyn Sipherd

Carolyn Sipherd, Member

State of UTAH; County of Utah

This record was acknowledged before me on December 5, 2024 by Adam Sipherd and Carolyn Sipherd,
as Sole Members of Saint Francis Properties LLC.

Signature of notary public

Commission Expires: 09-06-2027

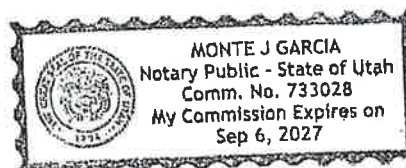


EXHIBIT A

PARCEL 1 (NORTHERLY PARCEL):

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER SOUTHEAST QUARTER, SECTION 21, TOWNSHIP 7 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, BEING A PORTION OF THE LANDS OF NEPHI MICHAEL LUKER, DESCRIBED AS INSTRUMENT NO. 536858 AND INSTRUMENT NO. 552191, BANNOCK COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/16 CORNER ON THE MERIDIONAL CENTERLINE OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO; THENCE NORTH 73°05'10" EAST, A DISTANCE OF 373.06 FEET TO THE SOUTHWEST CORNER OF LOT 16, SKYLINE SUBDIVISION, A SUBDIVISION OF BANNOCK COUNTY, IDAHO; THENCE NORTH 18°11' EAST ALONG THE WESTERLY LINE OF SAID SKYLINE SUBDIVISION A DISTANCE OF 361.79 FEET TO THE NORTHWESTERLY CORNER OF LOT 10, SAID SKYLINE SUBDIVISION; THENCE SOUTH 71°49' EAST ALONG THE NORTH LINE OF SAID LOT 10 A DISTANCE OF 125.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 10; THENCE NORTH 18°11' EAST A DISTANCE OF 58.33 FEET TO A ½ INCH IRON PIN FOUND IN PLACE; THENCE NORTH 18°11'00" EAST, A DISTANCE OF 112.00 FEET TO A ½ X 24 INCH IRON PIN SET THIS SURVEY, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 65°24'45" WEST A DISTANCE OF 75.00 FEET TO A ½ X 24 INCH IRON PIN SET THIS SURVEY; THENCE NORTH 22°59'45" EAST A DISTANCE OF 92.00 FEET TO A ½ X 24 INCH IRON PIN SET THIS SURVEY; THENCE NORTH 55°02'05" WEST A DISTANCE OF 221.99 FEET TO AN INTERSECTION WITH A PORTION OF SOUTHERLY BOUNDARY OF ROCK CLIFF ADDITION, A SUBDIVISION OF BANNOCK COUNTY, IDAHO; THENCE NORTH 79°20'06" EAST ALONG THE SOUTH LINE OF SAID ROCK CLIFF ADDITION, A DISTANCE OF 212.35 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY OF INTERSTATE HIGHWAY 15; THENCE SOUTH 51°53'51" EAST ALONG SAID INTERSTATE HIGHWAY RIGHT OF WAY A DISTANCE OF 99.24 FEET; THENCE SOUTH 18°11'00" WEST A DISTANCE OF 232.77 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (SOUTHERLY PARCEL):

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER SOUTHEAST QUARTER, SECTION 21, TOWNSHIP 7 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, BEING A PORTION OF THE LANDS OF NEPHI MICHAEL LUKER, DESCRIBED IN INSTRUMENT NO. 536858 AND INSTRUMENT NO. 552191, BANNOCK COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/16 CORNER OF THE MERIDIONAL CENTERLINE OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO; THENCE NORTH 73°05'10" EAST, A DISTANCE OF 373.06 FEET TO THE SOUTHWEST CORNER OF LOT 16, SKYLINE SUBDIVISION, A SUBDIVISION OF BANNOCK COUNTY, IDAHO; THENCE NORTH 18°11' EAST ALONG THE WESTERLY LINE OF SAID SKYLINE SUBDIVISION, A DISTANCE OF 361.79 FEET TO THE NORTHWESTERLY CORNER OF LOT 10, AND SKYLINE SUBDIVISION; THENCE SOUTH 71°49' EAST ALONG THE NORTH LINE OF SAID LOT 10 A DISTANCE OF 125.00 FEET TO

JCM

THE NORTHEASTERLY CORNER OF SAID LOT 10; THENCE NORTH 18°11' EAST A DISTANCE 58.33 FEET TO A ½ INCH IRON PIN FOUND IN PLACE, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 59°47'55" WEST A DISTANCE OF 188.00 FEET (MEASURED AS 188.60 FEET) TO A ½ INCH IRON PIN FOUND IN PLACE; THENCE NORTH 58°21'15" WEST A DISTANCE OF 119.03 FEET; THENCE NORTH 76°26'24" WEST A DISTANCE OF 27.81 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF ROCK CLIFF ADDITION, A SUBDIVISION OF BANNOCK COUNTY, IDAHO; THENCE FOLLOWING FOUR (4) COURSES ALONG SAID SOUTHERLY BOUNDARY OF THE ROCK CLIFF ADDITION: 1) NORTH 04°59'42" WEST, A DISTANCE OF 107.07 FEET; 2) NORTH 29°45'00" EAST, A DISTANCE OF 48.04 FEET; 3) NORTH 61°38'43" EAST, A DISTANCE OF 62.48 FEET; 4) NORTH 79°20'06" EAST, A DISTANCE OF 42.86 FEET; THENCE SOUTH 55°02'02" EAST A DISTANCE OF 221.99 FEET TO A ½ X 24 INCH IRON PIN SET THIS SURVEY; THENCE SOUTH 22°59'45" WEST A DISTANCE OF 92.00 FEET TO A ½ X 24 INCH IRON PIN SET THIS SURVEY; THENCE SOUTH 65°24'45" EAST A DISTANCE OF 75.00 FEET TO A ½ X 24 INCH IRON PIN SET THIS SURVEY; THENCE SOUTH 18°11'00" WEST A DISTANCE OF 112.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

LOTS 1, 2 AND 3, BLOCK 2, SKYLINE THIRD ADDITION, BANNOCK COUNTY, IDAHO, AS THE SAME APPEARS ON THE OFFICIAL PLAT THEREOF, RECORDED MARCH 21, 1978 AS INSTRUMENT NO. 596004.

JCM

State of Idaho
Department of Water Resources

Water Right

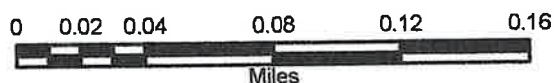
29-290B

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 5/27/2025



Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion





Parcel 1

Parcel 2

22413322 Adam & Carolyn Sipherd sole members of Saint Francis Properties LLC - Dissolved TO WH Land & Livestock

6/10/2025

Scale: 1 inch= 600 feet

File:

Tract 1: 0.8125 Acres (35393 Sq. Feet), Closure: s56.3651e 0.05 ft. (1/18404), Perimeter=933 ft.

Tract 2: 1.4849 Acres (64680 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/385275), Perimeter=1096 ft.

01 /sw,nw,se,21,7s,36e
02 /n73.0510e 373.06
03 /n18.11e 361.79
04 /s71.49e 125
05 /n18.11e 58.33
06 /n18.1100e 112.00
07 n65.2445w 75.00
08 n22.5945e 92.00
09 n55.0205w 221.99
10 n79.2006e 212.35
11 s51.5351e 99.24
12 s18.1100w 232.77
13 @0
14 /n73.0510e 373.06
15 /n18.11e 361.79
16 /s71.49e 125.00
17 /n18.11e 58.33
18 n59.4755w 188.00

19 n58.2115w 119.03
20 n76.2624w 27.81
21 n04.5942w 107.07
22 n29.4500e 48.04
23 n61.3843e 62.48
24 n79.2006e 42.86
25 s55.0202e 221.99
26 s22.5945w 92.00
27 s65.2445e 75.00
28 s18.1100w 112.00



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

June 11, 2025

WH LAND & LIVESTOCK
976 W MCNABB RD
INKOM ID 83245-1502

Re: Change in Ownership for Water Right No(s): 29-290B

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 208-497-3787.

Sincerely,

Jonie Baily
Technical Records Specialist 1

Enclosure(s)

cc: WATER DISTRICT 29D