

JUN 11 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPT. OF WATER RESOURCES
EASTERN 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?
13-2047	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: Badlands Ranches LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): C & T Davis Investments LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- P.O. Box 23 Swan lake Idaho 83281
Mailing address City State Zip
801-391-6449 Cummins2412@gmail.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: 9/25/2024
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:  Texie Davis Manager/Owner Jun 09, 2025
Signature of new owner/claimant Title, if applicable Date
Print name
- Signature: _____
Signature of new owner/claimant Title, if applicable Date
Print name

For IDWR Office Use Only:

Received by MB Date 6/16/25 Receipt No. _____ Receipt Amt. no charge
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 _____ Date _____

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

INSTRUCTIONS FOR FILING A NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

This form has been prepared to assist all claimants and owners of water rights to comply with the requirements of Idaho Code §§ 42-248 and 42-1409(6). All persons owning or claiming ownership of a water right or claim are required to provide notice to the Department of Water Resources (IDWR) of any change in ownership of any part of the water right or claim or of any change in the owner's mailing address within 120 days of the change. Forms to report ownership changes and/or to update an address are available on IDWR's website at www.idwr.idaho.gov/forms/water-rights.html. In addition, all new owners of water rights within a pending general adjudication area must inquire whether a notice of claim has been filed and, if not, shall file a notice of claim if necessary.

A notice is required for changes in ownership from one individual to another, from an individual to a business entity (even if the business is owned by the individual), or from one business entity to another (even if both businesses are owned by the same individual). Adding or removing a name is considered an ownership change which requires the submission of evidence to support the change and the filing fee.

Separate brochures describing the adjudication of water rights and the ownership change notice requirement are available from IDWR. Please contact your nearest IDWR office if you would like more information or need help completing this form. A list of IDWR offices is on page 2 of these instructions, or you can call 1-800-451-4129. Water right information can be found on the IDWR's website using the [Water Right and Adjudication Search](#).

Please note:

- Unlike licensed or decreed water rights, which are real property, water right permits, applications for new water rights, and applications to transfer existing water rights are considered the personal property of the permit holders/applicants. Permit holders and applicants must assign their interest in a permit and/or application to the new owner. Assignment forms are available on the IDWR's website at www.idwr.idaho.gov/forms/water-rights.html, or from any IDWR office. The fee for an Assignment of Permit is \$25. There is no charge for an Assignment of Application for Permit or Application for Transfer.
- If you want to change or add a point of diversion, place of use, season of use, or purpose of use of a water right, you must file an Application for Transfer. The ownership of a water right can also be updated through the transfer process.
- The combined portions of a divided ("split") water right cannot exceed the total flow rate, volume, or period of use of the original right.
- IDWR has no jurisdiction concerning easements, rights-of-way, and zoning matters. The buyer and seller must make these provisions where necessary.
- Any action by IDWR updating the ownership of a water right in IDWR's records is not a determination of water right ownership. Water right ownership disputes arising from a notice of change in water right ownership must be resolved in a water rights adjudication or in an action to quiet title.

LINE INSTRUCTIONS:

1. If there are water rights associated with the property, the seller should be able to provide you with the water right or adjudication claim number(s). You may have purchased only a portion of the water right(s) held by the seller. If so, the water right(s) held by the seller may need to be divided ("split") to provide you your share of each right. Mark the box "Yes" if a division of the water right is required.

If you receive water from a municipal provider, an irrigation district or other water delivery organization, and the water rights are held by the organization, please do not use this form to record a change. Please contact the water delivery organization to determine if any action is necessary.

If you or the seller believes there are water rights for the property but you do not know the numbers, you may contact IDWR for assistance in identifying the water rights for the property in question. If adjudication claims for the rights are required and have not been filed, IDWR will so advise you.
2. Fill in the name of the current water right holder/claimant.
3. Fill in each name as listed on the conveyance document and complete the current contact information. For water rights, IDWR will update the ownership to the individual(s)/entities listed on the conveyance document. For active adjudication claims, IDWR will update the claimant information to match the conveyance document unless the new claimant provides good cause for the variance.
4. You may have acquired only a portion of the water right(s) held by the seller. If you did not acquire the entire water right/property, please check the appropriate box. Water rights are often conveyed as an appurtenance to the land where they are used, and the conveyance document for the land often does not have specific language regarding the water right. Please read your deed or other conveyance document carefully to be sure. When the conveyance document does not specifically address water rights, it will be assumed that the water rights are to be split proportionate to the amount of land acquired.

5. Indicate the date the water rights and/or adjudication claims were conveyed to you. This may be the date of closing in the case of a real estate transaction, the date a contract was signed, or the date of a court order.
6. If you own the land identified as the water right place of use, mark the box "Yes". If you do not own the land identified as the water right place of use, mark the box "No". If you are filing a change in water right ownership and you do not own the land identified as the place of use for the water right, Idaho Code § 42-248(6) requires you to provide written notice of the change in water ownership to the landowner of record, as identified in the records of the county recorder. If you have provided the required written notice, attach evidence that you have done so. IDWR will return your Notice of Change in Water Right Ownership if you are required to provide written notice to the water right place of use landowner and no evidence is submitted.
7. **REQUIRED ITEMS:**

IDWR cannot process this change without **documentation of ownership**. The documentation may be in the form of a deed, court decree or other conveyance document. If you are submitting a quitclaim deed and the grantor's name does not match the water right holder of record, you will need to provide a chain of title that goes back to the water right holder/claimant of record. You may obtain this information from the assessor's office in the county where the property is located. Items that are **not** conveyance documents are deeds of trust, mortgages, purchase and sales agreements, and property tax notices.

Submit a **plat map, survey map, or aerial photograph** of the place of use for each water right or claim listed in item #1 (if necessary to clarify division of water rights or complex property descriptions). If your right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency or equivalent aerial photograph with the irrigated acres outlined and point(s) of diversion clearly marked. You also have the option of printing a map using the [map tool](#) on IDWR's website. It is not necessary to obtain a new survey for purposes of this form before contacting IDWR.

The Idaho Legislature has waived the fee to file a Notice of Change in Water Right Ownership for any water right pending in a general water right adjudication such as the Snake River Basin Adjudication or the Northern Idaho Adjudication. This waiver ends when a partial decree is issued for the water right that has been claimed. For water rights not pending in a general adjudication, the **filing fee** is \$25 per water right, except for those water rights that will be divided as a result of the change in ownership. The filing fee for division of a water right is \$100 per water right.

If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. If you are unsure about the status of your water right in the Water Supply Bank, go to the [Water Supply Bank Lease Search](#), input your water right number, and click "Search.". Water rights with multiple owners must specify a designated lessor, using a completed [Lessor Designation](#) form. Each of the owners must sign the Lessor Designation form. Payment of revenue generated from any rental of a leased water right requires a completed [IRS Form W-9](#) for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s). If your water right is in the Water Supply Bank and you want to release it so you can use it, complete and submit the [Request to Release](#) form. Your water right may not be available for immediate release if rented by another water user.

8. One of the new owner(s) must sign the form in the space(s) provided. If someone other than the owner signs the notice, evidence of authority to sign for the owner must be attached. If the new owner is a corporation or other organization, the person signing the notice must be an officer of the corporation or otherwise have authority to sign for the organization and must include their title with the signature.

When you have completed the Notice of Change in Water Right Ownership, retain a copy and **file the original form, necessary attachments, and filing fee with the IDWR office nearest you. Ownership changes for water rights leased to the Water Supply Bank should be sent to the State Office.**

IDWR Northern Region
7600 N Mineral Dr, Ste 100
Coeur d'Alene, ID 83815-7763
(208) 762-2800

IDWR Western Region
2735 Airport Way
Boise, ID 83705-5082
(208) 334-2190

IDWR State Office
322 E Front St, Ste 648
PO Box 83720
Boise, ID 83720-0098
(208) 287-4800

IDWR Eastern Region
900 N Skyline Dr, Ste A
Idaho Falls, ID 83402-1718
(208) 525-7161

IDWR Southern Region
650 Addison Ave W, Ste 500
Twin Falls, ID 83301-5858
(208) 736-3033



Instrument # 22410358
Bannock County, Pocatello, Idaho
09/25/2024 04:40:57 PM No. of Pages: 2
Recorded for: AMERITITLE - POCATELLO
Jason C. Dixon Fee: \$15.00
Deputy jmcDonald
Electronically Recorded

WARRANTY DEED

Order No.: 648797AM

FOR VALUE RECEIVED

Badlands Ranches LLC, an Idaho Limited Liability Company

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

C & T Davis Investments LLC, a Utah Limited Liability Company

whose current address is:
1476 N 5900 W
Ogden, UT 84404

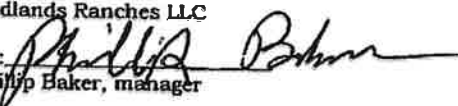
the grantee(s), the following described premises, in Bannock County, Idaho,
TO WIT:

See Attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record. And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: September 17, 2024

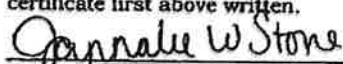
Badlands Ranches LLC

By: 
Phillip Baker, manager

State of Idaho) ss
County of Franklin)

On this 24th day of September, 2024, before me, the undersigned a Notary Public in and for said state, personally appeared Phillip Baker known or identified to me to be the Managing Member in the Limited Liability Company known as Badlands Ranches LLC, an Idaho Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Idaho
Residing at: Preston, Id
Commission Expires: 05-01-27

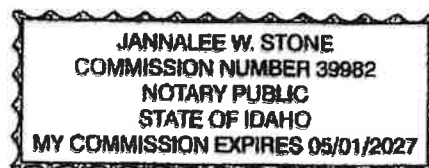


EXHIBIT 'A'

File No. 648797AM

A parcel of land located in Section 15, Township 13 South, Range 38 East, Boise Meridian, Bannock County, Idaho and more particularly described as follows:

Commencing at the North quarter corner of said Section 15, from which the Northwest corner of Section 15 bears North 89° 35' 38" West 2736.99 feet;

Thence South 00° 18' 40" West 1333.51 feet to a found 5/8" rebar with orange plastic cap labeled, "PLS 9163", the True Point of Beginning;

Thence along lines previously surveyed as property lines as shown on the Survey recorded as Instrument # 21303966 in the official records of Bannock County the following 2 courses:

Thence South 00° 18' 40" West 1305.65 feet (South 00° 12' 44" West 1305.65 feet by record) to a found 5/8" rebar with aluminum cap labeled, "PLS 9163";

Thence South 00° 26' 12" West 1956.84 feet (South 00° 20' 16" West by record) to a 5/8" rebar with aluminum cap labeled, "A.A. Hudson, PLS 13173", set in the centerline of East Reservoir Road;

Thence North 88° 02' 32" West 1319.11 feet along the said centerline of East Reservoir Road to a 5/8" rebar with aluminum cap;

Thence along fence lines, and their extensions, the following 3 courses:

Thence North 00° 20' 09" East 1911.52 feet to a 5/8" rebar with aluminum cap set at a fence line angle point;

Thence North 01° 36' 41" West 1320.35 feet to a 5/8" rebar with aluminum cap set at a fence corner;

Thence South 89° 24' 52" East 1366.34 feet along a fence line to the True Point of Beginning.

Subject to the public right of way on East Reservoir Road along the South side of the above described parcel.

Together with:

An easement to inspect, operate, and maintain an irrigation pump, an irrigation pipeline, and irrigation equipment located in Section 15, Township 13 South, Range 38 East, Boise Meridian, Bannock County, Idaho and more particularly described as follows:

Commencing at the North quarter corner of said Section 15, from which the Northwest corner of Section 15 bears North 89° 35' 38" West 2736.99 feet;

Thence South 00° 18' 40" West 2639.16 feet to a found 5/8" rebar with aluminum cap labeled, "PLS 9163";

Thence South 00° 26' 12" West 1956.84 feet to a 5/8" rebar with aluminum cap labeled, "A.A. Hudson, PLS 13173", set in the centerline of East Reservoir Road;

Thence North 88° 02' 32" West 628.36 feet along the said centerline of East Reservoir Road to a 5/8" rebar with aluminum cap, the True Point of Beginning;

Thence South 38° 05' 45" East 372.51 feet to a 5/8" rebar with aluminum cap;

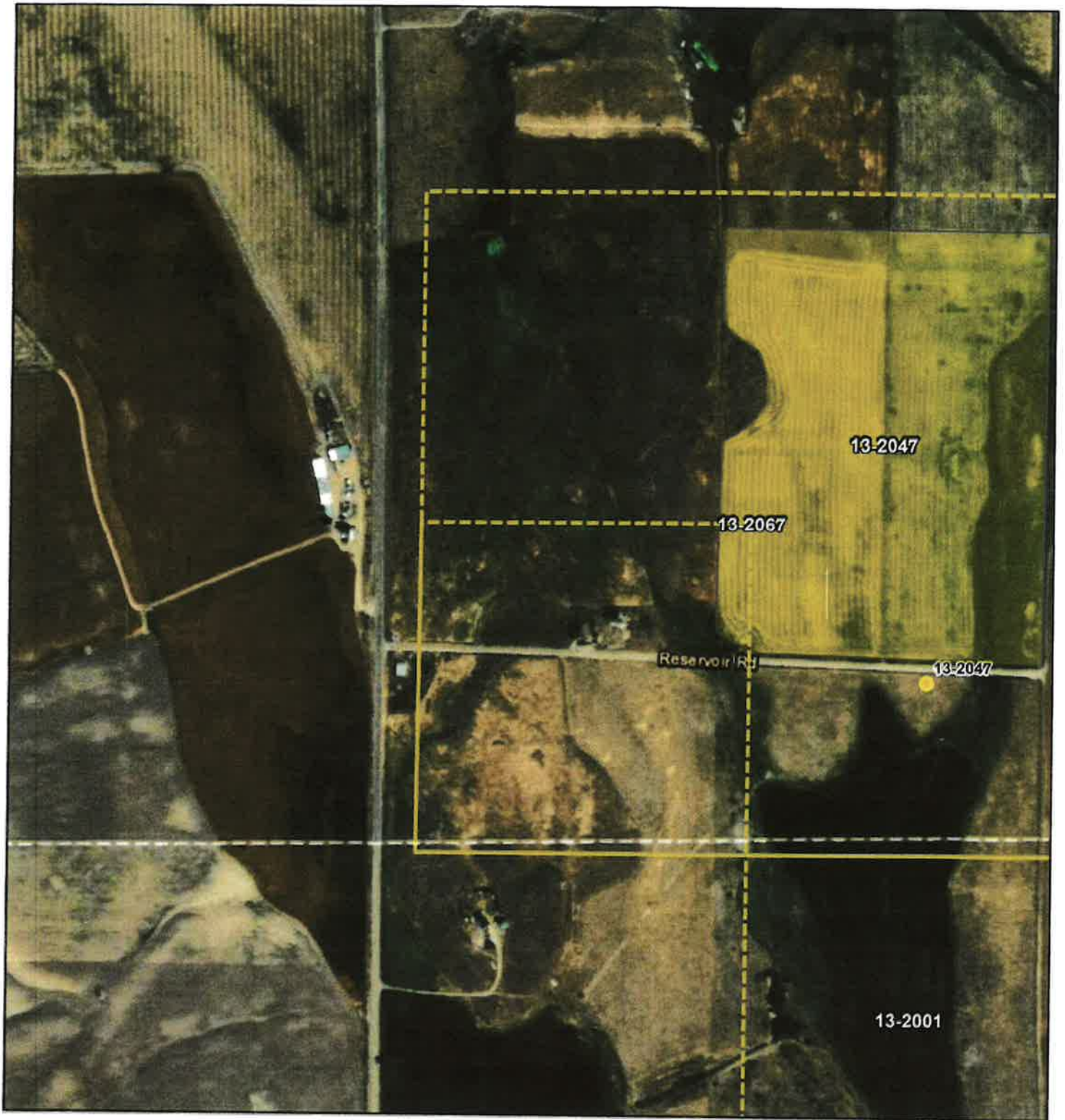
Thence South 51° 54' 15" West 20.00 feet to a 5/8" rebar with aluminum cap;

Thence North 38° 05' 45" West 389.32 feet to a 5/8" rebar with aluminum cap set in the said centerline of East Reservoir Road;

Thence South 88° 02' 32" East 26.13 feet along the said centerline of East Reservoir Road to the True Point of Beginning.

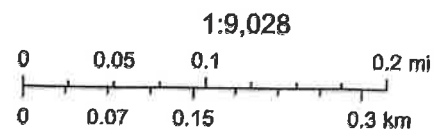
Barcode ID: 2RE7E1R88430E53DΔ00M452807077202

Water Rights



6/9/2025, 11:09:36 AM

-  POD - Water Rights
-  POU - Water Rights
-  All Other POU (non-provider)
-  Municipal or Irrigation Provider (LPOU $\neq$ 1) in BRBA



Esri, HERE, IPC, Esri, HERE, Garmin, IPC, Mexar

Water Right Report : 13-2047(License/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	BADLANDS RANCHES LLC	PO BOX 9	SWANLAKE	ID	83281-0009
Original Owner	BOYCE, LEANDER M		OXFORD	ID	
Previous Owner	DORAN J BAKER LIVING TRUST	333 S 1ST E	PROVIDENCE	UT	84332
Previous Owner	KATHY R BAKER LIVING TRUST	333 S 1ST E	PROVIDENCE	UT	84332

Water Right Status

Priority Date : 5/4/1912
Basis : License
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
UNNAMED LAKE		SINKS	

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
UNNAMED LAKE	13S	38E	15	0				SE SW BANNOCK	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	4 /1	10/31	1.00 CFS	
TOTAL			1.00 CFS	

Places of Use

Place of Use Legal Description : IRRIGATION (BANNOCK county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
13S	38E	15		NE	SW	33	
13S	38E	15		SE	SW	17	

Irrigation Totals

Total Acres Acre Limit
50.00

Conditions

Code Conditions

- R05 Use of water under this right will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District 13R.
- R43 The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).
- R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
- T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
- T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.

Dates

Licensed Date : 3/22/1979
Decreed Date :

Other Information

State or Federal :
Water District Number : 11

Permit Proof Due Date :
Permit Proof Made Date :
Permit Approved Date :
Permit Moratorium Expiration Date :
Enlargement Use Priority Date :
Enlargement Statute Priority Date :
Application Received Date:
Protest Deadline Date:

Generic Max Rate Per Acre : 0.02
Generic Max Volume Per Acre : 3.5
Civil Case Number :
Decree Plaintiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES

9/17/2024

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SCANS@NOREPLY_20250609_113749.PDF

10 pages

scans@noreply_20250609_113749.pdf

10 pages

E-SIGN INFO

Status:

SIGNED

Originator: Colton Clark
colton@whiteoakhomes.com
IP: 73.127.18.248
Domain: my.brokermint.com
Date: Jun 09, 2025 11:41 AM

Package ID: 2BF7F1B88430E53DA004452807977202

Time zone: MDT (UTC-6)



Signers:

TD	Texie Davis	services@ctdavisexcavation.com	Signed	Jun 09, 2025 03:42 PM
	Texie Davis	IP: 174.204.1.127		id: e31c15f57dbb090352b08cdf2297156f



HISTORY

Jun 09, 2025	11:55 AM	TD	Texie Davis	services@ctdavisexcavation.com	IP: 129.222.102.154	Viewed
Jun 09, 2025	03:42 PM	TD	Texie Davis	services@ctdavisexcavation.com	IP: 174.204.1.127	Signed
Jun 09, 2025	03:42 PM		Package has been fully signed and sealed			Completed