

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 03 2024

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?
~~47-8278~~ Transfer 88670	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-17772	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Moon Valley Development Ranches, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): OksTin Rea, LLC, an Idaho limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 21234 Highway 30 Filer ID 83328-5510
Mailing address City State Zip
- 702-279-0109 208-420-5180 areacustomfarmingidaho@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: February 6, 2024
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
☐ 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: [Signature] 4/5/2024
Signature of new owner/claimant Title, if applicable Date
- Okstin Rea, LLC Autin Rea Manager
Print name
- Signature: _____
Signature of new owner/claimant Title, if applicable Date
- Print name

Received by SCO Date 9/3/2024 For IDWR Office Use Only: Receipt No. 5040350 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 _____ Processed by TW Date 12/5/2024
4-10-2025

TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - TWIN FALLS
02:09:48 PM 04-04-2024
2024003840
NO. PAGES 3 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: AP
Electronically Recorded by Simplifile

**ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT**



TitleOne
a title & escrow co.

File # 24493772

Deed to Water Rights

For value received,

Moon Valley Development, LLC, an Idaho limited liability company, the Grantor does hereby grant, bargain, sell and convey unto **OksTin Rea, LLC, an Idaho limited liability company**, whose current address is **21234 HWY 30, Filer, ID 83328**, the following described premises, in **Twin Falls County, Idaho**, To Wit:

See Exhibit A, attached hereto and incorporated herein.

A portion of existing Water Right No. 47-8278, which portion is now identified by the Idaho Department of Water Resources as Transfer No. 88670, that was formerly appurtenant to the real property in Twin Falls County, Idaho described on **Exhibit "A"** attached hereto, but is now appurtenant to the real property on **Exhibit "B"** attached hereto.

Grantors warrant that: they are the owners of Water Right no. 47-8278; the Grantors have not conveyed any interest in Water Right No. 47-8278 to any person other than the Grantees: Water Right No. 47-8278 is free from all encumbrances; and Grantors will warrant and defend the same against all lawful claims of all persons claiming an interest, by through, or under Grantors.

Remainder of this page intentionally left blank.



TitleOne
a title & escrow co.

File # 24493772

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DS
OK

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Remainder of this page intentionally left blank.

Date: 02/06/2024

Moon Valley Development, LLC, an Idaho limited liability company

Ryan Mallett, Member
Ryan Mallett, Member

State of Virginia County of Loudoun, ss.

On this 15th day of February in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Ryan Mallett known or identified to me to be the Member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.



Electronic Notary Public

Notary Public Gloria Asare
Residing at: Loudoun, VA

My Commission Expires: 12/31/2024

(seal) Registration No: 7901547



Notarized remotely online using communication technology via Proof.

EXHIBIT A

LEGAL DESCRIPTION FOR WHERE WATER RIGHTS OWNED BY MOON VALLEY DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY ARE APPURTENANT

See Water Right No. 47-8278 portions of land contained within the 40 acres SW1/4SE1/4, Section 314 and the Township 10 South Range 16 East of the Boise Meridian, Twin Falls County, Idaho

EXHIBIT B

LEGAL DESCRIPTION FOR NEW PLACE OF DIVERSION AND USE OWNED BY OKSTIN, LLC, AN IDAHO LIMITED LIABILITY COMPANY

New Point of Diversion: Portions of land contained within the SWSW1/4, Section 10, Township 10 South, Range 16 East of the Boise Meridian, Twin Falls County, Idaho



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

December 05, 2024

OKSTIN REA LLC
21234 HIGHWAY 30
FILER ID 83328-5510

Re: Change in Ownership for Water Right No(s): 47-8278

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 Intern

Enclosure(s)

Cc:
TitleOne Jerome (File #24493772)



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

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SEP 03 2024

DEPT. OF WATER RESOURCES
SOUTHERN REGION

Date: July 26, 2024

Re: Escrow No. 24493772~OksTin Rea LLC

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

- Check No. ¹⁴⁸⁶⁰⁰~~140806~~ in the amount of \$25.00
- Copy of Recorded Deed to Water Rights, Instrument No. 2024003840, Twin Falls County, Idaho
- Notice of Change in Water Right Ownership

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