

RECEIVED

JAN 24 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGIONSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
37-10230	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: Whitney Gentry

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): 4 Bros. Dairy, Inc.

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or N/A4250 250W

Mailing address

SHASTONE

City

ID

State

83352

Zip

208-886-7716

Telephone

AF@4BROSDAIRY.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: 1/17/2025

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: Andrew W. Fitzgerald

Signature of new owner/claimant

Title, if applicable

Date

Print name

Signature: _____

Signature of new owner/claimant

Title, if applicable

Date

Print name

Received by: SG

Date

1-24-2025

Receipt No.

5040496

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

2/23/2025

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
1502 Locust Street North, Bldg. 300
Twin Falls, ID 83301

LINCOLN COUNTY
Recorded for:
FLYING S TITLE AND ESCROW - J
04:31:26 PM 01-17-2025
0000210189
No. Pages 5 Fee: \$15.00
Cindi Slevers
County Clerk
Deputy: SC
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1165563-TF (TS)**

Date: **January 17, 2025**

For Value Received, **Parcels 1 and 2**

Bruce Allen Van Ostrand also shown of record as Bruce VanOstrand also shown of record as Bruce VanOstrnd and Terrilynn Ann Van Ostrand also shown of record as Terrilynn VanOstrand, husband and wife

Parcel 3

Vano Ranch, LLC, an Idaho limited liability company, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto 4 Bros. Dairy, Inc., an Idaho corporation, hereinafter called the Grantee, whose current address is 425 N 250 W, Shoshone, ID 83352, the following described premises, situated in Lincoln County, Idaho, to-wit:

Parcel 1

Part of the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 12 in Township 5 South, Range 16 East of the Boise Meridian, Lincoln County, State of Idaho.

Commencing at the East $\frac{1}{4}$ Corner of Section 12 in T.5 S., R. 16 E., B.M., said corner marked by a $\frac{1}{2}$ " rebar with 2" aluminum cap; Thence South 00 degrees 02 minutes 25 seconds East along the east line of Section 12 for a distance of 713.51 feet to a $\frac{1}{2}$ " rebar which shall be the Point of Beginning;

Thence South 00 degrees 02 minutes 25 seconds East along said section line for a distance of 1947.09 feet to a $\frac{5}{8}$ " rebar with 2" aluminum cap at the Southeast Corner of Section 12; Thence North 88 degrees 49 minutes 27 seconds West along the south line of Section 12 for a distance of 995.73 feet to a $\frac{5}{8}$ " rebar at the Southwest Corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$; Thence North 00 degrees 06 minutes 55 seconds West along the west line of the E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ for a distance of 664.25 feet to a $\frac{5}{8}$ " rebar at the Northwest Corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$; Thence North 88 degrees 52 minutes 36 seconds West along the south line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ for a distance of 332.20 feet to a $\frac{5}{8}$ " rebar at the Southwest Corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$; Thence North 00 degrees 08 minutes 25 seconds West along the west line of the E $\frac{1}{2}$ SE $\frac{1}{4}$ for a distance of 790.28 feet to a $\frac{1}{2}$ " rebar; Thence North 00 degrees 08 minutes 25 seconds West along said 1/16 section line for a distance of 26.05 feet to the centerline of an irrigation ditch; Thence North 85 degrees 55 minutes 18 seconds East along said centerline for a distance of

10.18 feet;
Thence North 89 degrees 19 minutes 37 seconds East along said centerline for a distance of 9.96 feet;
Thence South 87 degrees 30 minutes 14 seconds East along said centerline for a distance of 8.22 feet;
Thence North 85 degrees 07 minutes 05 seconds East along said centerline for a distance of 15.04 feet;
Thence North 75 degrees 08 minutes 50 seconds East along said centerline for a distance of 49.94 feet;
Thence North 81 degrees 57 minutes 26 seconds East along said centerline for a distance of 29.89 feet;
Thence North 75 degrees 34 minutes 59 seconds East along said centerline for a distance of 24.38 feet;
Thence North 65 degrees 51 minutes 57 seconds East along said centerline for a distance of 80.62 feet;
Thence North 61 degrees 34 minutes 05 seconds East along said centerline for a distance of 41.61 feet;
Thence North 52 degrees 49 minutes 12 seconds East along said centerline for a distance of 35.47 feet;
Thence North 62 degrees 52 minutes 34 seconds East along said centerline for a distance of 51.17 feet;
Thence North 66 degrees 20 minutes 53 seconds East along said centerline for a distance of 60.35 feet;
Thence North 67 degrees 16 minutes 50 seconds East for a distance of 66.95 feet;
Thence North 46 degrees 50 minutes 53 seconds East along said centerline for a distance of 44.14 feet;
Thence North 29 degrees 53 minutes 28 seconds East along said centerline for a distance of 50.09 feet;
Thence North 38 degrees 34 minutes 24 seconds East along said centerline for a distance of 31.07 feet;
Thence South 59 degrees 31 minutes 15 seconds East for a distance of 20.00 feet to a 1/2" rebar;
Thence South 59 degrees 31 minutes 15 seconds East for a distance of 83.62 feet to a 1/2" rebar;
Thence North 72 degrees 50 minutes 03 seconds East for a distance of 751.48 feet to the Point of Beginning.

Parcel 2

Township 5 South, Range 16 East of the Boise Meridian, Lincoln County, Idaho

Section 12: W1/2SW1/4SE1/4SE1/4

Parcel 3

Township 5 South, Range 16 East of the Boise Meridian, Lincoln County, Idaho

Section 12: Part of the E1/2SE, described as follows:

Commencing at the East One Quarter (E1/4) corner of said Section 12, from which the

Southeast corner of Section 12 bears S00°02'25"E – 2660.60 feet, and being the True Point of Beginning;

Thence S00°02'25"E along the East boundary of the NE¼SE¼ of Section 12 for a distance of 713.51 feet;

Thence S72°50'02"W for a distance of 457.43 feet;

Thence N00°22'04"E for a distance of 855.80 feet to a point on the North boundary of the NE¼SE¼ of Section 12;

Thence S89°02'03"E along the North boundary of the NE¼SE¼ of Section 12 for a distance of 431.12 feet to the True Point of Beginning.

Also known as Lot 3 Drum Acreages

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: **01/17/2025**

Warranty Deed
- continued

File No.: **1165563-TF (ts)**


Bruce Allen Van Ostrand


Terrilynn Ann Van Ostrand

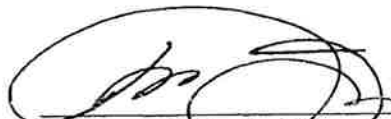
Vano Ranch, LLC, an Idaho limited liability
company

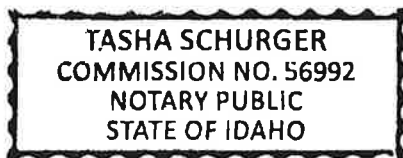
By: 
Name: Bruce Allen Van Ostrand
Title: Member

By: 
Name: Terrilynn Ann Van Ostrand
Title: Manager

STATE OF Idaho)
SS.
COUNTY OF Twin Falls)

On this **Seventeenth day of January, 2025**, before me, a Notary Public in and for said State, personally appeared **Bruce Allen Van Ostrand and Terrilynn Ann Van Ostrand**, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.


Notary Public for the State of Idaho
Residing at: Twin Falls, Idaho
My Commission Expires: 11/01/2028



File No.: 1165563-TF (ts)

Page 5 of 5



0006051609



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 #: 0006051609

Date Filed: 1/6/2025 4:41:01 PM

Entity Name and Mailing Address:														
Entity Name:	4 BROS. DAIRY, INC.													
The file number of this entity on the records of the Idaho Secretary of State is:	0000259708													
Address	425 N 250 W SHOSHONE, ID 83352-5141													
Entity Details:														
Entity Status	Active-Good Standing													
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:	C83266													
The registered agent on record is:														
Registered Agent	ANDREW FITZGERALD Registered Agent Physical Address 425 N 250 W SHOSHONE, ID 83352 Mailing Address 83352-5141													
Corporate Officers and Directors:														
<table><thead><tr><th>Name</th><th>Title</th><th>Business Address</th></tr></thead><tbody><tr><td>Clement Fitzgerald</td><td>President</td><td>425 N 250 W SHOSHONE, ID 83352</td></tr><tr><td>Andrew W Fitzgerald</td><td>Secretary</td><td>425 N 250 W SHOSHONE, ID 83352</td></tr><tr><td>Christopher S Major</td><td>Vice President</td><td>425 N 250 W SHOSHONE, ID 83352</td></tr></tbody></table>			Name	Title	Business Address	Clement Fitzgerald	President	425 N 250 W SHOSHONE, ID 83352	Andrew W Fitzgerald	Secretary	425 N 250 W SHOSHONE, ID 83352	Christopher S Major	Vice President	425 N 250 W SHOSHONE, ID 83352
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Andrew W Fitzgerald	Secretary	425 N 250 W SHOSHONE, ID 83352												
Christopher S Major	Vice President	425 N 250 W SHOSHONE, ID 83352												
The annual report must be signed by an authorized signer of the entity.														
Job Title: Secretary/Treasurer														
<u>Andrew W Fitzgerald</u>		<u>01/06/2025</u>												
Sign Here		Date												

B0977-8585 01/06/2025 4:41 PM Received by Office of the Idaho Secretary of State



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

February 28, 2025

4 BROS DAIRY INC
425 N 250 W
SHOSHONE ID 83352-5141

Re: Change in Ownership for Water Right No(s): 37-10230

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,

A handwritten signature in black ink, appearing to read "Tyler Wallace", is written over a light blue horizontal line.

Tyler Wallace
Engineer Associate

Enclosure(s)

Cc:
Flying S Title and Escrow, Twin Falls File #1165563-TF



FLYING S
TITLE & ESCROW

RECEIVED

JAN 24 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGION

1502 Locust Street North, Bldg. 300, Twin Falls, ID 83301
Phone (208)734-2905 | Fax (208)734-2945

Idaho Department of Water Resources
650 Addison Avenue West #500
Twin Falls, ID 83301

January 17, 2025
File No.: 1165563-TF (ts)

Attn: Accounts Payable

Re: **Water Right # 37-10230**

Property: **467 West 470 North, 453 West 470 North Shoshone, ID 83352**

Buyer: **4 Bros. Dairy, Inc.**

Seller: **Bruce Allen Van Ostrand and Terrilynn Ann Van Ostrand and Vano Ranch, LLC**

Enclosed is Check # 94052 for payment of water transfer for Water Right # 37-10230.

Sincerely,

*Also enclosed is a Recorded Warranty Deed
for your records,*

Charlie Sessions, Assistant for
Tasha Schurger, Escrow Officer

cs/cs