

AMENDEDSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES**RECEIVED****JUN 03 2025****NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP**DEPT OF WATER RESOURCES
SOUTHERN 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?
45-11416	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: Edwards Family Trust

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Jackson 4k, LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or1912 W Main StBurleyID83318

Mailing address

City

State

Zip

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: May 9, 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: [Signature]

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 sg Date 5.28.2025 Receipt No. 5040655 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 DM Date 6/20/2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 28 2025

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPT. OF WATER RESOURCES
SOUTHERN REGION

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	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Jackson4K, LLC
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Edwards Family Trust
New owner(s) as listed on the conveyance document

1912 W Main St Burley ID 83318
Mailing address City State Zip

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.
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☐ 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] _____
Signature of new owner/claimant Title, if applicable Date

Print name

SUPERSEDED

See form received
6/3/2025
DM

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

Print name

Received by SG Date 5-28-2025 For IDWR Office Use Only: Receipt No. 5040655 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 _____ Date _____

After recording, send to:

DARRINGTON MARCHANT LAW
PO Box 536
Rupert, Idaho 83350

Recording Information:

WARRANTY DEED

For value received Clint Edwards, Trustee of the Edwards Family Trust, ("Grantor"), conveys, grants, bargains, and sells to Jackson4K, LLC, an Idaho limited liability company, ("Grantee"), whose address is 788 N 1150 E, Jackson, ID 83350, and their successors and assigns forever, the following described real property situated in Cassia County, State of Idaho:

See Exhibit A attached hereto

SUBJECT TO taxes and assessments for the year 2025 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the real property herein described.

The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said real property; that the real property is free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first above written.

Dated this 9th of May, 2025.

EDWARDS FAMILY TRUST

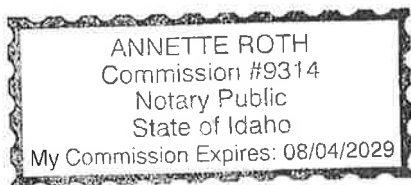
By: 
NAME: CLINT EDWARDS, TRUSTEE

STATE OF IDAHO)
) ss.
County of Cassia)

On this 9th day of May, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Clint Edwards, Trustee of the Edwards Family Trust, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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

(SEAL)



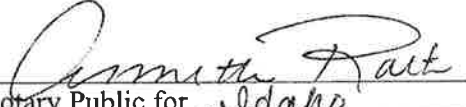

Notary Public for Idaho
Residing at: Rupert Id
My Commission expires: 8-4-2029

EXHIBIT A

PARCEL NO. 1: (RP09S25E173600)
TOWNSHIP 9 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 17: S½NW¼, SAVE AND EXCEPT the following described:

Beginning at the Northeast corner of the SE¼NW¼ of said Section 17;
Thence West 2 rods;
Thence South 3 rods;
Thence East 2 rods;
Thence North 3 rods to the POINT OF BEGINNING.

PARCEL NO. 2: (Portion of RP09S25E175400)
TOWNSHIP 9 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 17: NW¼SW¼



0006143404



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 #: 0006143404

Date Filed: 3/5/2025 11:43:40 AM

Entity Name and Mailing Address:		
Entity Name:	Jackson4K, LLC	
The file number of this entity on the records of the Idaho Secretary of State is:	0003473678	
Address	788 N 1150 E JACKSON, ID 83350-5041	
Entity Details:		
Entity Status	Active-Existing	
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:		
The registered agent on record is:		
Registered Agent	KYLE CARPENTER Registered Agent Physical Address 1912 W MAIN ST BURLEY, ID 83318 Mailing Address	
Agent or Address Change		
☐ Select if you are appointing a new agent.		
Limited Liability Company Managers and Members		
Name	Title	Business Address
Kyle Carpenter	Manager	1912 W MAIN ST BURLEY, ID 83318
Devin Peterson	Manager	1912 W MAIN ST BURLEY, ID 83318
The annual report must be signed by an authorized signer of the entity.		
Job Title: CFO		
Devin Peterson		03/05/2025
Sign Here		Date

B0994-4781 03/05/2025 11:43 AM Received by Office of the Idaho Secretary of State



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

June 20, 2025

JACKSON4K LLC
1912 W MAIN ST
BURLEY ID 83318-1611

Re: Change in Ownership for Water Right No(s): 45-11416

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 208-293-9908.

Sincerely,


Denise Maline
Administrative Assistant 1

Enclosure(s)

c: TitleOne, Burley, Idaho (File #25550694)



211 W. 13th St.
Burley, ID 83318
Ph. (208) 881-0087
Fx. (866) 582-7546
www.titleonecorp.com

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

Date: May 23, 2025

Escrow No. 25550694

RECEIVED

MAY 28 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGION

Greetings,

Enclosed please find the following:

- TitleOne Check Number: 57779 in the amount of \$25.00.
- Original executed Notice of Change in Water Right Ownership
- Copy of original executed Warranty Deed recorded on May 12, 2025, as Instrument No. 2025-001699., records of Minidoka Co., ID

Please make the necessary changes to your records to reflect new ownership and send a receipted copy to TitleOne, PO Box 177, Burley, Idaho 83318

Best Regards,
TITLEONE

Lauren Gomez
Ag Escrow Assistant

AR/lg
Enc.