

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 12 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?
36-2585	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-10964	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Bone and Crosby, LLC

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Grant 4-D Farms, LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

707 E 600 N

Rupert

ID

83350

Mailing address

City

State

Zip

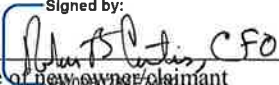
Telephone

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: _____
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.

SUPPORT DATA

IN FILE # 36-2585

8. Signature: 

Signature of new owner/claimant

Robert B. Curtis CFO of Grant 4-D Farms, LLC

Print name

Title, if applicable

Date

DUPLICATE
FILING

Signature: _____

Signature of new owner/claimant

Title, if applicable

Date

Print name

For IDWR Office Use Only:

Received by 56 Date 5-12-2025 Receipt No. 5040636 Receipt Amt. \$155

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 6/25/2025

Returned

Instrument # 581135
Minidoka County, Rupert, Idaho
04/11/2025 04:00:05 PM No. of Pages: 7
Recorded for: TITLEONE - BURLEY
Tonya Page Fee: \$15.00
Deputy cbennett
Electronically Recorded



Order Number: 25535269

Warranty Deed

For Value Received,

Bone and Crosby, LLC, an Idaho limited liability company, the Grantor, does hereby grant, bargain sell and convey unto, **Grant 4-D Farms, LLC, an Idaho limited liability company**, whose current address is **707 E 600 N, Rupert, ID 83350**, the Grantee, the following described premises, in **Minidoka County, Idaho**, To Wit:

See Exhibit A, attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its Successors and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of this page intentionally left blank.

Dated: 04/10/2025

Bone and Crosby, LLC, an Idaho limited liability company

BY: Douglas E. Grant Jr.
Douglas E. Grant, Jr. Manager

State of Idaho County of Bannock, ss.

On this 11 day of April, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Douglas E. Grant, Jr. known or identified to me to be the Manager of Bone and Crosby, LLC, the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

[Signature]
Notary Public
Residing In: Bannock, ID
My Commission Expires: 06/14/2027



EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

PARCEL NO. 1:
TOWNSHIP 8 SOUTH, RANGE 24 EAST, BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

Sections 21 and 22: Farm Unit H, Tract H (as shown by plat dated July 22, 1954, filed in the office of the County Recorder, Minidoka County, Idaho),

SAVE AND EXCEPT the following described tracts:

Tract No. 1:

Beginning at the West ¼ section corner of said Section 22, said corner marked by a U.S. Bureau of Reclamation iron pipe; Thence North 56°23'31" East along the tract line common to Tract H and Tract J for 339.88 feet to a U.S. Bureau of Reclamation iron pipe with brass cap at corner number 6 of Tract H; Thence North 24°23'00" East along the tract line common to Tract H and Tract J for 257.90 feet to a ½ inch rebar which shall be the POINT OF BEGINNING;
Thence North 88°29'51" West for 1206.49 feet to a ½ inch rebar on the West line of Tract H;
Thence North 03°30'23" West along the tract line common to Tract F and Tract H for 28.74 feet to a U.S. Bureau of Reclamation iron pipe with brass cap at corner number 3 of Tract H;
Thence North 57°03'00" East along the tract line common to Tract G and Tract H for 1004.35 feet to a ½ inch rebar;
Thence North 57°03'00" East along said tract line for 9.80 feet to a point;
Thence South 32°37'52" East for 688.61 feet to a ½ inch rebar at corner number 7 of Tract H;
Thence South 24°23'00" West along the tract line common to Tract H and Tract J for 35.14 feet to the POINT OF BEGINNING.

Tract No. 2:

Beginning at Corner Number 7 in Tract H in Section 22, said corner marked by a ½ inch rebar; Thence North 32°37'52" West for a distance of 76.67 feet to the POINT OF BEGINNING;
Thence North 32°37'52" West for a distance of 293.26 feet;
Thence North 89°41'00" East for a distance of 156.77 feet;
Thence South 00°19'00" East for a distance of 247.84 feet to the POINT OF BEGINNING.

Tract No. 3:

Beginning at Corner Number 7 in Tract H in Section 22, said corner marked by a ½ inch rebar which shall be the POINT OF BEGINNING;
Thence North 32°37'52" West for a distance of 76.67 feet;
Thence North 00°19'00" West for a distance of 247.84 feet;
Thence North 89°41'00" East for distance of 123.51 feet;
Thence South 00°19'00" East for a distance of 291.28 feet to a ½ inch rebar;
Thence South 07°02'56" West for a distance of 37.03 feet;
Thence North 79°08'19" West for a distance of 79.28 feet to the POINT OF BEGINNING.

Tract No. 4:

Beginning at Corner Number 3 in Tract H in Section 21, said corner marked by a U.S. Bureau of Reclamation iron pipe with brass cap; Thence North 57°03'00" East along the tract line common to Tract G and Tract H for a distance of 1014.15 feet to the POINT OF BEGINNING;
Thence North 57°03'00" East along the tract line common to Tract G & Tract H for a distance of 535.11 feet;

Thence South 00°19'00" East for a distance of 557.89 feet to a ½ inch rebar;
Thence South 89°41'00" West for a distance of 280.28 feet;
Thence North 32°37'52" West for a distance of 318.68 feet to the POINT OF BEGINNING.

Tract No. 5:

Beginning at Corner Number 2 in Tract H in Section 21, said corner marked by a U.S. Bureau of Reclamation iron pipe with brass cap which shall be the POINT OF BEGINNING:

Thence South 66°33'31" East along the tract line common to Tract F and Tract H for a distance of 568.22 feet to a ½ inch rebar;

Thence South 89°41'00" West for a distance of 877.56 feet to a point on the tract line common to Tract G and Tract H;

Thence North 57°03'00" East along said tract line for a distance of 424.51 feet to the POINT OF BEGINNING.

Tract No. 6:

Beginning at Corner Number 7 in Tract H in Section 21, said corner marked by a ½ inch rebar; Thence South 79°08'19" East along the tract line common to Tract J and Tract H for a distance of 79.28 feet to the POINT OF BEGINNING;

Thence North 07°02'56" East for a distance of 37.03 feet to a ½ inch rebar;

Thence South 82°57'04" East for a distance of 1483.32 feet to a ½ inch rebar;

Thence South 82°57'04" East for a distance of 40.00 feet to a point on the tract line common to Tract H and Tract J;

Thence South 86°28'00" West along said tract line for a distance of 422.32 feet to Corner No. 9 of Tract H;

Thence North 83°29'00" West along said tract line for a distance of 438.90 feet to Corner No. 8 of Tract H;

Thence North 79°08'19" West along said tract line for a distance of 670.79 feet to the POINT OF BEGINNING.

Tract No. 7:

Beginning at Corner Number 4 in Tract J (same as cor. no. 7, Tract H) in Section 22, said corner marked by a ½ inch rebar which shall be the POINT OF BEGINNING;

Thence South 79°08'19" East along the tract line common to Tract H and Tract J for a distance of 79.28 feet;

Thence South 07°02'56" West for a distance of 19.58 feet to a ½ inch rebar;

Thence North 88°29'51" West for a distance of 90.00 feet to a ½ inch rebar on the tract line common to Tract H and Tract J;

Thence North 24°23'00" East along said tract line for a distance of 35.14 feet to the POINT OF BEGINNING.

PARCEL NO. 2:

TOWNSHIP 7 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

Sections 27 and 34: Farm Unit A, Tract A, SAVE AND EXCEPT the following described tracts:

Tract No. 1:

The True Point of Beginning is located at the North ¼ corner of said Section 34;

Thence South 89°58'30" West 352.2 feet;

Thence South 457.8 feet;

Thence North 64°1' East 391.6 feet;

Thence North 0°3' East 286.4 feet to the POINT OF BEGINNING.

Tract No. 2:

Beginning at the Northwest corner of the NW¼ of said Section 34; Thence North 89°58'30" East along section line for 609.84 feet to a point; Thence South 0°57' West along the line common to Tract F and Tract A for 773.98 feet to a point which shall be the TRUE POINT OF BEGINNING;

Thence South 0°57' West along said tract line for 209.42 feet to a point on the line common to Tract B and Tract A;

Thence South 66°51' East along said tract line for 297.00 feet to a point;

Thence North 80°21' East along said tract line for 386.76 feet to a point;

Thence North 58°58' East along said tract line for 507.81 feet to a point;

Thence South 89°58'30" West for 1086.03 feet to the TRUE POINT OF BEGINNING.

Tract No. 3:

Commencing at the North $\frac{1}{4}$ Corner of Section 34, said corner marked by an iron pipe with brass cap; Thence South 00°04'55" West along the east line of Farm Tract A for a distance of 286.38 feet to Corner No. 9 of Farm Tract A; Thence South 64°02'55" West along a line common to Farm Tract A and Farm Tract B for a distance of 43.74 feet; Thence North 89°06'46" West for a distance of 312.71 feet to the POINT OF BEGINNING;

Thence North 89°06'46" West for a distance of 157.87 feet to a $\frac{1}{2}$ inch rebar;

Thence North 00°04'55" East for a distance of 226.81 feet to a $\frac{1}{2}$ inch rebar;

Thence North 00°04'55" East for a distance of 30.00 feet;

Thence South 89°06'46" East for a distance of 157.68 feet;

Thence South 00°02'26" West for a distance of 256.81 feet to the POINT OF BEGINNING.

PARCEL NO. 3:

TOWNSHIP 7 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

Section 27: Part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, more particularly described as follows:

Beginning at the Northwest corner of Tract A in said Section 27, said corner marked by a U.S. Bureau of Reclamation pipe with brass cap which shall be the POINT OF BEGINNING;

Thence North 0°01'00" West along section line for 17.00 feet to a point;

Thence South 89°16'31" East for 391.49 feet to a point;

Thence South 0°01'00" East for 17.00 feet to a $\frac{1}{2}$ inch rebar on the North line of Tract A;

Thence North 89°16'31" West along the North line of Tract A for 391.49 feet to the POINT OF BEGINNING.

PARCEL NO. 4:

TOWNSHIP 7 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

Section 34: Part of Farm Unit B, Tract B, more particularly described as follows:

Beginning at the Northeast corner of the NW $\frac{1}{4}$ of said Section 34; Thence South 0°55'30" East along the quarter section line for 286.44 feet to the TRUE POINT OF BEGINNING;

Thence South 0°55'30" East along said quarter section line for 487.52 feet to a point;

Thence South 89°58'30" West for 969.67 feet to a point on tract line common to Tract A and Tract B;

Thence North 58°58' East along said tract line for 207.63 feet to a point;

Thence North 64°01' East along said tract line for 872.01 feet (866.58' Rec.) to the TRUE POINT OF BEGINNING.

SAVE AND EXCEPT the following described:

Commencing at the North $\frac{1}{4}$ Corner of Section 34, said corner marked by an iron pipe with brass cap; Thence South 00°04'55" West along the east line of Farm Tract A for a distance of 286.38 feet to Corner No. 1 of Farm Tract B which shall be the POINT OF BEGINNING;

Thence South 00°04'55" West along the east line of Farm Tract B for a distance of 19.75 feet to a ½ inch rebar;
Thence North 89°06'46" West for a distance of 39.31 feet to a line common to Farm Tract B and Farm Tract A;
Thence North 64°02'55" East along said farm tract line for a distance of 43.74 feet to the POINT OF BEGINNING.

PARCEL NO. 5:
TOWNSHIP 8 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, STATE OF IDAHO

Section 22: Part of Tract G, more particularly described as follows:

Beginning at Corner Number 3 in Tract H in Section 21, said corner marked by a U.S. Bureau of Reclamation iron pipe with brass cap; Thence North 57°03'00" East along the tract line common to Tract G and Tract H for a distance of 1549.26 feet to the POINT OF BEGINNING;
Thence North 00°19'00" West for a distance of 548.99 feet to a ½ inch rebar;
Thence North 89°41'00" East for a distance of 857.32 feet to a point on the tract line common to Tract G and Tract H;
Thence South 57°03'00" West along said tract line for a distance of 1018.03 feet to the POINT OF BEGINNING.

PARCEL NO. 6:
TOWNSHIP 8 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, STATE OF IDAHO

Section 22: Part of Tract J, more particularly described as follows:

Beginning at Corner Number 6 in Tract J (same as cor. no. 5, Tract H) in Section 21, said corner marked by a U.S. Bureau of Reclamation iron pipe which shall be the POINT OF BEGINNING;
Thence North 56°23'31" East along the tract line common to Tract H and Tract J for a distance of 339.88 feet to corner number 5 (same as cor. no. 6, Tract H) said corner marked by a U.S. Bureau of Reclamation iron pipe with brass cap;
Thence North 24°23'00" East along said tract line for a distance of 257.90 feet to a ½ inch rebar;
Thence South 88°29'51" East for a distance of 90.00 feet to a ½ inch rebar;
Thence South 07°02'56" West for a distance of 435.12 feet to a ½ inch rebar;
Thence North 88°29'51" West for a distance of 426.25 feet to the POINT OF BEGINNING.

PARCEL NO. 7:
TOWNSHIP 7 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, STATE OF IDAHO

Section 34: Part of Farm Tract A, more particularly described as follows:

Commencing at the North ¼ Corner of Section 34, said corner marked by an iron pipe with brass cap which shall be the POINT OF BEGINNING;
Thence South 00°04'55" West along the east line of Farm Tract A for a distance of 49.32 feet;
Thence North 89°06'46" West for a distance of 352.20 feet;
Thence North 00°02'26" East for a distance of 43.51 feet to the north line of Section 34;
Thence North 89°56'28" East along said section line for a distance of 352.20 feet to the POINT OF BEGINNING.

PARCEL NO. 8:
TOWNSHIP 7 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, STATE OF IDAHO

Section 34: Part of Farm Tract A, more particularly described as follows:

Commencing at the North ¼ Corner of Section 34, said corner marked by an iron pipe with brass cap;
Thence South 00°04'55" West along the east line of Farm Tract A for a distance of 286.38 feet to Corner No.
9 of Farm Tract A; Thence South 64°02'55" West along a line common to Farm Tract A and Farm Tract B for a
distance of 43.74 feet to the POINT OF BEGINNING;
Thence South 64°02'55" West along said farm tract line for a distance of 347.86 feet;
Thence North 00°02'26" East for a distance of 157.07 feet;
Thence South 89°06'46" East for a distance of 312.71 feet to the POINT OF BEGINNING.



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 25, 2025

GRANT 4D FARMS LLC
707 E 600 N
RUPERT ID 83350-9466

Re: Change in Ownership for Water Right No(s): 36-2585 & 36-10964 (Duplicate filing)

Dear Water Right Holder(s):

The Department recently received a Notice of Change in Water Right Ownership, which was filed on your behalf by TitleOne. We are returning the Notice because it is a duplicate filing. After further research, it was discovered that the Department received 2 Notices on May 12, 2025; both listing the 2 water rights referenced above. One of the Notices has been processed, and copies were mailed to you under separate cover.

Because this is a duplicate filing, a refund request in the amount of \$50.00 has been submitted for processing and will be sent to TitleOne in Burley, Idaho under separate cover.

If you have any questions regarding this matter, please contact me at (208) 293-9908.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: TitleOne, Burley, ID (File #25535269; Check No. 57283)

Maline, Denise

From: Maline, Denise
Sent: Wednesday, June 25, 2025 12:40 PM
To: IdwrPayable
Subject: Refund request for TitleOne in Burley
Attachments: Refund request - TitleOne in Burley.pdf

Good afternoon,

Attached please find a refund request being submitted for processing please.

Thank you,

Denise



Denise Maline, Administrative Assistant I

Idaho Dept. of Water Resources, Southern Region

650 Addison Ave W Ste 500

Twin Falls ID 83301-5858

(208) 293-9908

denise.maline@idwr.idaho.gov

Idaho Department of Water Resources Receipt
Receipt ID: S040636

Payment Amount	\$50.00	Date Received	5/12/2025	Region	SOUTHERN
Payment Type	Check	Check Number	57283		
Payer	TITLEONE				
Comments	CHANGE OF OWNERSHIP FROM: BONE & CROSBY, LLC TO: GRANT 4-D FARMS, LLC. (2) WR#S, 36-2585, 36-10964.				

Fee Details

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
\$50.00	OWNERSHIP CHANGES/SECURITY INTERESTS	64140	0229	21		1155



Signature Line (Department Representative)

Ownership Change for 36-2585 & 36- 10964 (duplicate filing)

2 separate Notices were received on May 12, 2025 for the same water rights / property.

One was processed and one is being returned.

Please issue a \$50.00 refund to:

TitleOne
PO Box 177
Burley ID 83318-0177
(208) 878-3524

DM 6/25/2025



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 8, 2025

Escrow No. 25535269

RECEIVED

MAY 12 2025

**DEPT. OF WATER RESOURCES
SOUTHERN REGION**

Greetings,

Enclosed please find the following:

- TitleOne Check Number: 57283 in the amount of \$50.00.
- Original executed Notice of Change in Water Right Ownership
- Copy of original executed Warranty Deed recorded on April 11, 2025, as Instrument No. 581135, 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.