

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUN 12 2025

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?
Not processed: 37-8361	Yes ☐	Yes ☐	37-10146	Yes ☐	Yes ☐
37-10195	Yes ☐	Yes ☐	Not processed	Yes ☐	Yes ☐
37-10598	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-4300	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-20396	Yes ☐	Yes ☐		Yes ☐	Yes ☐

Not processed:
Processed:

2. Previous Owner's Name: Bootjack LTD Partnership Bootjack Dairy M & D LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Black Butte Ranch, LLC, an Idaho limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- PO Box 675 Rupert ID 83350 83336
Mailing address City State Zip
- Telephone Heyburn (see deed & 8/7/2025
Email E. mail)
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 5, 2025
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.

SUPPORT DATA

IN FILE # 37-4300

8. Signature: [Signature] Manager 5-5-2025
 Signature of new owner/claimant Title, if applicable Date
Matt Dunnington
 Print name

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

Received by: SG Date: 6-12-2025 Receipt No. 5040676 Receipt Amt. \$150
 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: DM Processed by: DM Date: 7-25-2025

Instrument # 210675 # Pages: 7
LINCOLN COUNTY, Idaho
May 14, 2025 3:50:41 pm Fee: \$
For: TITLEONE - BURLEY
JENNIFER HOHNHORST, CLERK, Recorder
CSIEVERS, Deputy

LINCOLN COUNTY
Recorded for:
TITLEONE - BURLEY
03:23:55 PM 05-14-2025
0000210673
No. Pages 7 Fee: \$15.00
Cindi Sievers
County Clerk
Deputy: JB
Electronically Recorded by Simplifile



TitleOne
a title & escrow co.

Order Number: 22459165

Warranty Deed

For Value Received,

Bootjack Dairy M & D LLC, an Idaho limited liability company,, the Grantor, does hereby grant, bargain sell and convey unto, **Black Butte Ranch, LLC, an Idaho limited liability company,** whose current address is **P.O. Box 675, Heyburn, ID 83336,** the Grantee, the following described premises, in **Lincoln 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: May 5, 2025

Bootjack Dairy M & D LLC, an Idaho limited liability company

BY: Douglas Kerner
Douglas Kerner, Managing Member

BY: Mark Kerner
Mark Kerner, Managing Member

State of Idaho County of Gooding, ss.

On this 4th day of May, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Douglas Kerner known or identified to me to be a Managing Member of Bootjack Dairy, M & D, 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.

Nancy Sauer
Notary Public
Residing In: Hagerman, Idaho
My Commission Expires: 01/04/2030



State of Idaho County of Gooding, ss.

On this 4th day of May, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Mark Kerner known or identified to me to be a Managing Member of Bootjack Dairy, M & D, 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.

Nancy Sauer
Notary Public
Residing In: Hagerman, Idaho
My Commission Expires: 01/04/2030

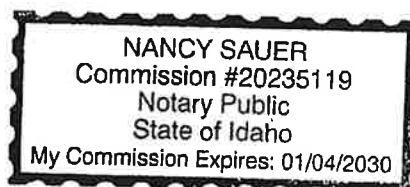


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

PARCEL NO. 1:
TOWNSHIP 4 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 25: S $\frac{1}{2}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL NO. 2:
TOWNSHIP 4 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 25: SE $\frac{1}{4}$ SW $\frac{1}{4}$; S $\frac{1}{2}$ SE $\frac{1}{4}$

PARCEL NO. 3:
TOWNSHIP 4 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 26: S $\frac{1}{2}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL NO. 4:
TOWNSHIP 4 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 26: W $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL NO. 5:
TOWNSHIP 4 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 36: N $\frac{1}{2}$ NW $\frac{1}{4}$

PARCEL NO. 6:
TOWNSHIP 4 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 36: S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$

ALSO INCLUDING the following described:

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

Beginning at the Center $\frac{1}{4}$ Corner of Section 36, said corner marked by a 5/8 inch rebar with 2 inch aluminum cap; Thence North 89°55'50" West along the south line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ for a distance of 208.80 feet to a $\frac{1}{2}$ inch rebar which shall be the POINT OF BEGINNING;
Thence North 89°55'50" West along said $\frac{1}{4}$ section line for a distance of 1119.88 feet to a 5/8 inch rebar at the Southwest Corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$;

Thence North 00°04'02" West along the west line of the SE¼NW¼ for a distance of 1320.02 feet to a 5/8 inch rebar at the Northwest Corner of the SE¼NW¼;
Thence South 89°53'27" East along the north line of the SE¼NW¼ for a distance of 1327.93 feet to a 5/8 inch rebar at the Northeast Corner of the SE¼NW¼;
Thence South 00°05'59" East along the east line of the SE¼NW¼ for a distance of 1110.30 feet to a ½ inch rebar;
Thence North 89°55'50" West for a distance of 208.80 feet to a ½ inch rebar;
Thence South 00°05'59" East for a distance of 208.80 feet to the POINT OF BEGINNING.

PARCEL NO. 7:
TOWNSHIP 4 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 36: Part of the SW¼NE¼, more particularly described as follows:

Beginning at the Northwest corner of the SW¼NE¼ of said Section 36;
Thence East 208.8 feet;
Thence South 208.8 feet;
Thence West 208.8 feet;
Thence North 208.8 feet to the POINT OF BEGINNING.

PARCEL NO. 8 THROUGH 13 INTENTINALLY DELETED

PARCEL NO. 14:
TOWNSHIP 5 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 2: Part of the W½SE¼, more particularly described as follows:

Commencing at the South One-Quarter corner of said Section 2, from which the Southeast corner of said Section 2 bears South 89°55'42" East 2646.24 feet; Thence North 00°21'11" West along the West boundary of the SE¼ of said Section 2 for a distance of 982.27 feet to THE TRUE POINT OF BEGINNING;
Thence continuing North 00°21'11" West along the West boundary of the SE¼ of said Section 2 for a distance of 1690.00 feet to the Northwest corner of the SE¼ of said Section 2;
Thence South 89°37'38" East along the North boundary of the SE¼ of said Section 2 for a distance of 252.25 feet;
Thence South 00°21'11" East parallel with the West boundary of the SE¼ of said Section 2 for a distance of 1200.00 feet;
Thence South 04°52'46" East for a distance of 490.49 feet;
Thence North 89°55'42" West parallel with the South boundary of the SE¼ of said Section 2 for a distance of 290.95 feet to the TRUE POINT OF BEGINNING.

ALSO INCLUDING the following described:

TOWNSHIP 5 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 2: Part of the W½SE¼ more particularly described as follows:

Commencing at the South One Quarter corner of said Section 2, from which the Southeast corner of said Section bears South 89°55'42" East 2646.24 feet, said South One Quarter corner being the TRUE POINT OF BEGINNING;
Thence North 00°21'11" West along the West boundary of the SE¼ of said Section 2 for a distance of 982.27 feet;
Thence South 89°55'42" East parallel with the South boundary of the SE¼ of said Section 2 for a distance of 290.95 feet;
Thence South 04°52'46" East for a distance of 83.40 feet;
Thence South 05°46'14" East for a distance of 380.87 feet;
Thence South 38°52'24" East for a distance of 357.48 feet;
Thence South 48°50'59" East for a distance of 368.65 feet to a point on the South boundary of the SE¼ of said Section 2;
Thence North 89°55'42" West along the South boundary of the SE¼ of said Section 2 for a distance of 832.22 feet to THE TRUE POINT OF BEGINNING;

PARCEL NO. 15:

Lot 1 of Hall Subdivision, Lincoln County, Idaho, as the same is platted in the official plat thereof, now of record in the office of the Recorder of said County.

PARCEL NO. 16:

Lot 2 of Hall Subdivision, Lincoln County, Idaho, as the same is platted in the official plat thereof, now of record in the office of the Recorder of said County.

PARCEL NO. 17:

Lot 3 of Hall Subdivision, Lincoln County, Idaho, as the same is platted in the official plat thereof, now of record in the office of the Recorder of said County.

PARCEL NO. 18:

TOWNSHIP 5 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 12: NE¼NE¼

PARCEL NO. 19:

TOWNSHIP 5 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 12: NW¼NE¼

PARCEL NO. 20:

TOWNSHIP 5 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 12: Part of the SE¼NE¼, more particularly described as follows:

Commencing at the East ¼ Corner of said Section 12, from which the Northeast corner of Section 12 Bears North 00°09'00" West, 2663.00 feet; Thence from the East ¼ Corner of Section 12 on a bearing of North 00°09'00" West along the east boundary of the NE¼ of Section 12 for a distance of 656.88 feet to the True Point of Beginning;
Thence South 88°57'58" West for a distance of 489.24 feet;

Thence North 62°26'06" West for a distance of 176.14 feet;
Thence South 68°11'57" West for a distance of 192.52 feet;
Thence South 49°10'42" West for a distance of 271.17 feet;
Thence South 77°28'45" West for a distance of 121.08 feet;
Thence South 70°25'25" West for a distance of 195.33 feet to a point on the west boundary of the SE¼NE¼ of Section 12;
Thence North 00°11'43" West along the west boundary of the SE¼NE¼ of Section 12 for a distance of 962.63 feet to the Northwest corner of the SE¼NE¼;
Thence South 89°07'50" East along the north boundary of the SE¼NE¼ of Section 12 for a distance of 1333.17 feet to the Northeast corner of the SE¼NE¼ of Section 12;
Thence South 00°09'00" East along the east boundary of the SE¼NE¼ of Section 12 for a distance of 674.62 feet to the True Point of Beginning.

PARCEL NO. 21:
TOWNSHIP 5 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 12: Part of the SW¼, more particularly described as follows:

Commencing at the Southwest corner of said Section 12, from which the West ¼ corner of Section 12 bears North 00°17'58" East - 2641.85 feet; Thence from the Southwest corner of Section 12 on a bearing of South 89°10'03" East along the South boundary of the SW¼ of Section 12 for a distance of 130.55 feet to a point on the East right-of-way boundary of State Highway 75, said point being the True Point of Beginning;
Thence North 00°12'37" West along the East right-of-way boundary of State Highway 75 for a distance of 2642.95 feet to a point on the North boundary of the SW¼ of Section 12;
Thence South 89°34'50" East along the North boundary of the SW¼ of Section 12 for a distance of 2523.06 feet to the Northeast corner of the SW¼ of Section 12;
Thence South 00°06'34" East along the East boundary of the SW¼ of Section 12 for a distance of 1517.57 feet to a point on the arc of a non-tangent curve right;
Thence Southwesterly along the arc of the non-tangent curve right for a distance of 1483.91 feet, said arc having a radius of 1288.00 feet and a chord bearing and distance of South 44°50'54" West - 1403.20 feet;
Thence South 00°06'34" East parallel with the East boundary of the SW¼ of Section 12 for a distance of 134.24 feet to a point on the South boundary of the SW¼ of Section 12;
Thence North 89°10'03" West along the South boundary of the SW¼ of Section 12 for a distance of 1527.02 feet to the True Point of Beginning.

PARCEL NO. 22:
TOWNSHIP 5 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 4: Lot 2; SW¼NE¼

PARCEL NO. 23:
TOWNSHIP 5 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 4: Part of the NW¼SE¼, more particularly described as follows:

Commencing at the South ¼ corner of said Section 4, from which the Southeast corner bears South 89°08'49" East -2656.55 feet; Thence North 00°26'27" East along the west boundary of the SE¼ of Section 4 for a distance of 2130.32 feet to the True Point of Beginning;

Thence continuing North 00°26'27" East along the west boundary of the NW¼SE¼ of Section 4 for a distance of 515.12 feet to the Northwest corner of the NW¼SE¼ of Section 4;
Thence South 89°14'28" East along the north boundary of the NW¼SE¼ of Section 4 for a distance of 1328.17 feet to the Northeast corner of the NW¼SE¼ of Section 4;
Thence South 00°26'20" West along the east boundary of the NW¼SE¼ of Section 4 for a distance of 10.65 feet to a point on an existing fence line;
Thence North 89°28'55" West along the existing fence line for a distance of 730.10 feet;
Thence South 27°12'45" West for a distance of 560.03 feet;
Thence North 89°14'28" West parallel with the north boundary of the NW¼SE¼ of Section 4 for a distance of 345.80 feet to the True Point of Beginning.



0006259706

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane***ANNUAL REPORT AMENDMENT**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0006259706

Date Filed: 5/19/2025 12:11:04 PM

Entity Name and Mailing Address:

Entity Name: Black Butte Ranch, LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0004836977
Address: PO BOX 675
RUPERT, ID 83350-0675

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: Matthew C Darrington
Registered Agent
Physical Address
601 7TH STREET
RUPERT, ID 83350
Mailing Address
PO BOX 536
RUPERT, ID 83350-0536

Limited Liability Company Managers and Members

Name	Title	Business Address
Matthew C Darrington	Manager	P.O. BOX 536 RUPERT, ID 83350
CAPITAL STOCK, LLC	Manager	295 ID-24 RUPERT, ID 83350

The annual report must be signed by an authorized signer of the entity.

Job Title: CFO

Kent Taylor

Sign Here

05/19/2025

Date

B1015-6713 05/19/2025 12:11 PM 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

July 25, 2025

BLACK BUTTE RANCH LLC
PO BOX 675
RUPERT ID 83350-0675

Re: Change in Ownership for Water Right No(s): 37-4300, 37-10195 & 37-10598

Re: Change in Ownership for Water Right No(s): 37-8361, 37-10146 & 37-20396 (*Not processed*)

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 for Water Right No(s). 37-4300, 37-10195 and 37-10598 and has enclosed a computer-generated report for you.

Please note, we were not able to update the water right records for 37-8361, 37-10146 and 37-20396 at this time because the Place of Use associated with these water rights was not conveyed on the Warranty Deed submitted. The Place of Use for these water rights is located in the SE ¼ SE ¼ of Sec. 2, Twp. 5 South, Rge. 17 East; and the NE ¼ NE ¼ of Sec. 11, Twp. 5 South, Rge. 17 East. Because we were not able to update these water right records, a refund in the amount of \$75.00 has been submitted for processing and will be sent to TitleOne in Burley, Idaho under separate cover.

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 #22459165)
Water District 130

Maline, Denise

From: Maline, Denise
Sent: Friday, July 25, 2025 2:21 PM
To: IdwrPayable
Subject: Refund request - TitleOne Burley
Attachments: Refund Request - TitleOne Burley (Black Butte Ranch).pdf

Good afternoon,

Attached please find a refund request being submitted for processing.

Thank you & have a good weekend,

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: S040676

Payment Amount	\$150.00	Date Received	6/12/2025	Region	SOUTHERN
Payment Type	Check	Check Number	57640		
Payer	TITLEONE				
Comments	CHANGE OF OWNERSHIP FROM: BOOTJACK LTD P'SHIP, BOOTJACK DAIRY M&D, LLC. TO: BLACK BUTTE RANCH, LLC. AN ID, LLC. (6) WR#S, 37-4300, ETC.				

Fee Details

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
\$150.00	OWNERSHIP CHANGES/SECURITY INTERESTS	64140	0229	21		1155



Signature Line (Department Representative)

Ownership Change for 37-4300, etc. (6 water rights)

Not able to change / process 3 of the 6 water rights on the ownership change due to POU not covered on warranty deed submitted.

Please issue a \$75.00 refund to:

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

DM 7-25-2025



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

RECEIVED
JUN 12 2025
DEPT. OF WATER RESOURCES
SOUTHERN REGION

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

Date: June 11, 2025

Escrow No. 22459165

Greetings,

Enclosed please find the following:

- TitleOne Check Number: 57640 in the amount of \$150.00.
- Original executed Notice of Change in Water Right Ownership
- Water Right Reports
- Copy of original executed Warranty Deed recorded on May 14, 2025, as Instrument No. 210675, records of Lincoln 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.