

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

## NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP APR 17 2025

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? |
|------------------------|-----------------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 36-2186                | Yes <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 36-2187A               | Yes <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| <del>36-2187B</del> No | Yes <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | not changed           | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 36-2301                | Yes <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| <del>36-2439</del> Yes | Yes <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: C7: C&F Farms, LLC and Giltner Dairy

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Todd Okelberry

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or1623 Eldridge AveTwin Falls

ID

83301

Mailing address

City

State

Zip

208-420-0360todd@propipefabrication.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: 10/25/2024

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 # 36-2186

8. Signature: Todd Okelberry

Signature of new owner/claimant

President

Title, if applicable

4-17-2025

Date

Todd Okelberry

Print name

Signature: \_\_\_\_\_

Signature of new owner/claimant

Title, if applicable

Date

Print name

Received by SGDate 4-17-2025

For IDWR Office Use Only:

Receipt No. 3040611Receipt Amt. \$400-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 TWDate 8/8/2025



Order Number: 23490780

### **Warranty Deed**

For value received,

**Eagle Financial, LLC, an Idaho Limited Liability Company, who acquired title as Eagle Financial, LLC, an Idaho LLC**

the grantor, does hereby grant, bargain, sell, and convey unto

**Todd L. Okelberry, an unmarried man**

whose current address is 3613 E. 3870 N., Kimberly, ID 83341

the grantee, the following described premises, in Jerome 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 heirs 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 page intentionally left blank.

Dated: October 25<sup>th</sup>, 2024

Eagle Financial, LLC

By: The Chris Jones Trust, Member

By:   
Christopher Jones, Co-Trustee

State of Idaho, County of Twin Falls, ss:

On this 25<sup>th</sup> day of October 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Christopher Jones, known or identified to me to be the person whose name is subscribed to the within instrument, as Co-Trustee of The Chris Jones Trust, said Trust known to me to be a member of Eagle Financial, LLC, the limited liability company that executed the within instrument and acknowledged to me that he executed the same as Co-Trustee and that such Trust executed it as the member of the limited liability company and that said limited liability company executed it.

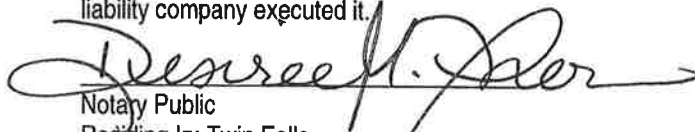
  
Notary Public  
Residing In: Twin Falls  
My Commission expires: 1/18/29



Exhibit A

**Desert West Land Surveys**

2020 Overland Ave.  
Burley, Idaho 83318

**JOB # 16102-23C1**

PARCEL 1



L E G A L   D E S C R I P T I O N

Part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 23 in Township 8 South, Range 17 East of the Boise Meridian, Jerome County, State of Idaho.

Commencing at the Northwest Corner of Section 23 in T.8 S., R.17 E., B.M. said corner marked by a  $\frac{3}{8}$ " rebar with aluminum cap; Thence South 00 degrees 08 minutes 40 seconds East along the west line of Section 23 for a distance of 1319.71 feet to a  $\frac{3}{8}$ " rebar at the Southwest Corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ ; Thence South 89 degrees 48 minutes 29 seconds East along the south line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  for a distance of 237.80 feet to a  $\frac{3}{8}$ " rebar on the easterly right of way of State Highway 93 at Station 581+45.23; Thence North 00 degrees 10 minutes 22 seconds East along said right of way for a distance of 506.86 feet to a  $\frac{3}{8}$ " rebar at Station 586+62.41; Thence along a non-tangent curve to the right along said right of way for a distance of 71.08 feet to a  $\frac{1}{2}$ " rebar, said curve having a radius of 475.00 feet, a delta angle of 08 degrees 34 minutes 26 seconds, and a long chord bearing of North 04 degrees 27 minutes 00 seconds East for a distance of 71.01 feet which shall be the Point of Beginning;

THENCE along a non-tangent curve to the right along said right of way for a distance of 618.35 feet to a  $\frac{3}{8}$ " rebar at Station 591+70.79, said curve having a radius of 475.00 feet, a delta angle of 74 degrees 35 minutes 11 seconds, and a long chord bearing of North 46 degrees 01 minutes 49 seconds East for a distance of 575.60 feet;

THENCE North 83 degrees 22 minutes 15 seconds East along said right of way for a distance of 8.06 feet to a  $\frac{3}{8}$ " rebar at Station 591+72.47;

THENCE along a non-tangent curve to the left along said right of way for a distance of 214.32 feet to a  $\frac{3}{8}$ " rebar on the southerly right of way of State Highway 25, said curve having a radius of 235.00 feet, a delta angle of 52 degrees 15 minutes 15 seconds, and a long chord bearing of North 57 degrees 10 minutes 44 seconds East for a distance of 206.97 feet;

(Con't on page 2)

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Burley, Idaho 83318

**JOB # 16102-23C1**

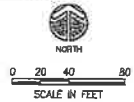
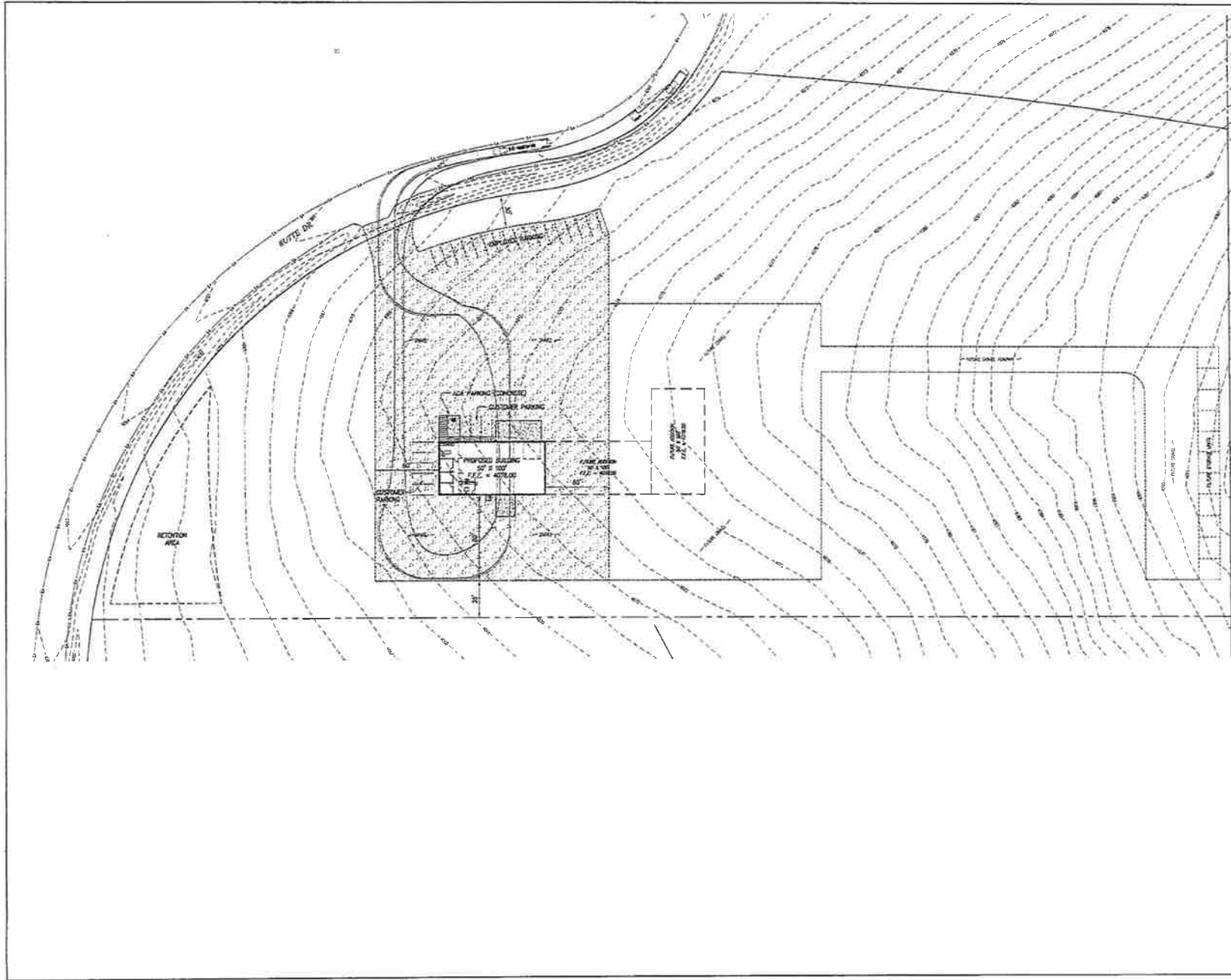
PARCEL 1 (Con't)  
(Page 2)

THENCE along a curve to the right along said right of way for a distance of 479.92 feet to a  $\frac{3}{8}$ " rebar on the east line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ , said curve having a radius of 5529.58 feet, a delta angle of 04 degrees 58 minutes 22 seconds, and a long chord bearing of South 83 degrees 31 minutes 56 seconds East for a distance of 479.77 feet;

THENCE South 00 degrees 09 minutes 36 seconds East along said 1/16<sup>th</sup> section line for a distance of 462.30 feet to a  $\frac{1}{2}$ " rebar;

THENCE North 89 degrees 48 minutes 29 seconds West for a distance of 1074.22 feet to the Point of Beginning.

Said property contains 10.00 acres more or less and is subject to any easements or right of ways, existing or of record.



**EHM Engineers, Inc.**  
 ENGINEERS / SURVEYORS / PLANNERS  
 601 North College Road, Suite 100 Twin Falls, Idaho 83301  
 P (208) 734-4888 FAX (208) 734-6947 web ehm.com

**SITE PLAN**  
 for  
**PRO PIPE**  
 Jerome, Idaho

REVISION

DO NOT SCALE DRAWINGS  
 CONTRACTOR SHALL VERIFY ALL  
 DIMENSIONS AND LOCATIONS AT  
 THE JOB SITE AND NOTIFY THE  
 ENGINEER OF ANY DISCREPANCIES.  
 ERRORS, OMISSIONS, OR  
 DISCREPANCIES BEFORE  
 CONSTRUCTION OR FABRICATION  
 OF ANY WORK.

**PRELIMINARY**

|                        |          |
|------------------------|----------|
| APPROVED               | ---      |
| DESIGN                 | ---      |
| DATE                   | 3/7/2024 |
| SCALE                  | AS SHOWN |
| PROJECT--23 TEPD OPT 2 |          |
| SHEET                  |          |

C1.01



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](mailto:southerninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Mathew Weaver

August 08, 2025

TODD L OKELBERRY  
1623 ELDRIDGE AVE  
TWIN FALLS ID 83301-7818

Re: Change in Water Right Ownership: 36-2186 (Split into 36-2186 and **36-17355**), 36-2187 A (Split into 36-2187 A and **36-17356**), 36-2301 (Split into 36-2301 and **36-17357**), 36-2439 (Split into 36-2439 and **36-17358**)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

**Please note, IDAHO AG CREDIT FLCA is identified as a security interest holder on the above listed water rights. If this is no longer correct, it can be removed from the rights upon written notice from the security interest holder that the interest has terminated.**

**Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right.** If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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 Associate

Enclosure(s)

c: IDAHO AG CREDIT FLCA, C7 FARMS LLC, GILTNER DAIRY LLC, Water District 130