

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUN 23 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?
47-14861	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: BCH FARMLAND INVESTMENTS LLC

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): BCH, Farmland Investors, LLC, a Utah limited liability company

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

1661 Ringling Blvd., PO Box 2139

Sarasota

FL

34230

Mailing address

City

State

Zip

12083011265

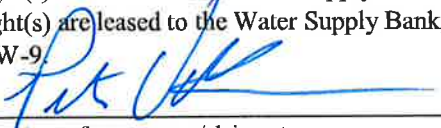
PeteVolk Law@gmail.com

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: July 28, 2021 (date of Correction Deed)
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:  Land Manager and General Counsel 18 June 2025
- Signature of new owner/claimant Title, if applicable Date
- Peter Volk
- Print name

Signature: _____ Title, if applicable _____ Date _____

Signature of new owner/claimant Title, if applicable Date

Print name

Received by SG Date 6-23-2025 For IDWR Office Use Only: Receipt No. 5040687 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 7-28-2025

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**
Peter A. Volk, Attorney
PO Box 9264
Moscow, Idaho 83843

TWIN FALLS COUNTY

2021-019224 **Pages: 2**
Aug. 17, 2021 8:15 AM **Fee: \$15.00**
For: VOLK LAW **Deputy: AROCK**
KRISTINA GLASCOCK, COUNTY CLERK

(Space Above For Recorder's Use)

CORRECTION DEED

For the consideration of correcting the name of the vested owner of the real property described herein as Grantee (and for no other purpose), to that certain Warranty Deed dated the 20th day of April 2021, and recorded records of Twin Falls County, State of Idaho, as instrument number 2021009866. ("Correction Deed") Driscoll Family Twin Falls Farm LLC, an Idaho limited liability company ("Grantor") does hereby release and forever convey, grant and warrant unto BCH FARMLAND INVESTORS, LLC a Utah Limited Liability Company ("Grantee") and its assigns forever, all right, title and interest which Grantor now has or may hereafter acquire in the following described real property and fixtures situated in Twin Falls County, State of Idaho, to-wit:

Parcel Number: RP10S16E023610A

**TOWNSHIP 10 SOUTH, RANGE 16, EAST BOISE MERIDIAN, TWIN FALLS
COUNTY, IDAHO**

**SECTION 2: SOUTH ONE HALF (S½) OF THE NORTHWEST ONE QUARTER
(NW¼)**

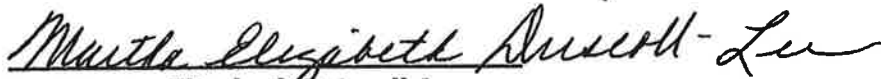
**EXCEPTING THEREFROM: BEGINNING AT THE NORTHWEST CORNER OF
THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼); THENCE
EAST ALONG THE NORTHERLY LINE 608 FEET; THENCE SOUTH PARALLEL
TO THE WESTERLY SECTION LINE, 237 FEET; THENCE WEST PARALLEL TO
THE NORTHERLY LINE 608 FEET; THENCE NORTH ALONG THE SECTION
LINE, 237 FEET TO THE POINT OF BEGINNING.**

**TO HAVE AND TO HOLD, all and singular the said real property, together with all
appurtenances, tenements, hereditaments, reversions, remainders, rents, issues,
profits, rights-of-way, and water rights in anywise appertaining to the real property
herein described, as well in law as in equity, unto Grantee and assigns forever.**

SUBJECT TO taxes and assessments subsequent to date of this conveyance, 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.

WITNESS the hand of said Grantor this 28 day of July, 2021.

Driscoll Family Twin Falls Farm LLC



By: Martha Elizabeth Driscoll-Lee

Title: Manager

STATE OF IDAHO)
) ss.
County of Latah)

On this 28 day of July, 2021, before me, Peter Volk, personally appeared Martha Elizabeth Driscoll-Lee, known or identified to me, to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her capacity as the manager of Driscoll Family Twin Falls Farm LLC, an Idaho limited liability company.

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





NOTARY PUBLIC FOR IDAHO
Residing at: Viola, Idaho
My Commission Expires: April 13, 2027
Commission #:54377

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
1502 Locust Street North, Bldg. 300
Twin Falls, ID 83301

TWIN FALLS COUNTY
RECORDED FOR:
FIRST AMERICAN TITLE - TWIN F/
01:20:10 PM 04-22-2021
2021009866
NO. PAGES 2 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: SB
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **962916-TF (sg)**

Date: **April 08, 2021**

For Value Received, **Driscoll Family Twin Falls Farm LLC, an Idaho limited liability company,** hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **BCH Farmland Investments, LLC, a Utah limited liability company,** hereinafter called the Grantee, whose current address is **c/o Jay Girotto, 18 Crescent Key, Bellevue, WA 98006,** the following described premises, situated in **Twin Falls County, Idaho,** to-wit:

TOWNSHIP 10 SOUTH, RANGE 16, EAST BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

SECTION 2: SOUTH ONE HALF (S $\frac{1}{2}$) OF THE NORTHWEST ONE QUARTER (NW $\frac{1}{4}$)

**EXCEPTING THEREFROM: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$);
THENCE EAST ALONG THE NORTHERLY LINE 608 FEET;
THENCE SOUTH PARALLEL TO THE WESTERLY SECTION LINE, 237 FEET; THENCE WEST
PARALLEL TO THE NORTHERLY LINE 608 FEET;
THENCE NORTH ALONG THE SECTION LINE, 237 FEET TO THE POINT OF BEGINNING.**

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: 04/08/2021

Warranty Deed
- continued

File No.: 962916-TF (sg)

Driscoll Family Twin Falls Farm LLC, an Idaho
limited liability company

By: Martha Elizabeth Driscoll-Lee
Name: Martha Elizabeth Driscoll-Lee
Title: Manager

STATE OF Hawaii)
City of) ss.
COUNTY OF Honolulu)

On this 20 day of April, 2021, before me, a Notary Public in and for said State, personally appeared Martha Elizabeth Driscoll-Lee, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the Driscoll Family Twin Falls Farm LLC, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that she executed the same in said Limited Liability Company's name.

Edie Hanohano
Notary Public, State of Hawaii
Commission Expires: Nov. 24, 2023

Edie Hanohano
Notary Public of
Residing at: 7192 Kabanianole Hwy A143A
Commission Expires: Honolulu, HI 96825
11/24/2023

Doc. Date: 4/8/2021 # Pages: 2
Notary Name: Edie Hanohano First Circuit
Doc. Description: Warranty Deed
Edie Hanohano 4/20/2021
Notary Signature Date





0005799238

**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 #: 0005799238

Date Filed: 7/3/2024 2:18:36 PM

Entity Name and Mailing Address:

Entity Name: BCH FARMLAND INVESTORS, LLC
Foreign Name (name in home jurisdiction): BCH FARMLAND INVESTORS, LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0004374325
Address: 6372 S BRAXTON CT
MURRAY, UT 84121-2199

Entity Details:

Entity Status: Active-Existing
This entity is organized under the laws of: UTAH
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: PETER VOLK
Registered Agent
Physical Address
110 E 2ND STREET
MOSCOW, ID 83843
Mailing Address
PO BOX 9264
PETER VOLK
MOSCOW, ID 83843-1764

Limited Liability Company Managers and Members

Name	Title	Business Address
Jordan W Clements	Manager	6372 BRAXTON CT MURRAY, UT 84121

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

Job Title: Attorney in Fact

Jay Girotto

Sign Here

07/03/2024

Date

B0923-0966 07/03/2024 2:18 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 28, 2025

BCH FARMLAND INVESTORS LLC
PO BOX 2139
SARASOTA FL 34230-2139

Re: Change in Ownership for Water Right No(s): 47-14861

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: Volk Law, PLLC