

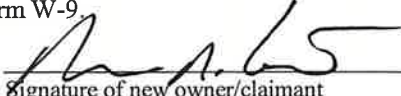
STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
17-7033	Yes ☐	Yes ☐		Yes ☐	Yes ☐
17-7147	Yes ☐	Yes ☐		Yes ☐	Yes ☐
17-7175	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Zeldon A. Nelson and MaryLynne Nelson
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): 2-HBG, LLC
New owner(s) as listed on the conveyance document
- 707 E 600 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.

8. Signature:  _____ _____
 Signature of new owner/claimant Title, if applicable Date
Doree E. Grant
 Print name

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

 Print name

Received by SG Date 6-27-2025 For IDWR Office Use Only: Receipt No. 5040688 Receipt Amt. \$75
 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 JC Processed by JC Date 8/21/2025

167433

Microfilm No. 167433

14 Day May 20 25

At 01 45 O'clock PM

Nelaine Murphy

Oneida Co. Recorder

Fee \$ 15.00 Deputy

Recorded at Request of

TitleOne - Burley



TitleOne
a title & escrow co.

Order Number: 25536410

Warranty Deed

For Value Received,

Zeldon A. Nelson and Marlynnne Nelson, husband and wife, the Grantor, does hereby grant, bargain sell and convey unto, **2-HBG, LLC, an Idaho limited liability company**, whose current address is **707 E 600 N, Rupert, ID 83350**, the Grantee, the following described premises, in **Oneida 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 this page intentionally left blank.

Dated: May 12, 2025

Zeldon A. Nelson
Zeldon A. Nelson

Marylynne Nelson
Marylynne Nelson

State of Idaho, County of Cassia ss.

On this 12 day of May in the year of 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Zeldon A. Nelson and Marylynne Nelson known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Annette Roth
Notary Public
Residing In: Rupert ID
My Commission Expires: 8-4-2029
(seal)



EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

PARCEL 1:

Lots 5, 6, 11, and 12 of Section 4, Township 15 South, Range 30 East of the Boise Meridian, Oneida County, Idaho (RP0101500)

Township 15 South, Range 30 East of the Boise Meridian, Oneida County, Idaho

Section 3: Northeast Quarter; Lots 7, 8, 9, and 10 (RP0101400)

All of Section 34, Township 14 South, Range 30 East of the Boise Meridian, Oneida County Idaho. (RP0100800)

PARCEL 2:

Part of the S1/2 of Section 27 in Township 14 South, Range 30 East of the Boise Meridian, Oneida County, State of Idaho.

Beginning at the South 1/4 Corner of Section 27 in Township 14 South, Range 30 East, of the Boise Meridian said corner marked by a U.S. GLO iron pipe with brass cap on top which shall be the Point of Beginning.

THENCE North 89 degrees 32 minutes 59 seconds West along the South line of Section 27 for a distance of 2516.95 feet to a 1/2 inch rebar;

THENCE along a non-tangent curve to the right for a distance of 3950.37 feet to a 1/2 inch rebar on the South line of Section 27, said curve having a radius 1659.11 feet, a delta angle of 136 degrees 25 minutes 19 seconds, and a long chord bearing of South 89 degrees 33 minutes 06 seconds East for a distance of 3081.16 feet;

THENCE North 89 degrees 33 minutes 38 seconds West along said section line for a distance of 564.21 feet to the Point of Beginning. (T-6052) (RP0099602)



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

August 21, 2025

2-HBG LLC
707 E 600 N
RUPERT ID 83350-9466

Re: Change in Ownership for Water Right No(s): 17-7175, 17-7033, 17-7147

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 208-525-7161.

Sincerely,

Misty Pettis
Office Specialist 2

Enclosure(s)



RECEIVED
JUL 03 2025
DEPT. OF WATER RESOURCES
EASTERN REGION

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: June 25, 2025

Escrow No. 25536410

RECEIVED
JUN 27 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGION

Greetings,

Enclosed please find the following:

- TitleOne Check Number: 58449 in the amount of \$75.00.
- Original executed Notice of Change in Water Right Ownership
- Copy of original executed Warranty Deed recorded on May 14, 2025, as Microfilm No. 167433, records of Oneida 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.