

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED ✓

AUG 01 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?
36-7425	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-7293	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-8789	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Walking G Ranch, LLC

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): M & M Land Holdings, LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

50 N. 200 W.

Jerome

ID

83338

Mailing address

City

State

Zip

208.539.3959

mike@westec.us

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: 12/26/2024

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 # 36-7293

8. Signature: Michael Bingham Member 12/30/24

Signature of new owner/claimant

Title, if applicable

Date

Michael Bingham

Print name

Signature: Amanda Bingham Member 30 Dec. 2024

Signature of new owner/claimant

Title, if applicable

Date

Amanda Bingham

Print name

For IDWR Office Use Only:

Received by SG Date 8-1-2025 Receipt No. 5040720 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 _____

Processed by DM

Date 10/3/2025

Instrument # 2404758

JEROME COUNTY, JEROME, IDAHO
12-31-2024 01:33:02 PM No. of Pages: 3
Recorded for: TITLEONE - BURLEY
CYRL LOOTENS Fee: \$15.00
Ex-Officio Recorder Deputy: jw
Electronically Recorded by Simplifile

24518427 SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged **WALKING G RANCH, LLC**, an Idaho limited liability company, the "Grantor", does hereby grant, sell and convey unto **M & M LAND HOLDINGS, LLC**, an Idaho limited liability company, whose mailing address is 50 N. 200 W., Jerome, Idaho 83338, the "Grantee", the following described premises located in Jerome County, Idaho:

**TOWNSHIP 7 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO**

Section 33: NE $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$ and that Part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, more particularly described as follows:

Beginning at the Northwest corner of said Section 33, said corner being the REAL POINT OF BEGINNING;

Thence from this real point of beginning and along the North boundary of Section 33, North 89°55'26" East, 1323.28 feet to the Northeast corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$;

Thence from the said Northeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, South 0°29'48" East, 1319.78 feet along the East boundary of the said NW $\frac{1}{4}$ NW $\frac{1}{4}$ to the Southeast corner thereof;

Thence from the Southeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, South 89°56'22" West, 1323.29 feet along the South boundary of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ to the Southwest corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ and the West boundary of Section 33;

Thence from the Southwest corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, North 0°29'46" West, 1319.42 feet along the West boundary of Section 33 to the REAL POINT OF BEGINNING.

SAVE AND EXCEPT the North 25 feet of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ deeded to the Jerome Highway District by Quitclaim Deed recorded June 25, 1981, as Instrument Number 258740, Jerome County records.

ALSO EXCEPTING THEREFROM, the North 25 feet of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ deeded to the Jerome Highway District by Quitclaim Deed recorded February 17, 1981, as Instrument Number 255276, Jerome County records.

PARCEL NO. 2:

**TOWNSHIP 7 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO**

Section 33: SW $\frac{1}{4}$ SW $\frac{1}{4}$

Together with all water rights appurtenant thereto, including, but not limited to one

SPECIAL WARRANTY DEED - 1-

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hundred fifty-eight and 91/100 (158.91) shares of stock of the North Side Canal Company, Ltd., and Water Rights Nos.: 36-7425, 36-7293, and 36-8789.

TO HAVE AND TO HOLD the premises, with their appurtenances, unto the Grantee, its successors and assigns forever.

Grantor warrants that it is the owner in fee simple of the premises; that it has not conveyed any interest in the premises to any person other than Grantee; that the premises are free from all encumbrances created or suffered by Grantor; and that Grantor will warrant and defend the same against all lawful claims of all persons claiming by, through or under Grantor, SUBJECT TO the following:

1. Taxes and assessments for 2024 and subsequent years.
2. The Land described herein is located within the boundaries of the American Falls Reservoir District and is subject to any assessments levied thereby.
3. The Land described herein is located within the district boundaries of the North Side Canal Company, Ltd. and is subject to any assessments levied thereby.
4. Right-of-way for roads, canals, laterals and waste ditches and the rights of access thereto for maintenance.
5. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.
6. An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.
Granted to: Idaho Power Company
Recorded: June 19, 1974
Instrument No.: 206694
(Covers the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 33, Township 7 South, Range 16 East of the Boise Meridian)
7. An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.
Granted to: Idaho Power Company
Recorded: August 30, 1976
Instrument No.: 220423
(Covers the North 30 feet of NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 33, Township 7 South, Range 16 East of the Boise Meridian)
8. County Road right-of-way as disclosed in Warranty Deed by and between Leone H. Butler, a widow and the William B. Butler Trust, an Idaho trust and William F. Gulley and Judy L. Gulley, husband and wife,
Recorded: May 18, 1982
Instrument No.: 265185
(Which reads as follows: "Subject to a right-of-way 25 feet in width for the purpose of constructing and maintaining a public road along the West and North boundaries) (Covers the SW $\frac{1}{4}$ SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 33, Township 7 South, Range 16 East of the

SPECIAL WARRANTY DEED - 2-

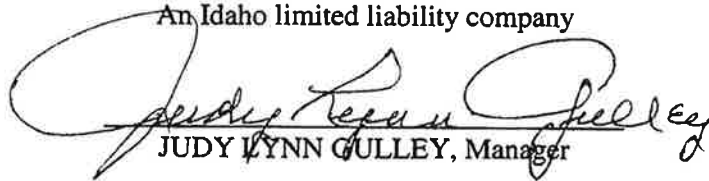
C:\Users\Jocal_I\amb\INetCache\Content.Outlook\E5GX5YHK\Special Warranty Deed WGR_MM.docx

Boise Meridian)

DATED THIS 26 day of December, 2024.

"GRANTOR"

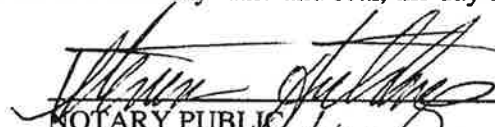
WALKING G RANCH, LLC
An Idaho limited liability company


JUDY LYNN GULLEY, Manager

STATE OF NEVADA
SS:
County of CLARK

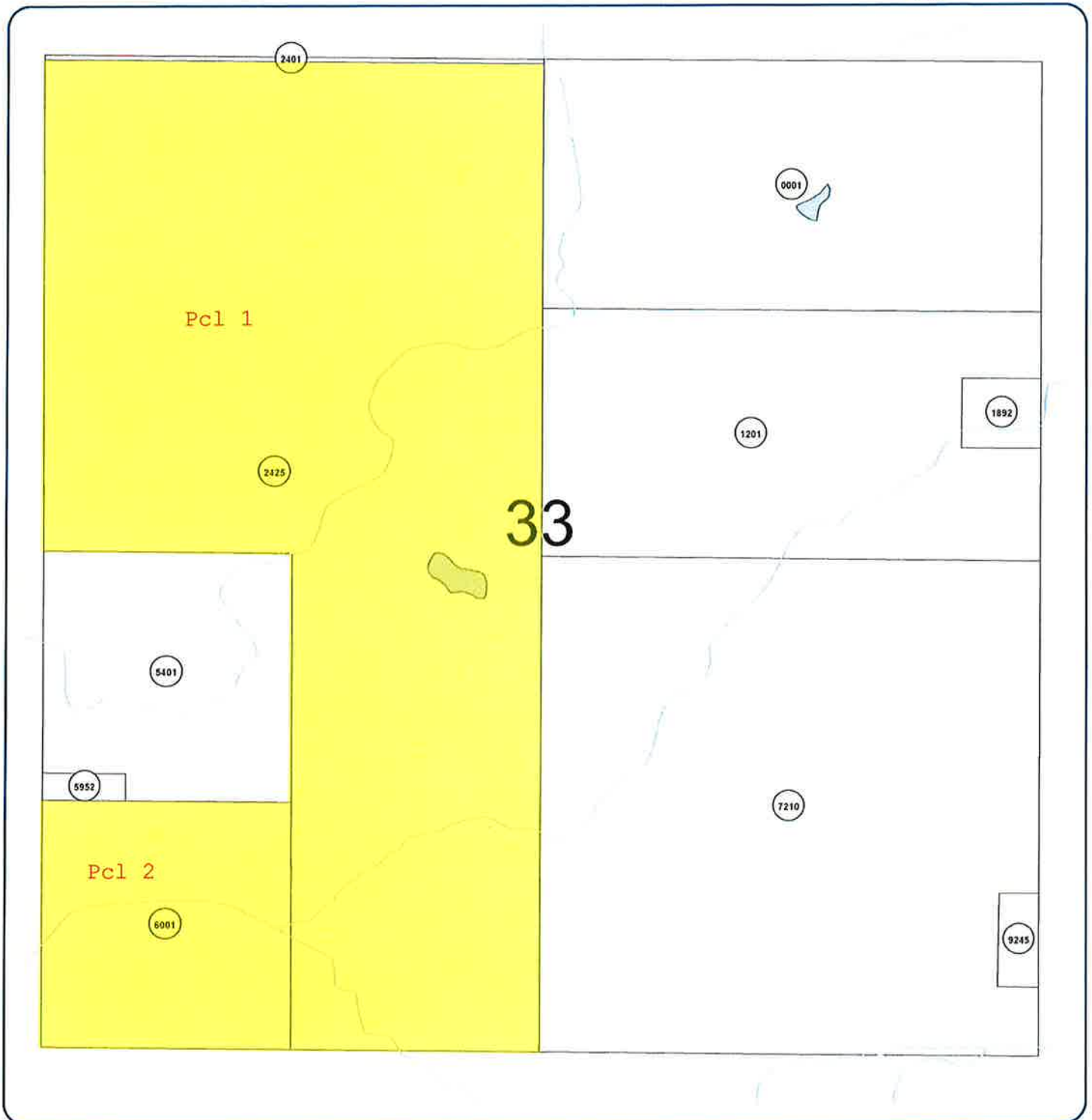
On this 26 day of December, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JUDY LYNN GULLEY, as Manager of WALKING G RANCH, LLC, an Idaho limited liability company, known to me to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that she executed the same in such capacity.

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


NOTARY PUBLIC
Residing at: Lakeview Nevada
Commission Expires: April 6, 2026



SECTION 33
TOWNSHIP 07 SOUTH RANGE 16 EAST
JEROME COUNTY IDAHO

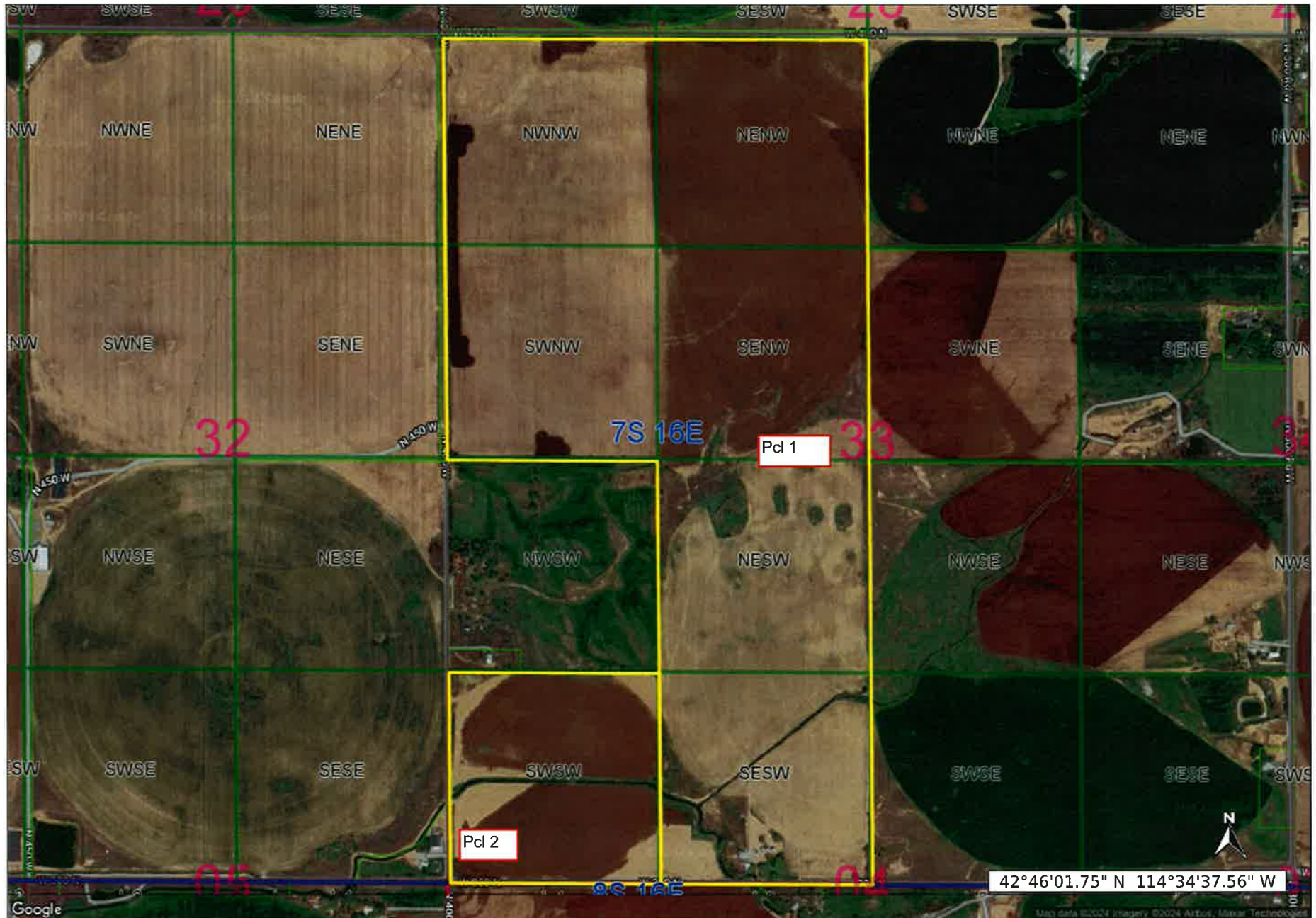


We have taken extreme care to insure accuracy.
However, we assume no responsibility for errors or omissions.
These maps are intended for assessment purposes only
and are not to be used as a legal document.
All canals and ditches are approximated from aerial maps.



500 0 500
Feet

DATE UPDATED 03/14/2019
JEROME COUNTY ASSESSORS OFFICE





0006257963



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 #: 0006257963

Date Filed: 5/16/2025 10:19:31 AM

Entity Name and Mailing Address:

Entity Name: M & M LAND HOLDINGS, LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0004314986
Address: 50 N 200 W
JEROME, ID 83338-5368

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: Michael Bingham
Registered Agent
Physical Address
50 N 200 W
JEROME, ID 83338
Mailing Address
50 N 200 W
JEROME, ID 83338

Limited Liability Company Managers and Members

Name	Title	Business Address
Michael Bingham	Member	50 N. 200 W. JEROME, ID 83338
Amanda Bingham	Member	50 N. 200 W. JEROME, ID 83338

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

Job Title: Member

Michael Bingham

Sign Here

05/16/2025

Date

B1015-3331 05/16/2025 10:19 AM 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

October 3, 2025

M & M LAND HOLDINGS LLC
50 N 200 W
JEROME ID 83338-5368

Re: Change in Ownership for Water Right No(s): 36-7293, 36-7425 & 36-8789

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.

While reviewing this Notice, it was discovered that water right 36-13830 is also appurtenant to the ground you purchased. If you wish to update ownership on this water right as well, please sign the enclosed Notice of Change in Water Right Ownership and return to this office with the \$25.00 filing fee. There is no need to resubmit the Special Warranty Deed, as we already have it on file.

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, Jerome, Idaho (File #24518427)
Water District 130



237 N. Lincoln Ave.
Jerome, ID 83338
Ph. (208) 324-5613
Fx. (866) 310-3443
www.titleonecorp.com

Via UPS Overnight Delivery

Idaho Dept of Water Resources
650 Addison Ave W, Ste 500
Twin Falls, ID 83301

RECEIVED

AUG 01 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGION

Date: July 23, 2025

Re: Escrow No. 24518427~M & M Land Holdings, LLC

In connection with the above referenced transaction, I am enclosing the following:

- TitleOne Check 59011 in the amount of \$75.00
- Notice of Change in Water Right Ownership to transfer water rights, 36-7425, 36-7293, 36-8789
- Copy of the Recorded Special Warranty Deed, Instrument No. 2404758, Jerome County, Idaho

Your business is greatly appreciated. If you have any questions, please do not hesitate to contact me.

Sincerely,

Laury Lamb
(208) 324-5613
llamb@titleonecorp.com