

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

DEC 03 2025

DEPT. OF WATER RESOURCES
EASTERN 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. WJD 01

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
22-4195 <u>OK</u>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-13479 <u>OK</u>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-13987 <u>OK</u>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-13988 <u>OK</u>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: DKJ FARMS LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): BCJ FARMS LLC
New owner(s) as listed on the conveyance document

583 E 4th S Rexburg ID 83440
Mailing address City State Zip
208-881-4843 Jeppesen.CK@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: Jan 3 2025
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: Cameron Jeppesen Title, if applicable _____ Date 12-3-25
 Signature of new owner/claimant
 Print name

Signature: Bevan Jeppesen Title, if applicable _____ Date 12-3-25
 Signature of new owner/claimant
 Print name

Received by M. Feltz Date 12-3-25 Receipt No. E051311 Receipt Amt. 100.00

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 JB Processed by MP Date 12/4/2025

Release from property owner in the corner, maybe 0.8 acres worth of water right.

RECEIVED

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DEPT. OF WATER RESOURCES
EASTERN REGION

I Janice V. Jeppesen
individually and as
Trustee of K Merle
Jeppesen Shelter Trust,
Do Convey any and
all interest in Water

Rights 22-4195
22-13479
22-13987
22-13988

to BCI Farms, LLC

Janice V. Jeppesen

12/3/2025

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
535 First American Circle
Rexburg, ID 83440

Microfile No. 465874
7 DAY Jan 2025
At 10 O'Clock 49 AM
KIM H. MUIR
MADISON CO RECORDER
Fee \$15.00
Deputy
Recorded at Request of
FLYING S TITLE AND ESCROW - REXI

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 1163749-RX (km)

Date: January 03, 2025

For Value Received, JLR and Associates, L.L.C., a Utah limited liability company

, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto BCJ Farms, LLC, an Idaho limited liability company, hereinafter called the Grantee, whose current address is 583 E. 4th S., Rexburg, ID 83440, the following described premises, situated in Madison County, Idaho, to-wit:

The land referred to herein is described in the Legal Description attached hereto as Exhibit A.

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: 01/03/2025

Warranty Deed
- continued

File No.: 1163749-RX (km)

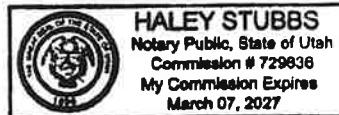
Tracts 1-15: JLR and Associates, L.L.C., a Utah
limited liability company

By: [Signature]
Name: Jason Briggs
Title: Member

By: [Signature]
Name: Rhett Robison
Title: Member

STATE OF Utah)
COUNTY OF Salt Lake)
ss.

On this 6th day of January, 2025, before me, a Notary Public in and for said State, personally appeared **Jason Briggs**, 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 **JLR and Associates, L.L.C.**, which is known or identified to me to be the entity whose name is subscribed to the within Instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.



STATE OF Idaho)
COUNTY OF Madison)
ss.

On this **Seventh day of January, 2025**, before me, a Notary Public in and for said State, personally appeared **Rhett Robison**, 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 **JLR and Associates, L.L.C.**, which is known or identified to me to be the entity whose name is subscribed to the within Instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.



[Signature]
Notary Public of State of Utah
Residing at: Draper, UT
Commission Expires: 03/07/27

[Signature]
Notary Public of Idaho
Residing at: Rexburg
Commission Expires: 10-2-29

Exhibit "A"

Real property in the County of Madison, State of Idaho, described as follows:

Tract 1:
Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 16: Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$

Tract 2:
Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 20: Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$

Tract 3:
Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 20: Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$

Tract 4:
Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 20: Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$

Tract 5:
Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 20: Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$

Tract 6:
Situated in the State of Idaho, County of Madison, being part of Section 20, Township 5 North, Range 41 East, of B.M., being more particularly described as follows:

Beginning at the Northwest 16th corner of said Section 20; thence South $00^{\circ}02'31''$ East, a distance of 1,305.86 feet to a rebar with a plastic cap set stamped, "PLS 13856" marking the Center-West 16th corner; thence South $89^{\circ}58'41''$ West, a distance of 1,326.19 feet along the East-West center of said Section 20 to West $\frac{1}{4}$ corner of said Section 20; thence North $00^{\circ}02'57''$ West, a distance of 598.64 feet along the west line of said Section 20 to a rebar with a plastic cap set stamped, "PLS 13856"; thence North $89^{\circ}57'03''$ East, a distance of 55.51 feet to a rebar with a plastic cap set stamped, "PLS 13856"; thence North $41^{\circ}54'14''$ East, a distance of 279.48 feet to a rebar with a plastic cap set stamped, "PLS 13856"; thence North $20^{\circ}27'27''$ East, a distance of 403.92 feet to a rebar with a plastic cap set stamped, "PLS 13856"; thence North $00^{\circ}01'02''$ East, a distance of 121.51 feet to a rebar with a plastic cap set stamped, "PLS 13856"; thence South $89^{\circ}58'58''$ East, a distance of 942.37 feet to the Point of Beginning.

Tract 7:
Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 20: Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$

Tract 8:
Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho

Date: 01/03/2025

Warranty Deed
- continued

File No.: 1163749-RX (km)

Section 20: Northeast ¼ of the Southwest ¼

Tract 9:
Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 20: Northwest ¼ of the Southwest ¼

Tract 10:
Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 20: Northeast ¼ of the Southeast ¼

Tract 11:
Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 20: Northwest ¼ of the Southeast ¼

Tract 12:
Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 21: East ½ of the Northwest ¼

Tract 13:
Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 21: Northwest ¼ of the Northwest ¼

Tract 14:
Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 21: Southwest ¼ of the Northwest ¼

Tract 15:
Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 21: Northwest ¼ of the Southwest ¼

Microfile No. 448797
1 DAY Apr 2022
At 03 O'Clock 47 PM
KIM H. MUIR
MADISON CO RECORDER
Fee \$15.00
Deputy
Recorded at Request of
FIRST AMERICAN TITLE - REXBURG

WARRANTY DEED

DKJ Farms, LLC, an Idaho limited liability company, of 665 Centennial Loop, Rexburg, ID 83440 (hereinafter "Grantor"), for and in consideration of \$10.00 and other good and valuable consideration, hereby transfers, grants, conveys, and warrants unto **JLR and Associates, L.L.C.**, a Utah limited liability company, of 782 Pioneer Rd., Draper, UT 84020 (hereinafter "Grantee"), the following described real property (hereinafter referred to as the "Subject Property") located in Madison County, Idaho, to wit:

See attached Exhibit 1, which is attached hereto and incorporated herein by reference.

Together with: Except as provided herein, all and singular the tenements; hereditaments; appurtenances; improvements; easements; rights; rights of way; the reversion and reversions; remainder and remainders; rents; issues; profits thereof; and all estate, right, title, and interest in and to the said Subject Property, as well in law as in equity.

Subject to: All easements, encumbrances, rights of way, covenants, conditions, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record; all facts and circumstances that would be revealed by inspection of the property or inquiry of persons in possession thereof; all items set forth in Exhibit 2, which is attached hereto and incorporated herein by reference; and payment of present year's property taxes, which are an accruing lien not yet due.

Grantor, for itself, its heirs, successors, and assigns, warrants and represents as follows:

Grantor is the owner of the Subject Property described in this Warranty Deed and has the legal right to convey the Subject Property described herein to Grantee.

The Subject Property described in this deed is free from all liens, encumbrances, and defects in title, except as otherwise shown in this deed or of record.

Grantor will forever warrant and defend the title and quiet and peaceful possession of the Subject Property granted by this deed to Grantee, Grantee's successors in interest, heirs, and assigns against all lawful claims.

WARRANTY DEED - PAGE 1

Date: 4-1- 2022.

DKJ FARMS, LLC

Dallan K. Jeppesen
By: Dallan K. Jeppesen
Its: Managing Member or Manager

Acknowledgment

State of Idaho ss.
County of Madison

On this 1 day of April, 2022, before me, the undersigned, a notary public, personally appeared Dallan K. Jeppesen, known or identified to me to be the managing member or manager of DKJ Farms, *an Idaho limited liability company*, and the person whose name is subscribed to the within instrument, and acknowledged to me that such limited liability company executed the same.

Scott Stearns
Notary Public
Residing at: Rexburg ID
(Seal)

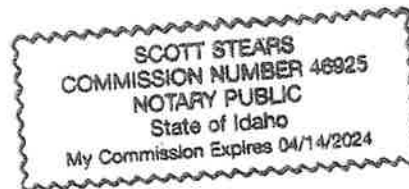


Exhibit 1

The following described real property located in Madison County, Idaho, to wit:

Tract 1:

**Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 16: Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$**

Tract 2:

**Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 20: Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$**

Tract 3:

**Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 20: Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$**

Tract 4:

**Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 20: Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$**

Tract 5:

**Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 20: Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$**

Tract 6:

**Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 20: Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$**

EXCEPTING THEREFROM:

**Beginning at the Northwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and running;
Thence South 500 feet along the Section line;
Thence East 225 feet;
Thence North 500 feet;
Thence West 225 feet to the point of beginning.**

Tract 7:

**Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 20: Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$**

Tract 8:

**Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 20: Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$**

Tract 9:

**Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 20: Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$**

Tract 10:
Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 20; Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$

Tract 11:
Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 20: Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$

Tract 12:
Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 21: East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$

Tract 13:
Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 21: Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$

Tract 14:
Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 21: Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$

Tract 15:
Township 5 North, Range 41 East of the Boise Meridian, Madison County, Idaho
Section 21: Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$

Exhibit 2

1. Intentionally omitted.
2. Any facts, rights, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Subject Property, and that are not shown in the public records.
5. Unpatented mining claims and reservations or exceptions in patents or in acts authorizing the issuance thereof.
6. Intentionally omitted.
7. Any right, title, or interest of the public, county, or highway district to roads or highways on the Subject Property whether or not shown by the public records.
8. Intentionally omitted.
9. Intentionally omitted.
10. Rights-of-way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States, as granted to the United States under provisions of Section 58-604, Idaho Code.
11. Exceptions and reservations contained in Deed from the State of Idaho, wherein mineral rights are reserved to the State under provisions of §§ 47-701 and 47-701A, Idaho Code.
12. Reservations in United States Patent, recorded as Patent No. 78974. (Affects N1/2NE of Sec. 20 & W1/2NW of Sec. 21-5N-41E)
13. Reservations in United States Patent, recorded as Patent No. 316824. (Affects N1/2SW & S1/2NW 20-5N-41E)

WARRANTY DEED – PAGE 5

14. Reservations in United States Patent, recorded as Patent No. 71870. (Affects N1/2SE & S1/2NE 20-5N-41E)
15. Current and subsequent years' levies and assessments of Fremont-Madison Irrigation District.
16. Right-of-way or easement of county road (5600 East). (Affects Tracts 6 & 9)
17. Easement granted to Utah Power & Light Company, recorded June 16, 1980, as Instrument No. 184427. (Affects Tracts 4, 5 & 14)
18. Easement granted to Utah Power & Light Company, recorded June 16, 1980, as Instrument No. 184428. (Affects Tracts 12 & 15)



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

December 04, 2025

BCJ FARMS LLC
583 E 4TH S
REXBURG ID 83440-2512

Re: Change in Ownership for Water Right No(s): 22-13988, 22-13987, 22-13479, 22-4195

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)

cc: D L EVANS BANK
IDAHO AGCREDIT FLCA
WATER DISTRICT 01