

RECEIVED

OCT 20 2025

DEPARTMENT OF
WATER RESOURCESSTATE 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?
✓ 65-1278	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: MARJORIE COOPER / TRACEY A. COOPER SHERMAN
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): JLC Holdings LLC (Jeff Cox)
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

11433 Lower Bench Rd
Mailing address
208-573-3633
Telephone

Emmett ID 83617
City State Zip
Lflyn132@gmail.com
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: April 22nd, 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):
- ☐ \$25 per undivided water right.
 - ☐ \$100 per split water right.
 - ☐ 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] Danica 10-10-2025
Signature of new owner/claimant Title, if applicable Date
JEFF COX
Print name

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

Print name

For IDWR Office Use Only:

Received by KW Date 10/20/2025 Receipt No. C123672 Receipt Amt. \$25.00
 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 _____ Processed by DM Date 12-08-25



PioneerTitleCo.

GOING BEYOND

139 N. Whitley Drive
Fruitland, ID 83619

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 849275 /KS

PERSONAL REPRESENTATIVE'S DEED

For Value Received The Estate of Marjorie A. Cooper, deceased, by and through its Personal Representative, Tracey A. Cooper Sherman, under Gem County, Idaho probate case number CV2006-162 hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

JLC Holdings, LLC

hereinafter referred to as Grantee, whose current address is 14601 Wen Jeff Ln Caldwell, ID 83607

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs . assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: April 22, 2024

The Estate of Marjorie A. Cooper, deceased, by and through its Personal Representative, Tracey A. Cooper Sherman, under Gem County, Idaho probate case number CV2006-162

By: Tracey A. Cooper Sherman Personal Representative
Tracey A Cooper Sherman, Personal Representative

State of Idaho, County of Payette

This record was acknowledged before me on April 22, 2024 by Tracey A Cooper Sherman,
Personal Representative for the Estate of Marjorie A Cooper

Dena Zueger

Signature of notary public
Commission Expires:

DENA ZUEGER
Residing in: Fruitland, ID
Commission Expires: 11/22/2029

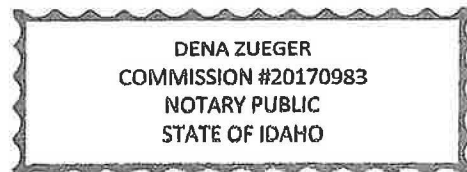
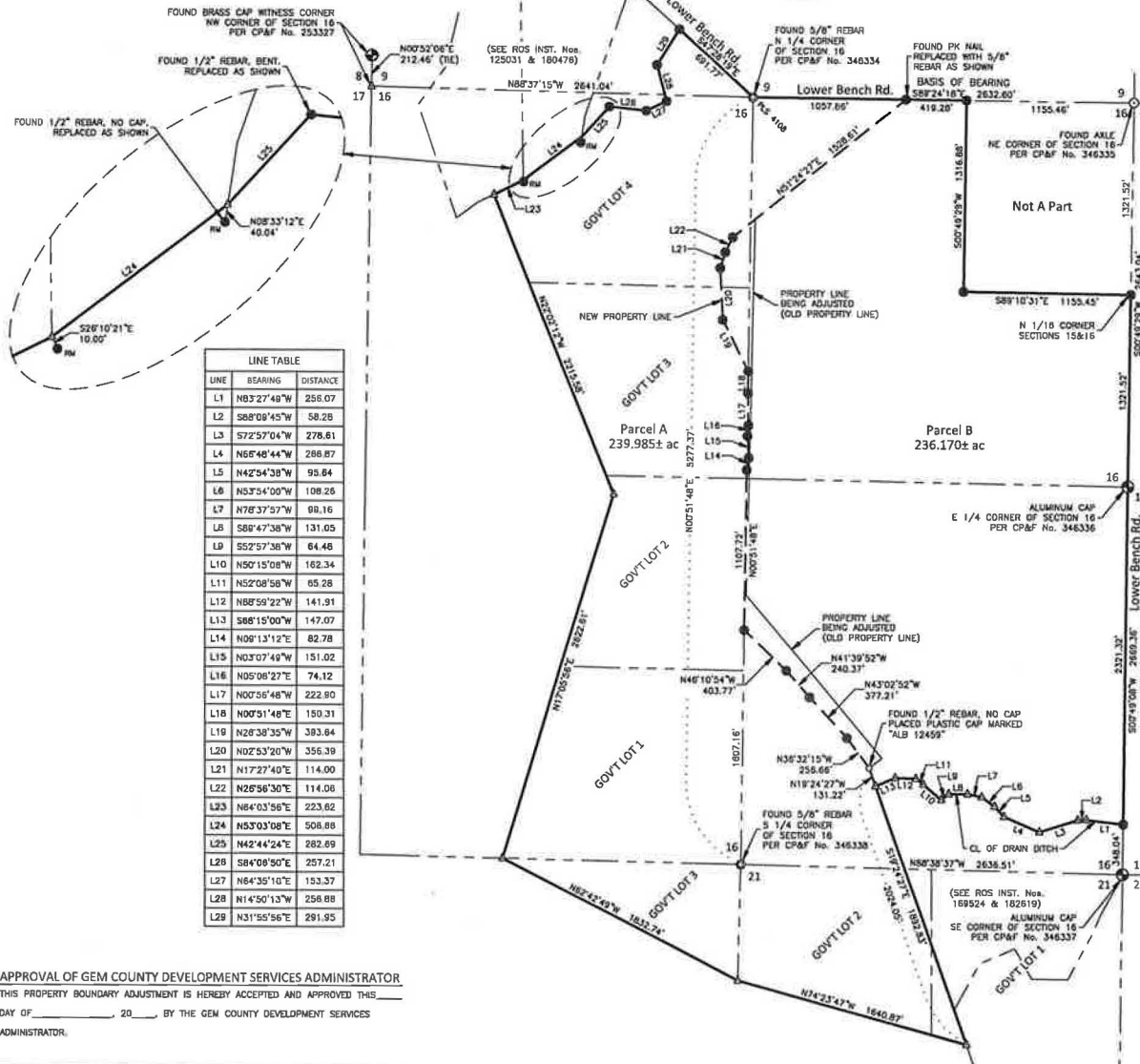


EXHIBIT A

A tract of land situated in a portion of the Southeast 1/4 of the Southwest 1/4 of Section 9, a portion of Section 16, a portion of Government Lots 1 and 2 and all of Government Lot 3 in Section 21, all in Township 7 North, Range 3 West, Boise Meridian, Gem County, Idaho and being more particularly described as follows:

Beginning at a 5/8-inch rebar marking the north 1/4 corner of said Section 16, which bears N. 89°24'18" W. a distance of 2,632.60 feet from an axle marking the northeast corner of said Section 16;
thence following the northerly line of said Northeast 1/4 of said Section 16, S. 89°24'18" E., a distance of 1,057.86 feet to a 5/8-inch rebar;
thence leaving said northerly line, S. 51°24'27" W. a distance of 1,528.61 feet to a 5/8-inch rebar;
thence S. 26°56'03" W., a distance of 114.06 feet to a 5/8-inch rebar;
thence S. 17°27'40" W., a distance of 114.00 feet to a 5/8-inch rebar;
thence S. 02°53'20" E., a distance of 356.39 feet to a 5/8-inch rebar;
thence S. 26°38'35" E., a distance of 393.64 feet to a 5/8-inch rebar on the westerly line of said Northeast 1/4 of Section 16 (also being the easterly line of said Government Lot 3 of Section 16);
thence following said westerly line, S. 00°51'48" W., a distance of 150.31 feet to a 5/8-inch rebar;
thence leaving said westerly line, S. 00°56'48" E., a distance of 222.90 feet to a 5/8-inch rebar;
thence S. 05°08'27" W., a distance of 74.12 feet to a 5/8-inch;
thence S. 03°07'49" E., a distance of 151.02 feet to a 5/8-inch rebar;
thence S. 09°13'12" W., a distance 82.78 feet to a 5/8-inch rebar on the westerly line of said Northeast 1/4 of Section 16 (also being the easterly line of said Government Lot 3 of Section 16);
thence following westerly line and the westerly line of said Southeast 1/4 of Section 16 (also following said easterly line of Government Lot 3 and the easterly line of said Government Lot 2 of Section 16), S 00°51'48" W., a distance of 1,107.72 feet to a 5/8-inch rebar;
thence leaving said westerly lines, S. 46°10'54" E., a distance of 403.77 feet to a 5/8-inch rebar;
thence S. 41°39'52" E., a distance of 240.37 feet to a 5/8-inch rebar;
thence S. 43°02'52" E., a distance of 377.21 feet to a 5/8-inch rebar;
thence S. 36°32'15" E., a distance of 256.66 feet to a 1/2-inch rebar;
thence S. 19°24'27" E., a distance of 2,024.05 feet to the 1868 surveyed meander line of the Payette River;
thence following said meander line the following four (4) courses;
1. N. 74°23'47" W., a distance of 1,640.87 feet;
2. N. 62°42'49" W., a distance of 1,832.74 feet;
3. N. 17°05'56" E., a distance of 2,622.61 feet;
4. N. 22°02'12" W., a distance of 2,215.58 feet;
thence leaving said meander line, N. 64°03'56" E., a distance of 223.62 feet;
thence N. 53°03'08" E., a distance of 506.66 feet;
thence N. 42°44'24" E., a distance of 282.69 feet to a 5/8-inch rebar;
thence S. 84°06'50" E., a distance of 257.21 feet to a 5/8-inch rebar;
thence N. 64°35'10" E., a distance of 153.37 feet to a 5/8-inch rebar;
thence N. 14°50'13" W., a distance of 256.86 feet to a 5/8-inch rebar;
thence N. 31°55'56" E., a distance of 291.95 feet to a 5/8-inch rebar;
thence S. 47°28'19" E., a distance of 691.77 feet to the POINT OF BEGINNING.

Record of Survey
Property Boundary Adjustment PBA 23-008
Rosti Land, LLC & Marjorie Cooper Estate
Sited in the Southeast 1/4 of the Southwest 1/4 of Section 9, Section 16
and Government Lots 1-3 of Section 21, all in
Township 7 North, Range 3 West, B.M., Gem County, Idaho
2023



LINE	BEARING	DISTANCE
L1	N83°27'49"W	256.07
L2	S88°08'45"W	58.26
L3	S72°57'04"W	278.61
L4	N65°48'44"W	268.87
L5	N42°54'39"W	95.84
L6	N3°54'00"W	108.26
L7	N76°37'57"W	98.16
L8	S86°47'38"W	131.05
L9	S52°57'38"W	64.48
L10	N50°15'08"W	162.34
L11	N52°08'58"W	65.28
L12	N86°59'22"W	141.31
L13	S88°15'00"W	147.07
L14	N08°13'12"E	82.78
L15	N03°07'49"W	151.02
L16	N05°06'27"E	74.12
L17	N00°56'48"W	222.80
L18	N00°51'48"E	150.31
L19	N26°38'35"W	393.84
L20	N02°53'20"W	356.39
L21	N17°27'40"E	114.00
L22	N26°56'30"E	114.06
L23	N84°03'56"E	223.82
L24	N53°03'08"E	508.88
L25	N42°44'24"E	282.89
L26	S84°06'50"E	257.21
L27	N64°35'10"E	153.37
L28	N14°50'13"W	258.88
L29	N31°55'56"E	291.95

- LEGEND**
- FOUND AXLE, AS NOTED
 - FOUND BRASS CAP, AS NOTED
 - FOUND ALUMINUM CAP, AS NOTED
 - FOUND 5/8" REBAR, AS NOTED
 - SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12498"
 - SET REFERENCE MONUMENT, 5/8" REBAR WITH PLASTIC CAP MARKED "RM ALB 12498"
 - FOUND 1/2" REBAR, AS NOTED
 - △ CALCULATED POINT, NOTHING FOUND OR SET
 - SECTION LINE/GOVERNMENT LOT LINE
 - SUBJECT PROPERTY LINE
 - ORIGINAL PROPERTY LINE BEING ADJUSTED/REMOVED (OLD PROPERTY LINE)
 - NEW PROPERTY LINE
 - ADJACENT BOUNDARY LINE
 - EASEMENT LINE, AS NOTED

- REFERENCES**
- R1. RECORD OF SURVEY PER INST. No. 125031, RECORDS OF GEM COUNTY, IDAHO.
 - R2. RECORD OF SURVEY PER INST. No. 169524, RECORDS OF GEM COUNTY, IDAHO.
 - R3. RECORD OF SURVEY PER INST. No. 180476, RECORDS OF GEM COUNTY, IDAHO.
 - R4. RECORD OF SURVEY PER INST. No. 182619, RECORDS OF GEM COUNTY, IDAHO.
 - R5. RECORD OF SURVEY PER INST. No. 224897, RECORDS OF GEM COUNTY, IDAHO.
 - R6. RECORD OF SURVEY PER INST. No. 233090, RECORDS OF GEM COUNTY, IDAHO.
 - R7. RECORD OF SURVEY PER INST. No. 258778, RECORDS OF GEM COUNTY, IDAHO.
 - R8. OUTCLAIM DEED PER INST. No. 170237, RECORDS OF GEM COUNTY, IDAHO.
 - R9. WARRANTY DEED PER INST. No. 256315, RECORDS OF GEM COUNTY, IDAHO.
 - R10. WARRANTY DEED PER INST. No. 258428, RECORDS OF GEM COUNTY, IDAHO.
 - R11. OUTCLAIM DEED PER INST. No. 281824, RECORDS OF GEM COUNTY, IDAHO.

- NOTES**
1. THERE ARE NO EXISTING STRUCTURES THAT FALL OVER THE NEW/ADJUSTED LINES OR WITHIN THE REQUIRED SETBACKS.
 2. THE PARCELS SHOWN HEREON ARE SUBJECT TO INGRESS/EGRESS EASEMENTS PER INST. No. 189237 AND RECORDS OF GEM COUNTY, IDAHO.

SURVEYOR NARRATIVE

THE PURPOSE OF THIS RECORD OF SURVEY IS TO DEPICT THE PROPERTY BOUNDARY ADJUSTMENT SHOWN HEREON. THIS SURVEY IS BASED UPON THE RETRACEMENT SURVEYS LISTED HEREON IN THE REFERENCES AND A FIELD SURVEY OF EXISTING MONUMENTATION, UNLESS NOTED OTHERWISE ALL MONUMENTATION WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH SAID REFERENCES. MONUMENTS OF RECORD THAT WERE DISTURBED OR NOT FOUND WERE SET/RESET AS SHOWN HEREON.

CERTIFICATE OF SURVEYOR

I, ARRON L. BALLARD, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND IS IN CONFORMANCE WITH THE CORNER PERPETUATION AND PLUNG ACT IN TITLE 35, CHAPTER 16, IDAHO CODE. I ALSO HEREBY STATE THAT AS OF THE DATE THIS SURVEY WAS MADE ON THE GROUND, JUNE 26, 2023, THERE WERE NO VISIBLE ENCROACHMENTS OVER THE ADJUSTED PROPERTY LINES OR WITHIN THE REQUIRED SETBACKS. THIS SURVEY DOES NOT CHANGE OR MOVE ANY PUBLIC STREET, PRIVATE LANE, EASEMENT OR PUBLICLY DEDICATED AREAS IN ANY MANNER.



km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83731
PHONE (208) 639-6939
kmgrip.com

APPROVAL OF GEM COUNTY DEVELOPMENT SERVICES ADMINISTRATOR
THIS PROPERTY BOUNDARY ADJUSTMENT IS HEREBY ACCEPTED AND APPROVED THIS _____ DAY OF _____, 20____ BY THE GEM COUNTY DEVELOPMENT SERVICES ADMINISTRATOR.
ADMINISTRATOR

INDEX No. 734-09-3-2-00-00
INDEX No. 734-16-0-0-00-00
INDEX No. 734-21-1-0-00-00
INDEX No. 734-21-4-1-00-00

JOB NO. 23-111 SHEET 1 OF 1

6:00



6 of 8



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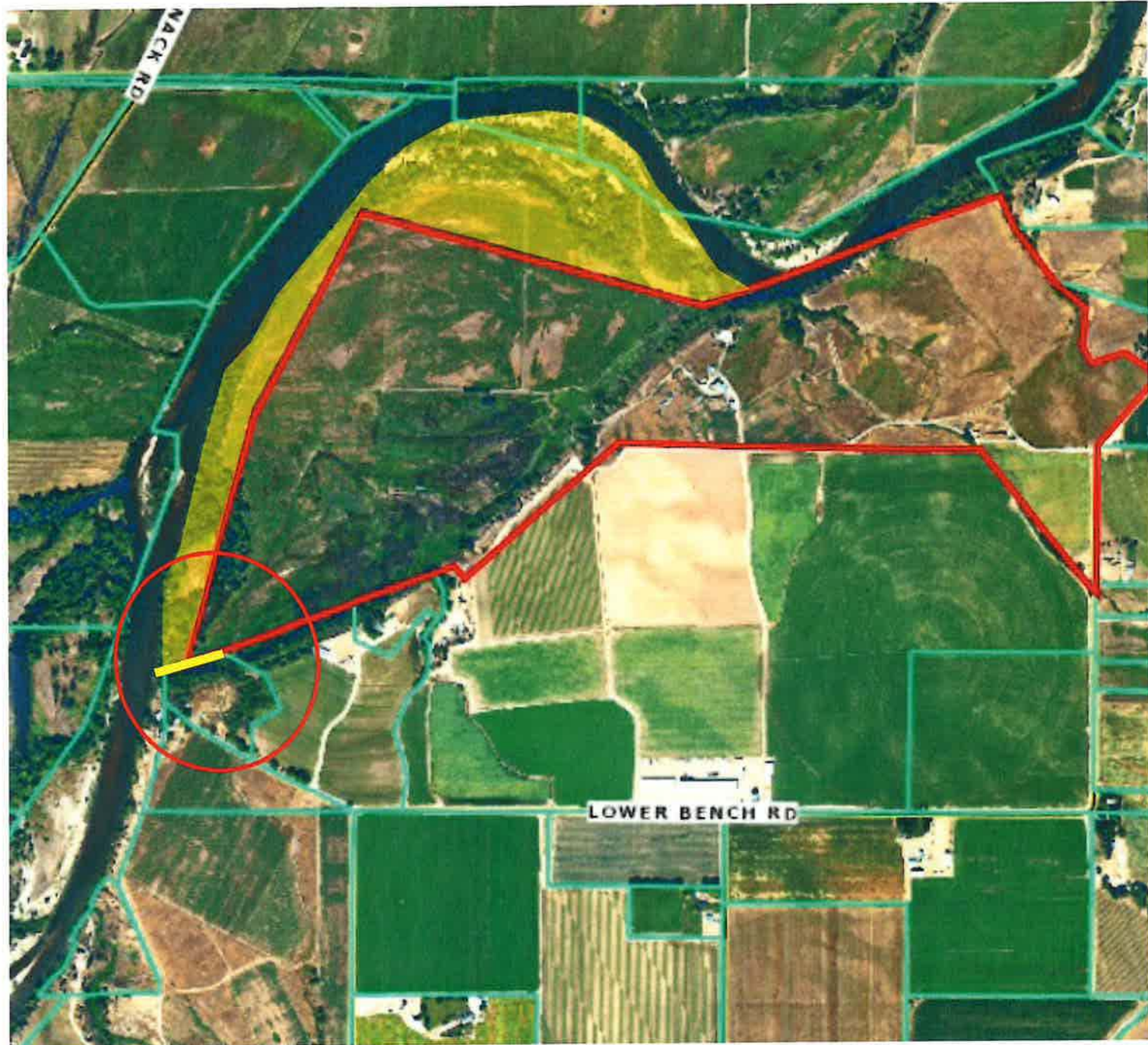


1 of 8



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PioneerTitleCo.
GOING BEYOND

Pioneer Title Company of Payette County

139 N. Whitley Drive
Fruitland, ID 83619
(208)452-7500

File Number: 849275
Sales Price: \$2,600,000.00
Close Date: 4/22/2024
Disbursement Date: 4/26/2024

BORROWER(S) CLOSING STATEMENT

Type: Purchase
Property: 11433 LOWER BENCH ROAD
EMMETT, ID 83617 (GEM)
(RP07N03W160640)

Borrower(s): JLC HOLDINGS, LLC

Lender:

Description	Debit	Credit
Deposits, Credits, Debits		
Sale Price of Property	\$2,600,000.00	
Earnest Money Deposit		\$40,000
Prorations		
County Taxes 1/1/2024 to 4/26/2024 @ \$2,650.30/Year		\$827
Title Charges		
Title - Lender's Title Insurance to Pioneer Title Company of Gem County		
Title - E-File Fee to Pioneer Title Company of Gem County	\$4.75	
Title - Settlement or closing fee to Pioneer Title Company of Payette County	\$2,500.00	
Title - Tech Fee to Pioneer Title Company of Payette County	\$50.00	
Government Recording and Transfer Charges		
Recording fees: Deed \$15.00	\$15.00	
Totals	\$2,602,569.75	\$40,827

Balance Due FROM Borrower: \$2,561,741

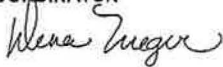
Escrow Officer: Dena Redinger-Zueger
Phone: (208) 452-7500

APPROVED AND ACCEPTED

BORROWER(S)


Jeff Cox - Manager

SETTLEMENT COORDINATOR



DENA REDINGER-ZUEGER



139 N. Whitley Drive
Fruitland, ID 83619

Date: April 26, 2024

JLC Holdings, LLC an Idaho limited liability company
14601 Wen Jeff Ln
Caldwell, ID 83607

File No. 849275

Property Address: 11433 Lower Bench Road, Emmett, ID 83617

The closing of your purchase of the above-referenced property has now been completed. Enclosed for your records is the original recorded deed. Your final title policy is being mailed under separate cover.

We appreciate having had the opportunity to be of service to you. If you have any questions, please contact the Escrow Officer named below.

Sincerely,

Dena Redinger-Zueger, Escrow Officer
Ph: (208) 452-7500
Email: dredinger@pioneertitleco.com

Enclosures



PioneerTitleCo.
GOING BEYOND

139 N. Whitley Drive
Fruitland, ID 83619

Date: April 26, 2024

JLC Holdings, LLC an Idaho limited liability company
14601 Wen Jeff Ln
Caldwell, ID 83607

File No. 849275

Property Address: 11433 Lower Bench Road, Emmett, ID 83617

The closing of your purchase of the above-referenced property has now been completed. Enclosed for your records is the original recorded deed. Your final title policy is being mailed under separate cover.

We appreciate having had the opportunity to be of service to you. If you have any questions, please contact the Escrow Officer named below.

Sincerely,

Dena Redinger-Zueger, Escrow Officer
Ph: (208) 452-7500
Email: dredinger@pioneertitleco.com

Enclosures



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

December 09, 2025

JLC HOLDINGS LLC
11433 LOWER BENCH RD
EMMETT ID 83617-8987

Re: Change in Ownership for Water Right No(s): **65-1278**

Dear Water Right Holder(s):

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

Please note, there were no water right numbers indicated on your received Notice of Change in Water Right Ownership form (Notice). The Department found multiple water rights appurtenant to your property. The water right 65-1278 that the Department has updated for you has a Beneficial Use of Domestic and Stockwater.

The other Water Rights that were found to be an appurtenance of your property are: 65-1854, 65-1858, 65-1859, 65-2200B, 65-2695, 65-2847 and 65-13617. The Department will need the necessary processing fees and an additional signed Notice to continue with a Change in Ownership for these rights.

To complete a Change in Ownership for Water Rights 65-1854, 65-1858, 65-1859, 65-2200B, 65-2847 and 65-13617 the Department will need to perform a **Split Change in Ownership**. A portion or portions of the Place Of Use for these rights fall onto property that is owned by other property owners. The Department will need to separate the Water Rights to assign your ownership over the portion that you own on your property. Please note, the only water right that does not need to be split is Water Right 65-2695.

Effective July 1, 2000, the legislature enacted House Bill No. 545 requiring a filing fee for a change in water right ownership. The fee is \$25 per water right, except for ownership changes resulting in the division of a water right, which is \$100 per water right. All ownership change notices received after June 30, 2000 must include the appropriate filing fees in order to be processed. We have determined that if you want to proceed with updating the ownership of these rights the filing fee will be **\$625**. You may submit this fee along with a new Notice of Change in Water Right Ownership listing the water rights you wish to change if you want to proceed. I have included a blank Notice of Change in Water Right Ownership for your convenience.

~

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.

If you have any questions concerning the enclosed information, please contact me at 208-287-4921.

Sincerely,

Debra Mansfield

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

12/8/2025

Water Right 65-1278

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	JLC HOLDINGS LLC 11433 LOWER BENCH RD EMMETT, ID 83617-8987 (208) 573-3633
Directors Report Owner	CLAYNE COOPER PO BOX 696 ONTARIO, OR 97914
Original Owner	MARJORIE A COOPER 11433 LOWER BENCH RD EMMETT, ID 83617 (208) 365-2759

Priority Date: 1/1/1900

Basis: Decreed

Status: Active

Source
GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
STOCKWATER	1/01	12/31	0.040 CFS	2.7 AF
DOMESTIC	1/01	12/31	0.040 CFS	2.4 AF
	<u>Total Diversion</u>		0.040 CFS	5.1 AF

Source and Point(s) of Diversion:

GROUND WATER NESW

Sec. 16, Twp 07N, Rge 03W, GEM County

Place Of Use:

STOCKWATER within GEM County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
07N	03W	16									X								

DOMESTIC within GEM County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
07N	03W	16									X								

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

12/8/2025

Conditions of Approval:

- | | | |
|----|-----|---|
| 1. | N13 | THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY. |
| 2. | N11 | THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE. |
| 3. | | PARCEL NO. 4947.00 5 |

Dates and Other Information:

Decreed Date: 8/21/1998
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: EXC
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A