

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
DEC 10 2025
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?
67-2286	Yes ☐	Yes ☐	67-7936	Yes ☐	Yes ☐
67-2317	Yes ☐	Yes ☐	67-7940	Yes ☐	Yes ☐
67-7302	Yes ☐	Yes ☐	67-7941	Yes ☐	Yes ☐
67-7622	Yes ☐	Yes ☐	67-10438	Yes ☐	Yes ☐
67-7935	Yes ☐	Yes ☐	67-14083	Yes ☐	Yes ☐

2. Previous Owner's Name: Estate of Weldon E. Branch *not updated*
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Hepton Family Trust
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 5680 E. Franklin Road, #100 Nampa ID 83687
Mailing address City State Zip
208-250-0710 john.hepton@agribef.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: August 14, 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.

SUPPORT DATA

IN FILE # 67-2286

8. Signature: John Robert Hepton Trustee 8/14/2025
Signature of new owner/claimant Title, if applicable Date
Hepton Family Trust, John Hepton, Trustee
Print name
- Signature: Jodi Lynn Hepton Trustee 8/14/2025
Signature of new owner/claimant Title, if applicable Date
Hepton Family Trust, Jodi Hepton
Print name

Received by: KW Date: 12/16/2025 For IDWR Office Use Only: Receipt No. C124349 Receipt Amt. \$275.00

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: [Signature] Date: 12-12-25

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES DEV

RECEIVED
DEC 10 2025
DEPARTMENT OF
WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
<i>Not updated</i> - 67-10439	Yes ☐	Yes ☐		Yes ☐	Yes ☐
67-15377	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Estate of Weldon E. Branch
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Hepton Family Trust
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 5680 E. Franklin Road, #100 Nampa ID 83687
Mailing address City State Zip
208-250-0710 john.hepton@agrib Beef.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: August 14, 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: John Robert Hepton Trustee 8/14/2025
Signature of new owner/claimant Title, if applicable Date
Hepton Family Trust, John Hepton, Trustee

Signature: Jodi Lynn Hepton Trustee 8/14/2025
Signature of new owner/claimant Title, if applicable Date
Hepton Family Trust, Jodi Hepton

Received by: KW Date: 12/10/2025 For IDWR Office Use Only: Receipt No. 0124349 Receipt Amt. \$ 275

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: _____ Date: _____

Instrument # 146824
Adams County, Council, Idaho
12/09/2025 01:44:38 PM No. of Pages: 3
Recorded for: TITLEONE BOISE
Sherry Ward Fee: \$15.00
Deputy kvand
Electronically Recorded

25557100KB/CV

WARRANTY DEED

For Value Received, Branch Keyhole Ranch, LLC an Idaho limited liability company (collectively "Grantor") hereby grants, bargains, sells and conveys unto John R. Hepton and Jodi Lynn Hepton, Trustees of the Hepton Family Trust dated August 17, 2023 ("Grantee") whose current address is 913 N Robinson Blvd., Nampa, Idaho 83687 the following described real property located in Adams County, Idaho (the "Property"):

See Attached Exhibit "A" incorporated herein by this reference

SUBJECT TO taxes and assessments for the year 2025 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the property would show.

This conveyance includes any and all appurtenances to the Property, including all water rights appurtenant thereto.

Grantor covenants to Grantee that Grantor is the owner of the Property in fee simple; that the Property is free from all encumbrances, except those set forth herein, and except those of record, and that Grantor will warrant and defend the same from all lawful claims.

Executed this 13th day of August, 2025.

Branch Keyhole Ranch, LLC

By:

Ron Branch MANAGER
Ron Branch, Manager

State of Idaho
County of ADA

This record was acknowledged before me on August 13, 2025 by Ron Branch as Manager of Branch Keyhole Ranch, LLC.

(SEAL)



CMS
Signature of notary public
My commission expires: 9-13-2030

EXHIBIT 'A'

Township 13 North, Range 1 East, Boise Meridian, Adams County, Idaho

Section 6: Lots 5, 6 and 9 and the SE1/4NW1/4

Township 13 North, Range 1 West, Boise Meridian, Adams County, Idaho

Section 1: Lot 3, S1/2NW1/4, NE1/4SW1/4, SW1/4SE1/4

Section 2: Lots 2, 3 and 4, S1/2NE1/4, SE1/4NW1/4, S1/2SE1/4

Section 10: SE1/4NE1/4, NE1/4SE1/4, S1/2SE1/4

Section 11: N1/2NE1/4, SW1/4NW1/4, W1/2SW1/4, SE1/4SW1/4, SW1/4SE1/4

Section 12: SW1/4NE1/4, NE1/4NW1/4, S1/2NW1/4, SW1/4

Section 13: N1/2NW1/4

Section 14: N1/2NE1/4, N1/2NW1/4, SW1/4NW1/4, NW1/4SW1/4, S1/2SW1/4

Section 15: NE1/4, SE1/4NW1/4, N1/2SE1/4 and that part of the N1/2SW1/4 and S1/2SE1/4 lying North of the Washington-Adams County line.

Section 23: That part of the N1/2NW1/4 and SE1/4NW1/4 lying North of the Washington-Adams County line.

Township 14 North, Range 1 West, Boise Meridian, Adams County, Idaho

Section 24: SE1/4SE1/4

Township 14 North, Range 1 East, Boise Meridian, Adams County, Idaho

Section 19: Lot 4, SE1/4NE1/4, N1/2SE1/4, SW1/4SE1/4, SE1/4SW1/4

Section 20: SW1/4NE1/4, SW1/4NW1/4, E1/2SW1/4, N1/2SE1/4

Section 22: NE1/4NE1/4, S1/2NE1/4, E1/2SW1/4, SE1/4NW1/4, W1/2SE1/4, EXCEPTING a tract described as follows:

Beginning at the Southeast corner of the NE1/4 of said Section 22 and running 1780 feet due North; Thence Southwesterly along the course of King Hill Creek to a point intersecting the North line of the NE1/4SE1/4, 660 feet West of said Southeast corner of the NE1/4; Thence due East 660 feet to the POINT OF BEGINNING.

Section 26: NW1/4NW1/4, N1/2NE1/4SE1/4SW1/4, SW1/4NE1/4SE1/4SW1/4, W1/2SE1/4SW1/4

Section 27: NE1/4NE1/4, W1/2NE1/4, E1/2NW1/4, S1/2

Section 28: S1/2SE1/4

Section 29: NW1/4NE1/4, W1/2

Section 30: S1/2NE1/4, SE1/4

continued

Exhibit 'A' continued

Section 31: N1/2NE1/4

Section 32: N1/2NW1/4

Section 33: NW1/4NE1/4, E1/2NE1/4 and the E1/2SE1/4

Section 34: W1/2NW1/4, N1/2SW1/4, SE1/4, NW1/4NE1/4, S1/2NE1/4, NE1/4NW1/4, S1/2SW1/4 and the N/2NE1/4NE1/4

Section 35: W1/2NW1/4NE1/4NW1/4, NW1/4SW1/4NE1/4NW1/4, S1/2NW1/4SE1/4NW1/4, SW1/4SE1/4NW1/4, and H.E. Survey No. 383 comprised of Tracts A and B and more particularly described as follows:

TRACT A: Beginning at Corner No. 1 common to Sections 26, 27, 34 and 35;
Thence South 89° 36' East 20.06 chains to Corner No. 2;
Thence South 00° 08' East 40.13 chains to Corner No. 3;
Thence North 89° 34' West 1.83 chains to Corner No. 4;
Thence North 29° West 29.37 chains to Corner No. 5;
Thence North 65° 40' West 4.41 chains to Corner No. 6;
Thence North 00° 08' West 12.73 chains to Corner No. 1 and the POINT OF BEGINNING.

TRACT B: Beginning at Corner No. 7 from which Corner No. 6 of said Tract A bears North 00° 08' West 34 links distant;
Thence South 65° 40' East 4.17 chains to Corner No. 8;
Thence South 29° East 29.11 chains to Corner No. 9;
Thence North 89° 34' West 7.86 chains to Corner No. 10;
Thence North 33° 31' West 18.17 chains to Corner No. 11;
Thence North 00° 08' West 11.99 chains to Corner No. 7 and the POINT OF BEGINNING.

269.28

Instrument # 265525

STATE OF IDAHO, COUNTY OF WASHINGTON

2025-12-09 01:45:55 PM No. of Pages: 3

Recorded for: TITLEONE BOISE

DONNA WHITE Fee: \$15.00

Ex-Officio Recorder Deputy DLaird

Index To: DEED

Electronically Recorded by Simplifile

25557100 KB/CW

WARRANTY DEED

For Value Received, Branch Keyhole Ranch, LLC an Idaho limited liability company (collectively "Grantor") hereby grants, bargains, sells and conveys unto John R. Hepton and Jodi Lynn Hepton, Trustees of the Hepton Family Trust dated August 17, 2023 ("Grantee") whose current address is 913 N Robinson Blvd., Nampa, Idaho 83687 the following described real property located in Washington County, Idaho (the "Property"):

See Attached Exhibit "A" incorporated herein by this reference

SUBJECT TO taxes and assessments for the year 2025 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the property would show.

This conveyance includes any and all appurtenances to the Property, including all water rights appurtenant thereto.

Grantor covenants to Grantee that Grantor is the owner of the Property in fee simple; that the Property is free from all encumbrances, except those set forth herein, and except those of record, and that Grantor will warrant and defend the same from all lawful claims.

Executed this 13th day of August, 2025.

Branch Keyhole Ranch, LLC

By: [Signature]

Ron Branch, Manager

State of Idaho

County of Ada

This record was acknowledged before me on August 13, 2025 by Ron Branch as Manager of Branch Keyhole Ranch, LLC.

(SEAL)



[Signature]
Signature of notary public

My commission expires: 9-13-2030

Exhibit A**Tract I**

Township 12 North, Range 1 West of the Boise Meridian, Washington County, Idaho:

Section 5: Lots 2, 3 and 4; SW $\frac{1}{4}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$
 Section 6: Lots 1, 2, 3, 4, 5 and 6; SW $\frac{1}{4}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; SE $\frac{1}{4}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ SE $\frac{1}{4}$
 Section 7: S $\frac{1}{2}$ SE $\frac{1}{4}$
 Section 8: W $\frac{1}{2}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; S $\frac{1}{2}$ S $\frac{1}{2}$
 Section 9: SW $\frac{1}{4}$ SW $\frac{1}{4}$
 Section 17: N $\frac{1}{2}$; N $\frac{1}{2}$ S $\frac{1}{2}$
 Section 18: E $\frac{1}{2}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$

Township 12 North, Range 2 West of the Boise Meridian, Washington County, Idaho:

Section 1: Lots 1 and 2; S $\frac{1}{2}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$

Township 13 North, Range 1 West of the Boise Meridian, Washington County, Idaho:

Section 15: SW $\frac{1}{4}$ SW $\frac{1}{4}$; that part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ lying Southwesterly of the Washington County-Adams County line; and that part of the N $\frac{1}{2}$ SW $\frac{1}{4}$ and S $\frac{1}{2}$ SE $\frac{1}{4}$ lying South of the Washington County-Adams County line.

Section 23: SW $\frac{1}{4}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; and that part of the N $\frac{1}{2}$ NW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ lying South of the Washington County-Adams County line.

Section 29: NE $\frac{1}{4}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ NW $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$; NW $\frac{1}{4}$ SW $\frac{1}{4}$;

SAVE AND EXCEPT therefrom the following described parcel:

Beginning at the Southeast corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 29, Township 13 North, Range 1 West, Boise Meridian;

thence North a distance of 500 feet, more or less, to a point;

thence West a distance of 500 feet, more or less, to a point;

thence South a distance of 500 feet, more or less, to a point;

thence East a distance of 500 feet, more or less, to the Point of Beginning.

Section 30: Lots 1, 2, 3 and 4; E $\frac{1}{2}$ W $\frac{1}{2}$; E $\frac{1}{2}$;

SAVE AND EXCEPT from said E $\frac{1}{2}$ the following described parcel to-wit:

Beginning at the Northwest corner of said E $\frac{1}{2}$ of Section 30;

and thence East 3 rods to the Real Point of Beginning;

thence East 15 rods;

thence South 7 rods;

thence West 15 rods;

thence North 7 rods to the Real Point of Beginning.

Section 31: All of Section 31

Section 32: NW $\frac{1}{4}$ NW $\frac{1}{4}$; W $\frac{1}{2}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$

Township 13 North, Range 2 West of the Boise Meridian, Washington County, Idaho:

Section 24: E $\frac{1}{2}$ SW $\frac{1}{4}$; S $\frac{1}{2}$ SE $\frac{1}{4}$

Section 25: E $\frac{1}{2}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 36: NW $\frac{1}{4}$ SE $\frac{1}{4}$; S $\frac{1}{2}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$

Tract II

A parcel of land situated within the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 29, Township 13 North, Range 1 West, Boise Meridian, Washington County, Idaho, more particularly described as:

Beginning at the Southeast corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 29, Township 13 North, Range 1 West, Boise Meridian;

thence North a distance of 500 feet, more or less, to a point;

thence West a distance of 500 feet, more or less, to a point;

thence South a distance of 500 feet, more or less, to a point;

thence East a distance of 500 feet, more or less, to the Point of Beginning.

Instrument # 146426
Adams County, Council, Idaho
08/14/2025 03:37:25 PM No. of Pages: 2
Recorded for: TITLEONE BOISE
Sherry Ward Fee: \$15.00
Deputy hcombs
Electronically Recorded

WARRANTY DEED

For Value Received, Branch Keyhole Ranch, LLC, an Idaho limited liability company (collectively "Grantor") hereby grants, bargains, sells and conveys unto Keyhole Ranch LLC, an Idaho limited liability company ("Grantee"), whose current address is 5680 E Franklin Rd., STE 100., Nampa, Idaho 83687, the following described real property located in Adams County, Idaho (the "Property"):

See Attached Exhibit "A" incorporated herein by this reference

SUBJECT TO taxes and assessments for the year 2025 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the property would show.

This conveyance includes any and all appurtenances to the Property, including all water rights appurtenant thereto.

Grantor covenants to Grantee that Grantor is the owner of the Property in fee simple; that the Property is free from all encumbrances, except those set forth herein, and except those of record, and that Grantor will warrant and defend the same from all lawful claims.

Executed this 13 day of August, 2025.

Branch Keyhole Ranch, LLC

By: [Signature] MANAGER
Ron Branch, Manager

State of Idaho
County of Ada

This record was acknowledged before me on August 13, 2025 by Ron Branch as Manager of Branch Keyhole Ranch, LLC.

(SEAL)



[Signature]
Signature of notary public
My commission expires: 9-13-2030

EXHIBIT 'A'

Township 14 North, Range 1 East, Boise Meridian, Adams County, Idaho

Section 34: S1/2NE1/4NE1/4

Tyler J. Rice, ISBN 8864
AHRENS DEANGELI LAW GROUP LLP
420 West Main Street, Suite 305
P.O. Box 9500
Boise, Idaho 83707-9500
trice@adlawgroup.com
Telephone: (208) 639-7799
Facsimile: (208) 639-7788

Filed: 01/23/2023 13:48:41
Third Judicial District, Washington County
Donna Atwood, Clerk of the Court
By: Deputy Clerk - Ibarra, Ellie

Attorney for Personal Representative

IN THE DISTRICT COURT OF THE THIRD JUDICIAL DISTRICT OF
THE STATE OF IDAHO, IN AND FOR THE COUNTY OF WASHINGTON

IN THE MATTER OF THE ESTATE OF

VIRGINIA IRENE BRANCH
(aka IRENE BRANCH),

Deceased.

CASE NO. CV44-23-0024

LETTERS TESTAMENTARY WITH
ACCEPTANCE

(I.C. §§ 15-3-602 and 15-3-702)

Ron Branch is hereby appointed personal representative of the Estate of Virginia Irene Branch, deceased, with all authority pertaining thereto. Administration of the estate is unsupervised.

These Letters are issued to evidence the appointment, qualification, and authority of the personal representative.

DATED 1/19/2023 3:12:32 PM

MAGISTRATE

LETTERS TESTAMENTARY WITH ACCEPTANCE - 1



STATE OF IDAHO COUNTY OF WASHINGTON } ss
I do hereby certify that the foregoing is a full true and correct copy of the original thereof on file in my office
DATED 1/23/2023 1:50:56 PM
DONNA ATWOOD, Clerk District Court Ellie Ibarra Deputy

STATE OF Washington)
COUNTY OF King) : ss

I, the undersigned, hereby accept the appointment to the office of personal representative of the Estate of Virginia Irene Branch, deceased, and do solemnly swear that I will perform, according to law, the duties of personal representative of said estate.

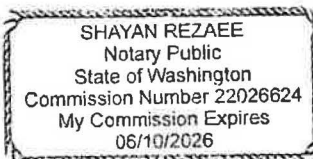
Dated: 1/12/2023

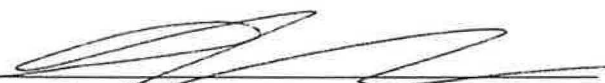


Ron Branch
Address: c/o Ahrens DeAngeli Law Group LLP
P.O. Box 9500
Boise, Idaho 83707-9500
Telephone: (208) 639-7799

On this 12th day of January, 2023, before me, a Notary Public for the State of Washington, personally appeared Ron Branch, known to me to be the person named in the foregoing, and acknowledged to me that he executed the same as his free act and deed, for the uses and purposes therein mentioned.

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





Notary Signature

Certificate of Service

LETTERS TESTAMENTARY WITH ACCEPTANCE to be served upon the following individual, as indicated below:

Ahrens DeAngeli Law Group
Attn: Shelley M. Pyle
PO Box 9500
Boise, Idaho 83707-9500

☐ U.S. Mail
☐ Hand Delivery
☐ Overnight Mail
☐ Facsimile: _____
☒ Email: spyle@adlawgroup.com
trice@adlawgroup.com

1/23/2023 1:48:33 PM



Deputy Clerk

Tyler J. Rice, ISBN 8864
AHRENS DEANGELI LAW GROUP LLP
420 West Main Street, Suite 305
P.O. Box 9500
Boise, Idaho 83707-9500
trice@adlawgroup.com
Telephone: (208) 639-7799
Facsimile: (208) 639-7788

Filed: 01/23/2023 13:56:43
Third Judicial District, Washington County
Donna Atwood, Clerk of the Court
By: Deputy Clerk - Ibarra, Ellie

Attorney for Personal Representative

IN THE DISTRICT COURT OF THE THIRD JUDICIAL DISTRICT OF
THE STATE OF IDAHO, IN AND FOR THE COUNTY OF WASHINGTON

IN THE MATTER OF THE ESTATE OF

WELDON E. BRANCH,

Deceased.

CV44-23-0025

CASE NO. _____

LETTERS TESTAMENTARY WITH
ACCEPTANCE

(I.C. §§ 15-3-602 and 15-3-702)

Ron Branch is hereby appointed personal representative of the Estate of Weldon E. Branch,
deceased, with all authority pertaining thereto. Administration of the estate is unsupervised.

These Letters are issued to evidence the appointment, qualification, and authority of the
personal representative.

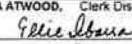
DATED 1/19/2023 3:11:30 PM



MAGISTRATE

LETTERS TESTAMENTARY WITH ACCEPTANCE - 1



STATE OF IDAHO COUNTY OF WASHINGTON	} ss
I do hereby certify that the foregoing is a full, true and correct copy of the original thereof, on file in my office.	
DATED 1/23/2023 1:59:59 PM	
DONNA ATWOOD, Clerk District Court	
By	 Deputy

STATE OF Washington : ss
COUNTY OF King)

I, the undersigned, hereby accept the appointment to the office of personal representative of the Estate of Weldon E. Branch, deceased, and do solemnly swear that I will perform, according to law, the duties of personal representative of said estate.

Dated: 1/12/2023

Ron Branch

Ron Branch

Address: c/o Ahrens DeAngeli Law Group LLP

P.O. Box 9500

Boise, Idaho 83707-9500

Telephone: (208) 639-7799

On this 12th day of January, 2023, before me, a Notary Public for the State of Washington, personally appeared Ron Branch, known to me to be the person named in the foregoing, and acknowledged to me that he executed the same as his free act and deed, for the uses and purposes therein mentioned.

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



[Signature]
Notary Signature

Certificate of Service

LETTERS TESTAMENTARY WITH ACCEPTANCE to be served upon the following individual, as indicated below:

Ahrens DeAngeli Law Group
Attn: Shelley M. Pyle
PO Box 9500
Boise, Idaho 83707-9500

☐ U.S. Mail
☐ Hand Delivery
☐ Overnight Mail
☐ Facsimile: _____
☒ Email: spyle@adlawgroup.com
trice@adlawgroup.com

1/23/2023 1:56:37 PM

Ellie Ibarra

Deputy Clerk



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 12, 2025

HEPTON FAMILY TRUST
5680 E FRANKLIN RD STE 100
NAMPA ID 83687-9073

Re: Change in Ownership for Water Right No(s): 67-2286, 67-2317, 67-7302, 67-7622, 67-7936, 67-7940, 67-7941, 67-10438 & 67-15377

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, the ownership of water rights 67-7935, 67-10439 & 67-14083 were not updated. The deeds provided did not include the land these water rights are appurtenant too. Because these rights were not updated, a refund of \$75 will be requested and sent to TitleOne within 10 days.

Also, the Assignment of Application for Permit (Assignment) for water permit 67-15377 is being returned. This water right is an approved permit and the Assignment is not appropriate. The Department added water permit 67-15377 to the Notice of Change in Water Right Ownership that was submitted with the Assignment.

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 208-287-4942.

Sincerely,


Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: Morrow & Fischer
TitleOne

MORROW & FISCHER
ATTORNEYS AT LAW

4 Ogden Ave.
Nampa, Idaho 83651
208-475-2200
Fax 208-475-2201
www.morrowfischer.com

December 10, 2025

RECEIVED
DEC 10 2025
DEPARTMENT OF
WATER RESOURCES

Via Hand Delivery

Idaho Department of Water Resources
Idaho Water Center
322 E. Front St. Ste, 648
Boise, Idaho 83702

Re: Permit No. 67-15377

We are counsel for Ron Branch, the personal representative of the Estate of Weldon Branch.

Mr. Branch recently sold the land to which the above-reference permit is appurtenant and in connection therewith assigned Permit No. 67-15377 to the Hepton Family Trust. Accordingly, we are delivering herewith an *Assignment of Application for Permit* from Weldon Branch to the Trust.

I also have enclosed the Letters Testamentary showing Ron Branch's appointment as the Personal Representative of the Estate of Weldon Branch (in whose name the permit is issued). The Letters Testamentary are included only to demonstrate Ron's authority to make the Assignment on behalf of Weldon Branch.

If you have any questions or need anything further from us to complete the assignment, please feel free to call or email me.

As always, thank you for your assistance.

Sincerely,

MORROW & FISCHER, PLLC



Julie Klein Fischer

Enclosures

C: Ron Branch
John Hepton

RETURNED

Julie Klein Fischer | jkfischer@morrowfischer.com

RECEIVED

DEC 10 2025

DEPARTMENT OF
WATER RESOURCES

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
ASSIGNMENT OF APPLICATION FOR PERMIT

To change the ownership of an application for permit

I, Weldon Branch, hereby assign to Hepton Family Trust
Current applicant New applicant(s)
 of, 5680 E. Franklin Road, Nampa Idaho 83687 208-250-0710
New owner's address including city, state and ZIP Phone

All my right, title, and interest in and to Application for Permit No(s): 67-15377
 to appropriate the public waters of the State of Idaho.

OR (for partial assignments)

The following described portion of my right, title, and interest in and to Application for Permit No(s):

Full Permit, to appropriate the public waters of the State of Idaho.

Describe in detail the portion of the application for permit assigned, listing the number of acres in each 40 acre subdivision, point of diversion location, and amount of the water in cubic feet per second.

See attached showing POD, location and amounts authorized under the subject permit.

Does the new applicant own the property at the:

Point of diversion? ☒ Yes ☐ No
 Place of use? ☒ Yes ☐ No

If no, describe the arrangement enabling the new applicant to access the point of diversion and/or the place of use:

Dated this 13th day of August, 2025.

R. B. L.
 Signature of current applicant

Executor of Estate
 Title (if applicable)

Signature of current applicant

Title (if applicable)

State of Idaho)
 County of Ada)ss

On this 13 day of August, 2025, personally appeared before me the signer(s) of the above instrument, who duly acknowledged to me that he/she/they executed the same.

SEAL



C. Vanscoy
 Notary Public

My commission expires: 9-13-2030

RETURNED



Water Permit Report: 67-15377(Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	BRANCH, WELDON	218 MAIN ST STE 782	KIRKLAND	WA	98033-6108

Water Permit Status

Priority Date : 1/25/2021
Status : Active

Water Source

Source	Tributary	Tributary Qualifier
GROUND WATER		

Points Of Diversion (Location)

Source	Township	Range	Section	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	12N	02W	1				NW NE WASHINGTON	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/15	10/31	2.96 CFS	
TOTAL			2.96 CFS	

Places of Use

[Printable View](#) [Paged View](#)

Place of Use Legal Description : IRRIGATION (WASHINGTON county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
12N	02W	1	1		NE	NE	4.0
12N	02W	1	2		NW	NE	30.0
12N	02W	1			SW	NE	27.0
12N	02W	1			SE	NE	33.0
12N	02W	1			NW	SE	14.0
13N	02W	36			SW	SE	20.0
13N	02W	36			SE	SE	20.0

Irrigation Totals

Total Acres Acre Limit
148.00

Conditions

Code Conditions

- 943 The right holder shall make full beneficial use of all surface water available to the right holder for irrigation of lands within the authorized place of use for this right. The right holder may divert ground water under this right to irrigate land with appurtenant surface water rights when the surface water supply is not reasonably sufficient to irrigate the place of use for this water right or is not available due to drought, curtailment by priority, or the seasonal startup and shutoff or maintenance schedule for canal company or irrigation district deliveries. The right holder shall not divert ground water for irrigation purposes under this right if use of the surface water supply is intentionally discontinued or reduced (for example, abandoned, forfeited, sold, disallowed by court decree, or leased to the Water Supply Bank), or is not deliverable due to non-payment of annual assessments, without an approved transfer pursuant to Idaho Code 3-42-222 or other Department approval.

Tyler J. Rice, ISBN 8864
AHRENS DEANGELI LAW GROUP LLP
420 West Main Street, Suite 305
P.O. Box 9500
Boise, Idaho 83707-9500
trice@adlawgroup.com
Telephone: (208) 639-7799
Facsimile: (208) 639-7788

Filed: 01/23/2023 13:56:43
Third Judicial District, Washington County
Donna Atwood, Clerk of the Court
By: Deputy Clerk - Ibarra, Ellie

Attorney for Personal Representative

IN THE DISTRICT COURT OF THE THIRD JUDICIAL DISTRICT OF
THE STATE OF IDAHO, IN AND FOR THE COUNTY OF WASHINGTON

IN THE MATTER OF THE ESTATE OF

WELDON E. BRANCH,

Deceased.

CV44-23-0025
CASE NO. _____

LETTERS TESTAMENTARY WITH
ACCEPTANCE

(I.C. §§ 15-3-602 and 15-3-702)

Ron Branch is hereby appointed personal representative of the Estate of Weldon E. Branch, deceased, with all authority pertaining thereto. Administration of the estate is unsupervised.

These Letters are issued to evidence the appointment, qualification, and authority of the personal representative.

DATED 1/19/2023 3:11:30 PM



MAGISTRATE

LETTERS TESTAMENTARY WITH ACCEPTANCE - 1

RETURNED



STATE OF IDAHO COUNTY OF WASHINGTON } ss
I do hereby certify that the foregoing is a full, true and correct copy of the original thereof on file in my office.
DATED 1/23/2023 1:59:59 PM
DONNA ATWOOD, Clerk District Court
By: <u>Ellie Ibarra</u> Deputy

STATE OF Washington : ss
COUNTY OF King)

I, the undersigned, hereby accept the appointment to the office of personal representative of the Estate of Weldon E. Branch, deceased, and do solemnly swear that I will perform, according to law, the duties of personal representative of said estate.

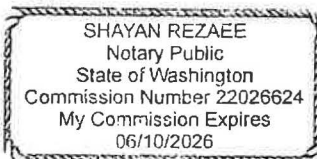
Dated: 1/12/2023

R. Branch
Ron Branch

Address: c/o Ahrens DeAngeli Law Group LLP
P.O. Box 9500
Boise, Idaho 83707-9500
Telephone: (208) 639-7799

On this 12th day of January, 2023, before me, a Notary Public for the State of Washington, personally appeared Ron Branch, known to me to be the person named in the foregoing, and acknowledged to me that he executed the same as his free act and deed, for the uses and purposes therein mentioned.

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



[Signature]
Notary Signature

Certificate of Service

LETTERS TESTAMENTARY WITH ACCEPTANCE to be served upon the following individual, as indicated below:

Ahrens DeAngeli Law Group
Attn: Shelley M. Pyle
PO Box 9500
Boise, Idaho 83707-9500

☐ U.S. Mail
☐ Hand Delivery
☐ Overnight Mail
☐ Facsimile: _____
☒ Email: spyle@adlawgroup.com
trice@adlawgroup.com

1/23/2023 1:56:37 PM

Ellie Ibana

Deputy Clerk

RETURNED

Hersley, Jean

From: Hersley, Jean
Sent: Friday, December 12, 2025 12:18 PM
To: IdwrPayable
Subject: refund to TitleOne for Hepton Family Trust
Attachments: C124349.docx

Please process the attached refund. Thank you.



*Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942*

Idaho Department of Water Resources Receipt

Receipt ID: C124349

Payment Amount \$300.00 Date Received 12/10/2025 Region STATE

Payment Type Check Check Number 418918

Payer TITLEONE

Comments ASSIGNMENT OF PERMIT FOR 67-15377 FOR HEPTON FAMILY TRUST
CHANGE OF OWNERSHIP
WR # 67-2286, 67-2317, 67-7302, 67-7622, 67-7935, 67-7936, 67-7940, 67-7941, 67-10438, 67-14083,
67-10439
FOR: HEPTON FAMILY TRUST

Fee Details

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
\$25.00	ASSIGNMENTS	56103	0229	21		1155
\$275.00	OWNERSHIP CHANGES/SECURITY INTERESTS	56140	0229	21		1155

Signature Line (Department Representative)

Please refund \$75 to:

TITLEONE
1101 W RIVER ST STE 201
BOISE ID 83702
3 water rights were not updated.

Would you please update the comments to read:
Change in Ownership for Hepton Family Trust
WR # 67-2286, 67-2317, 67-7302, 67-7622, 67-7935, 67-7936, 67-7940, 67-7941, 67-10438, 67-14083, 67-10439,
67-15377
Thank you.

Jean

December 10, 2025

Via Hand Delivery

Idaho Department of Water Resources
Idaho Water Center
322 E. Front St. Ste, 648
Boise, Idaho 83702

RECEIVED
DEC 10 2025
DEPARTMENT OF
WATER RESOURCES

Re: Notice of Change of Ownership

We are counsel for Ron Branch, the personal representative of the Estate of Weldon Branch and Virginia Irene Branch (collectively the "Estates"). Ron also is the manager of Branch Keyhole Ranch, LLC.

Enclosed herewith please find the following:

- Notice of Change of Ownership (2 pages) for Water Right Nos.
 - 67-2286
 - 67-2317
 - 67-7302
 - 67-7622
 - 67-7935
 - 67-10439
- Letters Testamentary appointing Ron Branch as the personal representative of the Estates. The Letters Testamentary are included to demonstrate Ron's authority to act on behalf of the Estates in whose name(s) the water rights are held.¹
- Three Warranty Deeds showing ownership of the subject properties in the Hepton Family Trust (two for the Adams County property and one for the Washington County property).
- Check in the amount of \$300.00 for processing the ownership changes.

If you have any questions or need anything further from us please feel free to call or email me.

¹ The Estates previously conveyed the subject property to Branch Keyhole Ranch, LLC which in turn sold the land to the Hepton Family Trust.

As always, thank you for your assistance.

Sincerely,

MORROW & FISCHER, PLLC

A handwritten signature in blue ink, appearing to read 'Julie Klein Fischer', with a stylized, cursive script.

Julie Klein Fischer

Enclosures

C: Ron Branch
John Hepton