

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED ✓

AUG 28 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?
47-2159T	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: Vander Poel Family Trust

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): JHL Farms, LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

18862 Highway 30

Hagerman

ID

83332-6050

Mailing address

City

State

Zip

Telephone

Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
- ☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
- ☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

5. Date you acquired the water rights and/or claims listed above: June 28, 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: [Signature] Title, if applicable _____ Date 8-22-25

Signature of new owner/claimant

Hannah Lund

Print name

Signature: [Signature] Title, if applicable _____ Date 8-22-25

Signature of new owner/claimant

Josh Lund

Print name

Received by SG Date 8-28-2025 For IDWR Office Use Only: Receipt No. 5040758 Receipt Amt. \$50-

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 10/21/2025

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

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
1502 Locust Street North, Bldg. 300
Twin Falls, ID 83301

TWIN FALLS COUNTY
RECORDED FOR:
FLYING S TITLE AND ESCROW - T
12:33:29 PM 08-22-2025
2025011484
NO. PAGES 6 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: AP
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1190729-TF (sg)**

Date: **June 28, 2025**

For Value Received, **Brian Vander Poel and Kerri Vander Poel, Trustees of the Vander Poel Family Trust Instrument dated February 16, 2006**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **JHL FARMS, LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **18862 Highway 30, Hagerman, ID 83332**, the following described premises, situated in **Twin Falls 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: 06/28/2025

Warranty Deed
- continued

File No.: 1190729-TF (sg)

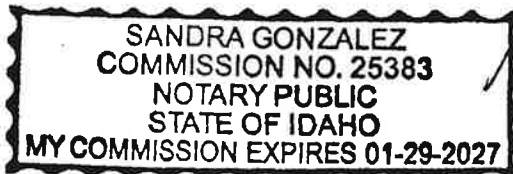
Brian Vander Poel and Kerri Vander Poel,
Trustees of the Vander Poel Family Trust
Instrument dated February 16, 2006

Brian Vander Poel
Brian Vander Poel, Trustee

Kerri Vander Poel
Kerri Vander Poel, Trustee

STATE OF Idaho)
ss.
COUNTY OF Twin Falls)

On this **Eighteenth day of August, 2025**, before me, a Notary Public in and for said State, personally appeared **Brian Vander Poel and Kerri Vander Poel**, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument as Trustees of the **Vander Poel Family Trust Instrument dated February 16, 2006**, and acknowledged to me that they executed the same as such Trustees.



Sandra Gonzalez
Notary Public of Idaho
Residing at: Twin Falls ID
Commission Expires: 1-29-2027

Exhibit "A"

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

Parcel No. 1

Township 8 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho

Sections 19 and 20: Lots ²⁸ through ³⁸ of Salmon River Ranches, Amended Filing No. 1 as recorded in the records of Twin Falls County, and more particularly described as follows:

Commencing at the section corner common to Sections 17, 18, 19 and 20; thence South 0°03'06" West along the section line common to Sections 19 and 20 for a distance of 1321.19 feet to a point on the northerly boundary of Lot 33 and being the True Point of Beginning;

Thence South 73°58'38" East along the northerly boundary of Lot 33 for a distance of 255.33 feet to the Northeast corner of Lot 33;

Thence South 13°05'32" West along the easterly boundary of Lots 32 and 33 for a distance of 787.43 feet to an angle point on the easterly boundary of Lot 32;

Thence South 23°55'13" West along the easterly boundary of Lots 31 and 32 for a distance of 167.55 feet to a point on the section line common to Sections 19 and 20 and is an angle point on the easterly boundary of Lot 31;

Thence South 28°47'54" West along the easterly boundary of Lots 29, 30 and 31 for a distance of 1071.00 feet to an angle point on the easterly boundary of Lot 29; Thence South 0°20'24" East along the easterly boundary of Lots 28 and 29 for a distance of 290.11 feet to the center of Salmon Falls Creek and is an angle point on the easterly boundary of Lot 28;

Thence along the centerline of Salmon Falls Creek and the Southeasterly boundary of Lot 28 on the following courses:

South 64°34'30" West 193.08 feet;

South 53°04'39" West 126.21 feet;

South 36°00'29" West 106.07 feet;

South 21°58'35" West 203.70 feet to the Southeasterly corner of Lot 28;

Thence leaving the center of Salmon Falls Creek North 85°15'47" West for a distance of 124.74 feet to a point on the easterly right-of-way line of State Highway U.S. 30 and being the southwesterly corner of Lot 28;

Thence along the easterly right-of-way of State Highway U.S. 30 on the following courses:

Along the arc of a 2°54'31" CV. LT. (said arc having a long chord bearing and distance of North 7°10'39" East 117.30 feet) to a point that is 60.0 feet left of the centerline P.S.C. Station 957+43.2 of State Highway U.S. 30;

Thence along the arc of a spiral curve that is parallel to the 360.0 foot long centerline spiral (said arc having a long chord bearing and distance of North 1°52'17" East 365.51 feet) to a point that is 60.0 left of the centerline P.S. Station 953+83.2 of State Highway U.S. 30;

Thence North 0°04'17" East for a distance of 417.75 feet to a point that is 60.0 feet left of the centerline P.T. Station 949+65.7 of State Highway U.S. 30;

Thence along the arc of a spiral curve that is parallel to the 200.00 foot long centerline spiral (said spiral having a long chord bearing and distance of North 0°24'47" East 198.69 feet) to a point that is 60.0 feet left of the centerline P.C.S. Station 947+65.7 of State Highway U.S.

30;

Thence along the arc of a 1°00'38.1" curve right that is parallel to and 60.0 feet easterly of the 1°00' centerline curve for a distance of 1510.71 feet (said arc having a long chord bearing and distance of North 8°48'56" east 1506.07 feet) to a point that is 60.0 feet left of the centerline P.S.C. Station 932+39.0 of State Highway U.S. 30;

Thence along the arc of a spiral curve that is parallel to and 60.0 feet easterly from the 200.00 foot centerline spiral (said arc having a long chord bearing and distance of North 16°52' 40" East 199.05 feet) to a point that is 60.0 feet easterly from the centerline P.S. Station 930+39.0 of State Highway U.S. 30;

Thence North 17°23'38" East for a distance of 566.76 feet to a point that is 60.0 feet left of centerline Station 924+72.24 of State Highway U.S. 30 and is the Northwest corner of Lot 35;

Thence leaving the easterly right-of-way line of U.S. 30 South 72°36'22" East along the northerly boundary of Lot 35 for a distance of 516.91 feet to the northeast corner of Lot 35;

Thence South 16°01'22" West along the easterly boundary of Lot 35 for a distance of 479.00 feet to the northwesterly corner of Lot 33;

Thence South 73°58'38" East along the northerly boundary of Lot 33 for a distance of 213.79 feet to a point on the section line common to Sections 19 and 20 and Being the True Point of Beginning.

Excepting therefrom that Portion Deeded in Quitclaim Deed recorded June 17, 2022 as Instrument No. 20220011607 to Brian Vander Poel and Kerri Vander Poel, Trustees of the Vander Poel Family Trust and Joshua Andrew Lund and Hannah Rose Lund described as follows:

Lots 31, 32 and 33 of Salmon River Ranches, Amended Filing 1 as recorded in the records of Twin Falls County, Idaho, and more particularly described as follows:

Part of Sections 19 & 20 in Township 8 South, Range 14 East of the Boise Meridian, Twin Falls County, State of Idaho

Beginning at the Section corner common to Sections 17, 18, 19 & 20 in Township 8 South, Range 14 East, Boise Meridian;

Thence South 00°03'06" West along the section line common to Sections 19 & 20 for a distance of 1321.19 feet to a point on the Northerly boundary of Lot 33 which shall be The Point of Beginning;

Thence South 73°58'38" East along the Northerly boundary of Lot 33 for a distance of 255.33 feet to the Northeast corner of Lot 33;

Thence South 13°05'32" West along the Easterly boundary of Lots 32 & 33 for a distance of 787.43 feet to an angle point on the Easterly boundary of Lot 32;

Thence South 23°55'13" West along the Easterly boundary of Lots 31 & 32 for a distance of 167.55 feet to an angle point on the Easterly boundary of Lot 31;

Thence South 28°47'54" West along the Easterly boundary of Lot 31 for a distance of 521.09 feet to the Southeast corner of Lot 31;

Thence North 57°47'07" West along the Southerly boundary of Lot 31 for a distance of 386.35 feet to the Southwest corner of Lot 31;

Thence North 16°01'22" East along the Westerly boundary of Lots 31, 32 & 33 for a distance of 1352.78 feet to the Northwest corner of Lot 33;

Thence South 73°58'38" East along the Northerly boundary of Lot 33 for a distance of 213.69 feet to the Point of Beginning.

Parcel No. 2

Township 8 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho

Sections 19: Lots 25 and 39 of Salmon River Ranches Filing No. 2 as recorded in the records of Twin Falls County, and more particularly described as follows:

**Commencing at the section corner common to Sections 17, 18, 19, and 20;
Thence South 88°46'08" West along the north boundary of Section 19 for a distance of 1320.0 feet;
Thence South 0°03'08" West for a distance of 1167.46 feet to the northwest corner of Lot 39 and being the True Point of Beginning;
Thence South 72°36'22" East along the northerly boundary of Lot 39 for a distance of 435.17 feet to a point on the westerly right-of-way line of State Highway U.S. 30 and being the northeast corner of Lot 39;
Thence along the westerly right-of-way line of State Highway U.S. 30 and the Easterly boundary of Lots 25 and 39 on the arc of a portion of a spiral curve (said arc having a long chord bearing and distance of South 13°34'12" West 18.34 feet) to a point that is 60.0 feet right of the centerline P.S.C. Station 932+39.0 of State Highway U.S. 30;
Thence along the westerly right-of-way line of U.S. 30 and the easterly boundary of Lots 25 and 39 on the arc of a 1°00'37.3" curve left (said arc having a long chord bearing and distance of South 8°48'43" West 1540.39 feet) to a point that is 60.0 feet right of the centerline P.C.S. Station 947+65.7 of State Highway U.S. 30;
Thence along the arc of a portion of a spiral curve that is 60.0 feet right of and parallel to the 200.00 foot long centerline spiral (said arc having a long chord bearing and distance of South 0°24'44" West 124.59 feet);
Thence West for a distance of 175.73 feet to a point on the west boundary of The E½E½ of Section 19;
Thence North 0°03'08" East along the west boundary of the E½E½ of Section 19 for a distance of 1794.77 feet to the Northwestern corner of Lot 39 and being the True Point of Beginning.**

Parcel No. 3

Lot 34 of Salmon River Ranches, Amended Filing No. 1 as recorded in the records of Twin Falls County, Idaho, and more particularly described as follows:

Part of Sections 19 & 20 in Township 8 South, Range 14 East of the Boise Meridian, Twin Falls County, State of Idaho.

**Beginning at the Section Corner common to Sections 17, 18, 19 & 20 in T.8 S., R.14 E., B.M.;
Thence South 00 degrees 03 minutes 06 seconds West along the section line common to Sections 19 & 20 for a distance of 870.39 feet to a point on the northerly boundary of Lot 34 which shall be the Point of Beginning;
THENCE South 72 degrees 36 minutes 22 seconds East along the northerly boundary of Lot 34 for a distance of 427.44 feet to the Northeast Corner of Lot 34;
THENCE South 04 degrees 55 minutes 25 seconds East along the easterly boundary of Lot 34 for a distance of 43.58 feet;
THENCE South 22 degrees 35 minutes 05 seconds West along the easterly boundary of Lot 34 for a distance of 201.16 feet;**

THENCE South 61 degrees 04 minutes 30 seconds West along the easterly boundary of Lot 34 for a distance of 67.07 feet;

THENCE South 13 degrees 05 minutes 32 seconds West along the easterly boundary of Lot 34 for a distance of 135.42 feet to the Southeast Corner of Lot 34;

THENCE North 73 degrees 58 minutes 38 seconds West along the southerly boundary of Lot 34 for a distance of 469.12 feet to the Southwest Corner of Lot 34;

THENCE North 16 degrees 01 minutes 22 seconds East along the westerly boundary of Lot 34 for a distance of 479.00 feet to the Northwest Corner of Lot 34;

THENCE South 72 degrees 36 minutes 25 seconds East along the northerly boundary of Lot 34 for a distance of 77.25 feet;

THENCE South 00 degrees 03 minutes 06 seconds West along said lot boundary for a distance of 45.51 feet to the Point of Beginning.



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 21, 2025

JHL FARMS LLC
18862 HIGHWAY 30
HAGERMAN ID 83332-6050

Re: Change in Ownership & Notice of Security Interest for Water Right No(s): 47-2159T

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 also acknowledges receipt of correspondence adding security interest of the above referenced water right(s) to USDA Farm Service Agency. The Department has modified its records and has enclosed a computer-generated report for you.

You will notice that Farm Credit West FLCA is copied on this letter because they currently hold security interest in the water right referenced above. Notice of Security Interest was filed in 2019 on behalf of Vander Poel Family Trust. The department can remove that security interest from the water right records with written authorization from Farm Credit West FLCA.

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: Farm Credit West FLCA, Tulare, CA (Loan #8151059)
USDA Farm Service Agency, Jerome, Idaho
Flying S Title & Escrow of Idaho, Inc., Twin Falls, Idaho (File #1190729)
Water District 47G



FLYING S
TITLE & ESCROW

1502 Locust Street North, Bldg. 300, Twin Falls, ID 83301
Phone (208)734-2905 | Fax (208)734-2945

IDWR
650 Addison Avenue West, Suite 500
Twin Falls, ID 83301

August 22, 2025
File No.: 1190729-TF (sg)

Attn: Payment Processing

Re: **Water Right # 47-2159T**
Property: **Bareground Hagerman, ID 83332**
Buyer: **JHL FARMS, LLC**
Seller: **Vander Poel Family Trust**

Enclosed is Check # 16598 for payment of Water Right # 47-2159T.

Sincerely,

Charlie Sessions, Assistant for
Sandra Gonzalez, Escrow Officer

cs/cs

RECEIVED

AUG 28 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGION