

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 11 2025

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPT. OF WATER RESOURCES
SOUTHERN REGION

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
36-13991	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-8677	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: BAT Holdings LLC (Fairbanks / Gambrel)

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Branden Benkula and Kaela Benkula

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or927 S. 1000 E

Mailing address

Eden

City

ID

State

83325

Zip

208-329-0863

Telephone

bbenkula@standlee.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: 7-28-2025
6. Do you own the land identified as the water right place of use? Yes ☐ No ☐
- ☐ 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: Kaela Benkula

Signature of new owner/claimant

Kaela Benkula

Print name

Title, if applicable

Date

SUPPORT DATA

IN FILE # 36-8677

- Signature: Branden Benkula

Signature of new owner/claimant

Branden Benkula

Print name

Title, if applicable

Date

Received by SG Date 8-11-2025Receipt No. 5046733Receipt Amt. \$25-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 DMDate 10/20/2025

For IDWR Office Use Only:

5040744\$25-



TitleOne
a title & escrow co.

Order Number: 25560534

Warranty Deed

For value received,

BAT Holdings LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Branden Benkula and Kaela Benkula, husband and wife

whose current address is 927 South 1000 East, Eden, ID 83325

the grantee, the following described premises, in Jerome County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: July 28, 2025

BAT Holdings LLC

By: [Signature]
Dusty Standlee, Member

State of Idaho, County of Twin Falls, ss.

On this 30th day of July 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Dusty Standlee, known or identified to me to be a member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

[Signature]
Notary Public
Residing In: Twin Falls
My Commission Expires: 04/07/2027

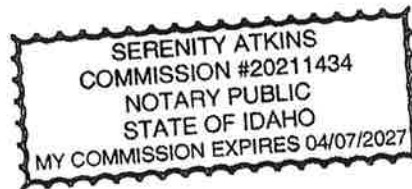


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

PARCEL NO. 1

TOWNSHIP 10 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, STATE OF IDAHO

Section 3: Part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and Part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$, described as follows:

Commencing at the East $\frac{1}{4}$ corner of Section 3 in Township 10 South, Range 18 East Boise Meridian, said corner marked by a $\frac{3}{4}$ inch rebar;

Thence North 00°12'28" West along the East line of Section 3 for a distance of 798.49 feet to the centerline of an irrigation ditch which shall be THE POINT OF BEGINNING;

Thence North 78°59'18" West along said centerline for a distance of 21.35 feet to a $\frac{1}{2}$ inch rebar;

Thence North 78°59'18" West along said centerline for a distance of 22.13 feet;

Thence North 22°19'10" West along said centerline for a distance of 33.07 feet;

Thence North 48°50'49" West along said centerline for a distance of 185.46 feet;

Thence North 79°20'21" West along said centerline for a distance of 59.49 feet;

Thence North 70°44'04" West along said centerline for a distance of 65.32 feet;

Thence North 47°23'45" West along said centerline for a distance of 294.95 feet;

Thence North 89°52'32" West for a distance of 15.54 feet to a $\frac{1}{2}$ inch rebar;

Thence North 89°52'32" West for a distance of 775.40 feet to a $\frac{1}{2}$ inch rebar on the West line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$;

Thence North 89°52'32" West for a distance of 1296.62 feet to a $\frac{1}{2}$ inch rebar;

Thence North 00°09'18" West for a distance of 132.00 feet to a $\frac{1}{2}$ inch rebar on the North line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$;

Thence South 89°52'32" East along said 1/16th section line for a distance of 1296.57 feet to a $\frac{1}{2}$ inch rebar at the Northwest corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$;

Thence South 89°52'32" East along the North line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ for a distance of 1321.57 feet to a $\frac{5}{8}$ inch rebar at the Northeast corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$;

Thence South 00°12'28" East along the East line of Section 3 for a distance of 524.01 feet to THE POINT OF BEGINNING.

EASEMENT NO. 1

An irrigation easement for the benefit of Parcel No. 1 as created in Quitclaim Deed recorded February 10, 2025 as Instrument No. 2500592, records of Jerome County, Idaho, more particularly described as follows:

Part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3 in Township 10 South, Range 18 East of the Boise Meridian, Jerome County, State of Idaho.

Commencing at the East $\frac{1}{4}$ corner of Section 3 in Township 10 South, Range 18 East Boise Meridian, said corner marked by a $\frac{3}{4}$ inch rebar;

Thence North 00°12'28" West along the East line of Section 3 for a distance of 783.20 feet to THE POINT OF BEGINNING;

Thence North 78°59'18" West for a distance of 54.54 feet;

Thence North 22°19'10" West for a distance of 37.62 feet;

Thence North 48°50'49" West for a distance of 177.83 feet;

Thence North 79°20'21" West for a distance of 56.53 feet;

Thence North 70°44'04" West for a distance of 69.55 feet;

Thence North 47°23'45" West for a distance of 312.05 feet;

Thence North 17°18'06" West for a distance of 18.41 feet;

Thence North 47°28'10" West for a distance of 172.07 feet to the North line of the SE¼NE¼;
Thence South 89°52'32" East along said 1/16th section line for a distance of 44.49 feet;
Thence South 47°28'10" East for a distance of 147.31 feet;
Thence South 17°18'06" East for a distance of 18.43 feet;
Thence South 47°23'45" East for a distance of 297.79 feet;
Thence South 70°44'04" East for a distance of 61.10 feet;
Thence South 79°20'21" East for a distance of 62.45 feet.

Instrument # 2404633

JEROME COUNTY, JEROME, IDAHO
12-19-2024 04:18:33 PM No. of Pages: 3
Recorded for: TITLEONE - TWIN FALLS
CYRL LOOTENS Fee: \$15.00
Ex-Officio Recorder Deputy: LA
Electronically Recorded by Simplifile

**ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.**



Order Number: 24528508

Warranty Deed

For value received,

Sarah Joan Fairbanks, shown of record as Joan Fairbanks, an unmarried woman

the grantor, does hereby grant, bargain, sell, and convey unto

BAT Holdings LLC, an Idaho limited liability company

whose current address is 22349 Kimberly Road, Kimberly, Idaho 83341

the grantee, the following described premises, in Jerome County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

11, 2024
Dated: December ~~10~~, 2024

Sarah Joan Fairbanks
Sarah Joan Fairbanks

Judy L. Snyder, Attorney in Fact
By: Judy L. Snyder, Attorney in fact

State of Colorado, County of Jefferson, ss.

On this 11th day of December in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Judy L. Snyder known or identified to me to be the person whose name is subscribed to the within instrument, as the attorney-in-fact of Sarah Joan Fairbanks, and acknowledged to me that she subscribed the name of Sarah Joan Fairbanks thereto as Principal, and her own name as Attorney-In-Fact.

NH
Notary Public
Residing in: Colorado
My Commission Expires: 08/23/2027
(seal)

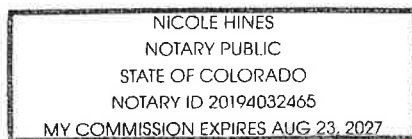


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

PARCEL NO. 1

TOWNSHIP 10 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 3: North 132 feet of the SW $\frac{1}{4}$ NE $\frac{1}{4}$

EXCEPTING THEREFROM the West 25 feet thereof.

PARCEL NO. 2

TOWNSHIP 10 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 3: SE $\frac{1}{4}$ NE $\frac{1}{4}$



TitleOne
a title & escrow co.

File # 24528508

Quitclaim Deed

For value received, **Glen D. Fairbanks, an unmarried man**

Does hereby convey, release, remise, and forever quit claim unto

Joan Fairbanks, an unmarried woman

whose current address is 927 South 1000 East, Eden, Idaho 83325,

the following described premises:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

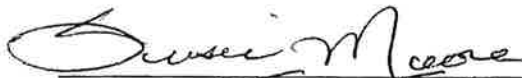
Remainder of this page intentionally left blank.

Date: 12/10/2024


Glen D. Fairbanks

State of Idaho, County of Twin Falls, ss.

On this 16th day of December in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Glen D. Fairbanks known or identified to me to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he executed the same.


Residing at: Twin Falls, Notary Public
My Commission Expires: 11-28-2026
(seal)

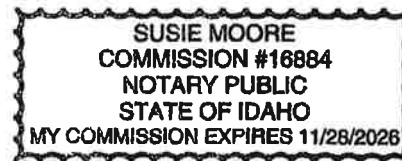


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

PARCEL NO. 1

TOWNSHIP 10 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 3: North 132 feet of the SW $\frac{1}{4}$ NE $\frac{1}{4}$

EXCEPTING THEREFROM the West 25 feet thereof.

PARCEL NO. 2

TOWNSHIP 10 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 3: SE $\frac{1}{4}$ NE $\frac{1}{4}$



TitleOne
a title & escrow co.

File # 24528508

Quitclaim Deed

For value received, **Kim A. Johansen, a single man**

Does hereby convey, release, remise, and forever quit claim unto

Joan Fairbanks, an unmarried woman

whose current address is 927 South 1000 East, Eden, Idaho 83325,

the following described premises:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.

Date: 12/10/2024



Kim A. Johansen

State of Idaho, County of Twin Falls, ss.

On this 11th day of December in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Kim A. Johansen known or identified to me to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Jeni Beard _____, Notary Public
Residing at: Twin Falls
My Commission Expires: May 12, 2026
(seal)



EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

PARCEL NO. 1

TOWNSHIP 10 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 3: North 132 feet of the SW $\frac{1}{4}$ NE $\frac{1}{4}$

EXCEPTING THEREFROM the West 25 feet thereof.

PARCEL NO. 2

TOWNSHIP 10 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 3: SE $\frac{1}{4}$ NE $\frac{1}{4}$



TitleOne
a title & escrow co.

File # 24528508

Quitclaim Deed

For value received, **Michael D. Johansen and Lanetta Ann Johansen, husband and wife**

Does hereby convey, release, remise, and forever quit claim unto

Joan Fairbanks, an unmarried woman

whose current address is 927 South 1000 East, Eden, Idaho 83325,

the following described premises:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.

Date: 12/10/2024

Signed in Counterpart

Michael D. Johansen

Lanetta Ann Johansen
Lanetta Ann Johansen

State of Oklahoma, County of Oklahoma, ss.

On this 12th day of December in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael D. Johansen known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

[Signature], Notary Public
Residing at: 13919 N. May Ave STE B Oklahoma City, Ok 73134
My Commission Expires: 9/11/27
(seal)



State of _____, County of _____, ss.

On this _____ day of December in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Lanetta Ann Johansen known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

_____, Notary Public
Residing at: _____
My Commission Expires: _____
(seal)

Date: 12/10/2024

Michael D. Johansen
Michael D. Johansen

Signed in Counterpart

Lanetta Ann Johansen

State of Texas, County of Johnson, ss.

On this 11th day of December in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael D. Johansen known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Tara Czajkowski, Notary Public
Residing at: Great Southwestern Construction
My Commission Expires: 05/13/2025
(seal)



State of _____, County of _____, ss.

On this _____ day of December in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Lanetta Ann Johansen known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

_____, Notary Public
Residing at: _____
My Commission Expires: _____
(seal)

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LEGAL DESCRIPTION OF THE PREMISES

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TOWNSHIP 10 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

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EXCEPTING THEREFROM the West 25 feet thereof.

PARCEL NO. 2

TOWNSHIP 10 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 3: SE $\frac{1}{4}$ NE $\frac{1}{4}$



File # 24528508

Quitclaim Deed

For value received, **Judy L. Snyder and Jeffrey Snyder, wife and husband**

Does hereby convey, release, remise, and forever quit claim unto

Joan Fairbanks, an unmarried woman

whose current address is 927 South 1000 East, Eden, Idaho 83325,

the following described premises:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.

12/11/2024
Date: 12/10/2024

Judy L. Snyder
Judy L. Snyder
Jeffrey Snyder
Jeffrey Snyder

State of Colorado County of Jefferson, ss.

On this 11th day of December in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Judy L. Snyder and Jeffrey Snyder known or identified to me to be the persons whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

N. H., Notary Public
Residing at: Colorado
My Commission Expires: 08/23/2024
(seal)

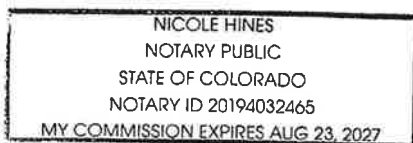


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PARCEL NO. 2

TOWNSHIP 10 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 3: SE $\frac{1}{4}$ NE $\frac{1}{4}$



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 20, 2025

BRANDEN BENKULA
KAELA BENKULA
927 S 1000 E
EDEN ID 83325-5031

Re: Change in Ownership for Water Right No(s): 36-8677 & 36-13991

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 208-293-9908.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: TitleOne, Boise, Idaho (File #25560534)



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

August 13, 2025

BRANDEN BENKULA
KAELA BENKULA
927 S 1000 E
EDEN ID 83325-5031

Re: Change in Ownership for Water Right No(s): 36-8677 & 36-13991

Dear Mr. & Mrs. Benkula:

The Idaho Department of Water Resources (Department) recently received a Notice of Change in Water Right Ownership (Notice) for the above referenced water rights. This Notice was filed on your behalf by TitleOne. After initial review, it was discovered that the title company only sent a portion of the necessary filing fees.

The correct filing fees are \$50.00 (*\$25.00 per water right*), because there are 2 water rights being updated. We received \$25.00 on August 11, 2025 from the title company. Please submit the remaining \$25.00 within (30) thirty days of this letter, and the Department will be able to move forward with processing.

Thank you in advance for your cooperation. If you have any questions regarding this matter, please contact me at (208) 736-3033.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)