

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

✓ **RECEIVED**

SEP 22 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?
36-14038	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: Michael A and Beverly C Humbach
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): COOK Reality Inc
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

113 S Lincoln
Mailing address
208 539-9950
Telephone

Jerome ID 83338
City State Zip
tyson@cookreality1.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: 08/29/2025

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: Tyson T. Cook President 8-27-25
Signature of new owner/claimant Title, if applicable Date
Tyson Cook
Print name

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

Print name

Received by SG Date 9-22-2025 **For IDWR Office Use Only:** Receipt No. 5040777 Receipt 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 SM Date 11-6-2025

RETURNED

Instrument # 2503403

JEROME COUNTY, JEROME, IDAHO
08-29-2025 12:15:15 PM No. of Pages: 3
Recorded for: TITLEONE - EAST REGION
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: 25549875

Warranty Deed

For value received,

Humbach Farms, LLC, an Idaho limited liability company

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

Cook Realty, Inc., an Idaho Corporation

whose current address is 113 S Lincoln Jerome, ID 83338

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: August 28, 2025

Humbach Farms, LLC, an Idaho limited liability company

By: Michael A. Humbach
Michael A. Humbach, Manager

By: Beverly Humbach
Beverly Humbach, Manager

State of Idaho, County of Jerome, ss.

On this 29 day of August 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael A. Humbach and Beverly Humbach, known or identified to me to be a managers of the limited liability company that executed the within instrument and acknowledged to me that they 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.

Annette Roth
Notary Public
Residing In: Rupert ID
My Commission Expires: 8-4-2029

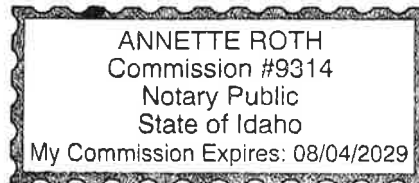


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

PARCEL NO. 1

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, STATE OF IDAHO.

Section 23: Part of the S½SE¼, being more particularly described as follows:

Beginning at the Southeast Corner of Section 23 in Township 8 South, Range 16 East, Boise Meridian said corner marked by a 5/8 inch rebar which shall be the POINT OF BEGINNING;

Thence North 89°46'51" West along the south line of Section 23 for a distance of 727.16 feet;

Thence North 00°02'05" West for a distance of 25.00 feet to a 1/2 inch rebar;

Thence North 00°02'05" West for a distance of 450.83 feet to the 1/2 inch rebar;

Thence North 89°26'22" West for a distance of 165.92 feet to a 1/2 inch rebar;

Thence South 52°28'26" West for a distance of 210.13 feet to a 1/2 inch rebar;

Thence South 01°53'59" West for a distance of 211.31 feet to a 1/2 inch rebar;

Thence South 89°46'51" East for a distance of 215.55 feet to a 1/2 inch rebar;

Thence South 01°05'42" West for a distance of 111.99 feet to a 1/2 inch rebar;

Thence South 01°05'42" West for a distance of 25.00 feet to the south line of Section 23;

Thence North 89°46'51" West along said section line for a distance of 1795.03 feet to a 5/8 inch rebar at the South 1/4 Corner;

Thence North 00°00'39" East along the west line of the S½SE¼ for a distance of 1321.28 feet to a 1/2 inch rebar at the Northwest Corner of the S½SE¼;

Thence South 89°46'24" East along the north line of the S½SE¼ for a distance of 2647.78 feet to a 5/8 inch rebar at the Northeast Corner of the S½SE¼;

Thence South 00°02'50" East along the east line of Section 23 for a distance of 1320.94 feet to the POINT OF BEGINNING.

PARCEL NO. 2

An irrigation easement for the benefit of Parcel No. 1 as created in Quitclaim deed recorded March 30, 2021 as Instrument No. 2211822, records of Jerome County, Idaho, more particularly described as follows:

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, STATE OF IDAHO

Section 23: Part of the S½SE¼, being more particularly described as follows:

Beginning at the Southeast Corner of Section 23 in Township 8 South, Range 16 East, Boise Meridian said corner marked by a 5/8 inch rebar;

Thence North 89°46'51" West along the south line of Section 23 for a distance of 727.16 feet;

Thence North 00°02'05" West for a distance of 25.00 feet to a 1/2 inch rebar which shall be the POINT OF BEGINNING;

Thence North 89°46'51" West for a distance of 126.44 feet to a 1/2 inch rebar;

Thence North 01°05'42" East for a distance of 15.00 feet;

Thence South 89°46'51" East for a distance of 126.14 feet;

Thence South 00°02'05" East for a distance of 15.00 feet to the POINT OF BEGINNING.

State of Idaho
Department of Water Resources

Water Right

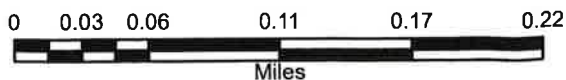
36-14038

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 8/28/2025



Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion





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

November 6, 2025

COOK REALTY INC
113 S LINCOLN AVE
JEROME ID 83338-2623

Re: Change in Ownership for Water Right No(s): 36-14038 (not processed)

Dear Cook Realty Inc.:

The Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership (Notice) on September 22, 2025 for the above referenced water right. This Notice was submitted on your behalf by TitleOne in Jerome, Idaho. After further review, it was determined that the Notice could not be processed due to the following reasons:

- The Warranty Deed submitted describes land in the SE ¼ SE ¼ and SW ¼ SE ¼, Section 23, Twp. 8S, Rge. 16E; however, it does not include the land associated with water right 36-14038. I have enclosed a map for your reference.

Because the Department cannot process this Notice, it is being returned to you. A refund in the amount of \$25.00 has been requested and will be sent to TitleOne in Jerome, Idaho under separate cover.

If you have any questions regarding this matter, please contact me at (208) 293-9908.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: TitleOne, Jerome, Idaho (File #25549875)
Michael & Beverly Humbach (without enclosures)

Maline, Denise

From: Maline, Denise
Sent: Thursday, November 6, 2025 2:27 PM
To: IdwrPayable
Subject: Refund request - TitleOne Jerome
Attachments: Refund Request - TitleOne Jerome.pdf

Good afternoon,

Attached is a refund request being submitted for processing please.

Thank you,



Denise Maline, Administrative Assistant I

Idaho Dept. of Water Resources, Southern Region

650 Addison Ave W Ste 500

Twin Falls ID 83301-5858

(208) 293-9908

denise.maline@idwr.idaho.gov

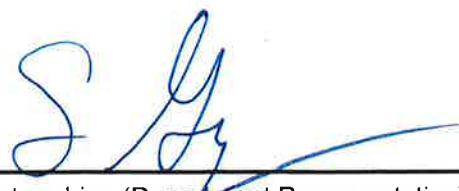
Idaho Department of Water Resources Receipt

Receipt ID: S040777

Payment Amount	\$25.00	Date Received	9/22/2025	Region	SOUTHERN
Payment Type	Check	Check Number	59766		
Payer	TITLEONE				
Comments	CHANGE OF OWNERSHIP FROM: MICHAEL A & BEVERLY C HUMBACH TO: COOK REALTY, INC. WR#36-14038.				

Fee Details

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
\$25.00	OWNERSHIP CHANGES/SECURITY INTERESTS	64140	0229	21		1155



Signature Line (Department Representative)

Change in Water Right Ownership: 36-14038

Ownership change could not be processed. Land described on the Warranty Deed does not include or cover the land associated with Water Right 36-14038.

Please issue a \$25.00 refund to:

TitleOne
237 N Lincoln Ave
Jerome ID 83338-2324
(208) 324-5613

sm 11/6/2025



237 N. Lincoln Ave.
Jerome, ID 83338
Ph. (208) 324-5613
Fx. (866) 310-3443
www.titleonecorp.com

Idaho Dept of Water Resources
650 Addison Ave West, Ste 500
Twin Falls, ID 83301

RECEIVED

SEP 22 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGION

Date: September 16, 2025

Re: Escrow No. 25549875 ~ Cook Realty, Inc.

In connection with the above referenced transaction, I am enclosing the following:

- TitleOne Check no. 59766 in the amount of \$25.00.
- Notice of Change in Water Right Ownership
- Copy of Recorded Warranty Deed, Instrument No. 2503403, Jerome County, Idaho

Your business is greatly appreciated. If you have any questions, please do not hesitate to contact me.

Sincerely,

Laury Lamb
(208) 324-5613
llamb@titleonecorp.com