

RECEIVED

JAN 02 2026

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPT. OF WATER RESOURCES
EASTERN 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?
25-75610K	Yes ☒	Yes ☐		Yes ☐	Yes ☐
Split into 25-7561,	Yes ☐	Yes ☐		Yes ☐	Yes ☐
25-14616 & 25-	Yes ☐	Yes ☐		Yes ☐	Yes ☐
14617	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Ryan Neibaur
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): VL Neibaur RE Farms LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

1650 Claremont LN
Mailing address

Idaho Falls EO 83409
City State Zip

208 522-9646
Telephone

vickineibaur@gmail.com
Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
- ☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
- ☒ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: March 8th, 2023
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: Vicki Neibaur Title, if applicable _____ Date 1-2-26
- Signature of new owner/claimant

Print name

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

Print name

For IDWR Office Use Only:

Received by M. Petta Date 1-2-26 Receipt No. EO51344 Receipt Amt. 100.00

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 JB Processed by JB Date 1/30/2026

CORRECTED PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED

THIS DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION IN INSTRUMENT NO. 1743540 RECORDED
IN BONNEVILLE COUNTY, IDAHO ON MARCH 23, 2023

Vicki L. Neibaur, as *Personal Representative of the estate of Ryan Ralph Neibaur, deceased, with administration of the estate as Case No. CV10-19-7513 in the Seventh Judicial District Court in and for the County of Bonneville, State of Idaho*, and **Vicki L. Neibaur aka Vicki L. Neibaur, Vickie Neibaur, or Vicki Neibaur**, a single woman, of Idaho Falls, ID (Grantor), for and in consideration of \$10.00 and other good and valuable consideration, hereby transfers, grants, conveys, and warrants unto **V.L. Neibaur Farms, LLC**, an Idaho limited liability company, of 1650 Claremont Ln., Idaho Falls, ID 83404 (Grantee), the following described real property located in Bonneville County, Idaho, to wit:

See Exhibit A, which is attached hereto and incorporated herein by reference.

Together with: All and singular the tenements, hereditaments, and appurtenances, and improvements thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the said property, as well in law as in equity.

Subject to: All easements, encumbrances, rights of way, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, all facts and circumstances that would be revealed by inspection of the property of inquiry of persons in possession thereof, and payment of present year's property taxes, which are an accruing lien not yet due.

Grantor, for herself, her successors, and assigns, warrants and represents as follows:

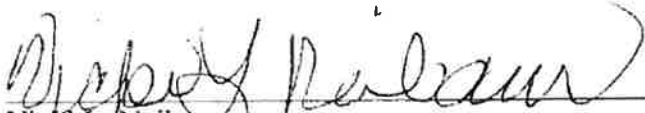
Grantor was appointed personal representative of the estate of Ryan Ralph Neibaur, deceased, according to law on December 2, 2019, and has the legal right to transfer the real property described above.

The real property described in this deed is free from all liens, encumbrances, and defects in title, except for those of sight or record.

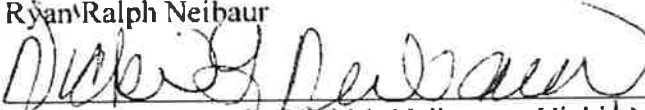
Grantor will forever warrant and defend the quiet and peaceful possession of the real property granted by this deed to Grantee against all lawful claims arising during the time period in which Grantor served as personal representative of the estate of Ryan Ralph Neibaur.

The warranty in this deed is limited to the amount of coverage the decedent or Grantor had under a policy of title insurance or the sum of \$10.00, whichever is greater.

Date: March 8, 2023.


Vicki L. Neibaur

Personal Representative of the Estate of
Ryan Ralph Neibaur


Vicki L. Neibaur aka Vicki L Neibaur or Vickie Neibaur or Vicki Neibaur

Acknowledgment

State of Idaho

ss.

County of Bonneville

On this 8th day of March, 2023, before me, the undersigned, a notary public, personally appeared Vicki L. Neibaur, *Personal Representative of the Estate of Ryan Ralph Neibaur, deceased*, and Vicki L. Neibaur aka Vicki L. Neibaur, Vickie Neibaur, or Vicki Neibaur, a single woman, known or identified to me to be the person whose name is subscribed to the above Personal Representative's Special Warranty Deed, and acknowledged to me that she executed the same in her capacity as.


Notary Public for Idaho
Residing at:

(Seal)



EXHIBIT A

PARCEL 1 - AN EASEMENT:

PART OF THE NE1/4 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 38 EAST, B.M.
BONNEVILLE COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE N1/4 CORNER OF SAID SECTION 19 FROM WHICH THE
NORTHEAST CORNER OF SAID SECTION 19 BEARS S89°54'54"E, 2647.72 FEET THE BASIS
OF BEARING OF THIS DESCRIPTION, (FROM WHICH A 1/2" IRON ROD WITH ALUMINUM
CAP MARKED "WITNESS CORNER" BEARS S00°05'57"E 45.00 FEET FROM SAID
NORTHEAST CORNER), THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 19
S89°54'54"E, 1007.03 FEET TO A POINT ON THE NORTHWEST LINE OF RIGHT OF WAY
DEED INST. NO. 197696 BEING STATION 385+96.89, 31.79 FEET RIGHT OF THE CENTERLINE
AS SHOWN ON THE OFFICIAL PLAT OF THE AMMON-HACKMAN S-50(1) ROAD SURVEY
BEING MARKED WITH A 1/2" IRON ROD WITH CAP MARKED "KA 10786" THENCE
S60°37'04"W 3.59 FEET ALONG THE NORTHWEST LINE OF RIGHT OF WAY DEED INST. NO.

197696 BEING STATION 386+00.00, 30.00 FEET RIGHT OF THE CENTERLINE AS SHOWN ON
THE OFFICIAL PLAT OF THE AMMON-HACKMAN S-50(1) ROAD SURVEY BEING MARKED
WITH A 1/2" IRON ROD WITH CAP MARKED "KA 10786"; THENCE S00°35'58"W 75.00 FEET
ALONG THE WEST LINE OF RIGHT OF WAY DEED INST. NO. 197696 AND 197695 TO A
POINT BEING STATION 386+00.00, 45.00 FEET LEFT OF THE CENTERLINE AS SHOWN ON
THE OFFICIAL PLAT OF THE AMMON-HACKMAN S-50(1) ROAD SURVEY BEING MARKED
WITH A 1/2" IRON ROD WITH CAP MARKED "KA 10786"; THENCE S60°47'24"E 62.65 FEET
ALONG THE SOUTHERLY LINE OF RIGHT OF WAY DEED INST. NO. 197695 BEING
STATION 385+45.00, 75.00 FEET LEFT OF THE CENTERLINE AS SHOWN ON THE OFFICIAL
PLAT OF THE AMMON-HACKMAN S-50(1) ROAD SURVEY BEING MARKED WITH A 1/2"
IRON ROD WITH CAP MARKED "KA 10786"; THENCE S89°24'02"E 509.38 FEET ALONG THE
SOUTHERLY LINE OF RIGHT OF WAY DEED INST. NO. 197695 BEING MARKED WITH A 1/2"
IRON ROD WITH CAP MARKED "KA 10786" THENCE; THENCE LEAVING THE AMMON-
HACKMAN S-50(1) ROAD ROW S60°04'32"W 1085.50 FEET TO A 1/2" IRON ROD WITH CAP
MARKED "KA 10786" SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE
N47°37'49"E 133.51 FEET TO A 1/2" IRON ROD WITH CAP MARKED "KA 10786"; THENCE
S44°01'22"E 12.00 FEET TO A 1/2" IRON ROD WITH CAP MARKED "KA 10786"; THENCE
S47°37'49"W 621.08 FEET TO A 1/2" IRON ROD WITH CAP MARKED "KA 10786" THENCE
N89°58'24"W 624.26 FEET TO A 1/2" IRON ROD WITH CAP MARKED "KA 10786"; THENCE
N00°01'36"E 12.00 FEET TO A 1/2" IRON ROD WITH CAP MARKED "KA 10786"; THENCE
N89°58'24"W 619.60 FEET TO A 1/2" IRON ROD WITH CAP MARKED "KA 10786"; THENCE
N47°37'49"E 482.57 FEET TO THE END OF SAID EASEMENT.

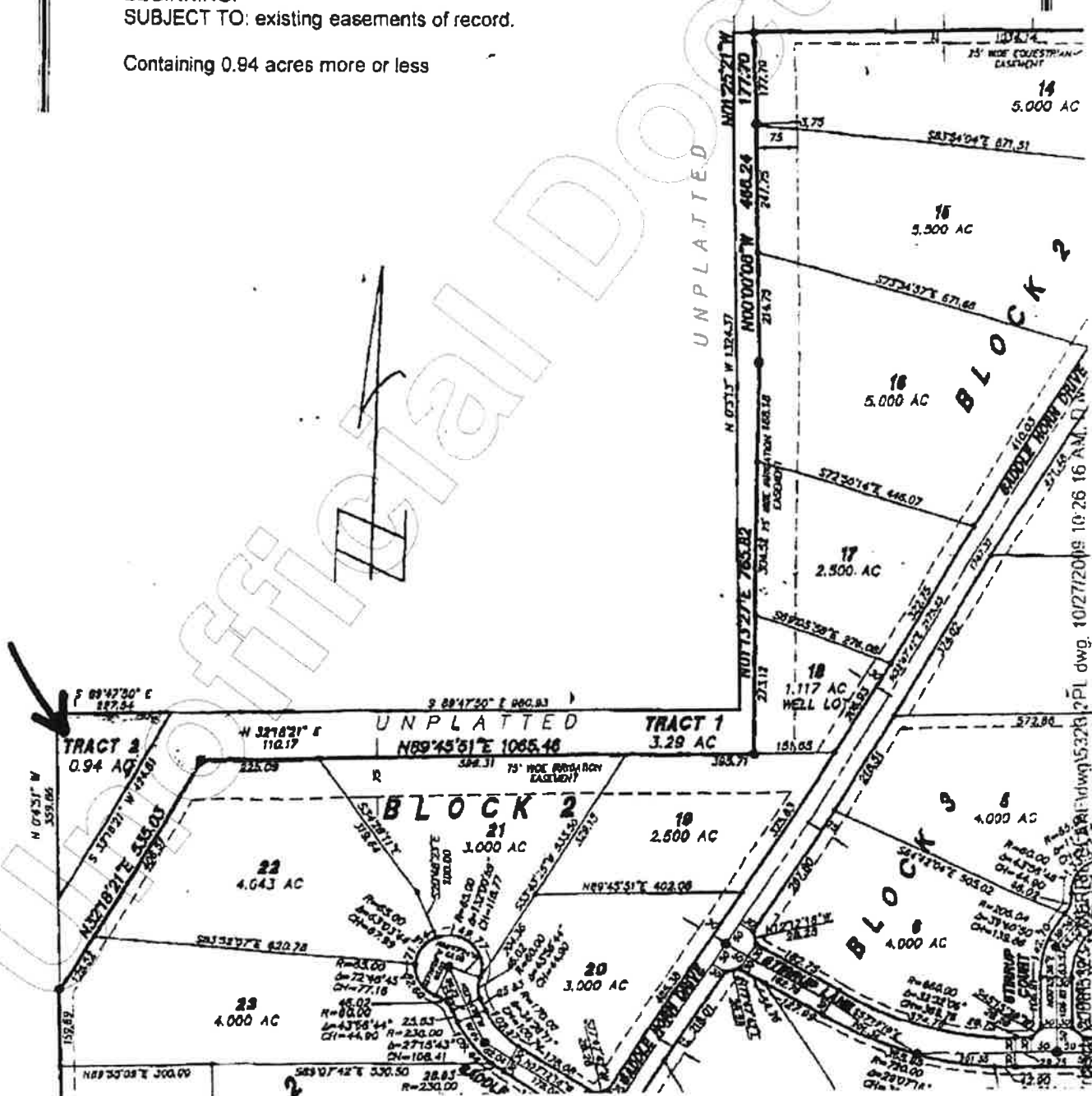
EASEMENT CONTAINS 0.34 ACRES MORE OR LESS.



Beginning at a point that is N00°04'51"W along the Lot line extended 346.38 feet from the Southwest corner of Lot 23, Block 2, Lazy 8 Estates, Division No. 2, Bonneville County, Idaho, said point being on the West line of the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 1 North, Range 38 East of the Boise Meridian; running thence N00°04'51"W along said West line 359.86 feet to the East-West Center Section line of said Section 17; thence S89°47'50"E along said East-West Center Section line 227.54 feet; thence S32°18'21"W 424.81 feet to the POINT OF BEGINNING.

SUBJECT TO: existing easements of record.

Containing 0.94 acres more or less



LESS AND EXCEPTING THEREFROM FROM PARCEL 2:

Beginning at a point on the Northwestern right-of-way line of the Idaho Canal that is S89°40'58"E 1482.22 feet along the Section line, and N0°19'02"E 2570.61 feet from the Southwest Corner of Section 17, Township 1 North, Range 38 East of the Boise Meridian, Bonneville County, Idaho, and running thence N31°51'16"E 596.29 feet along said right-of-way line; thence N51°33'06"W 106.29 feet; thence S66°08'59"W 271.40 feet; thence S34°02'00"W 325.59 feet; thence S45°52'21"E 277.22 feet to the point of beginning.

PARCEL 3 – RP01N38E187202, RP01N38E175402, RP01N38E193016,
RP01N38E195516, RP01N38E190028, RP01N38E190060:

Beginning at a point on the North right-of-way fence of Canyon Road that is S. 0°08'47" W. 14.76 feet along the Section line and N. 89°55'28" W. 272.96 feet along Said right-of-way fence, from the Northeast Corner of Section 19, T. 1 N., R. 38 E.B.M., and running thence N. 89°55'28" W. 302.12 feet along Said right-of-way fence; thence S. 0°04'32" W. 888.26 feet more or less to the Southerly bank of Sand Creek; thence S. 48°03'37" W. 1280.90 feet along Said Southerly bank; thence N. 46°29'19" W. 74.53 feet more or less to the intersection of the Northerly bank of Sand Creek and the Center line of an existing irrigation ditch; thence along Said Center line the following 3 (three) courses: (1) N. 46°29'19" W. 150.37 feet, thence (2) N. 81°59'58" W. 70.25 feet; thence (3) S. 44°47'55" W. 16.86 feet to the Northeast corner of the property described and recorded by Instrument No. 521556; thence N. 88°35'19" W. 871.43 feet (deed shows N. 89°04' W.) to the North-South Center line thru Said Section 19; thence N. 0°06'09" W. 52.99 feet along Said Center line; thence S. 89°55'08" E. 297.58 feet to the Southeast Corner of the property described and recorded by Instrument No. 580695; thence N. 0°13'16" W. 1535.00 feet parallel with and 264.00 feet East of the Center line of Taylor Road, to the North line of Said Section; thence S. 89°55'08" E. 1029.42 feet along Said North line to the Southwest corner of the East half of the Southeast Quarter of Section 18, T. 1 N., R. 38 E.B.M.; thence N. 0°06'19" W. 2643.07 feet to the Northwest Corner of Said East half; thence S. 89°56'03" E. 1324.12 feet along the North line of Said Southeast Quarter to the Quarter Corner common the Sections 17 and 18, T. 1 N., R. 38 E.B.M.; thence S. 89°47'50" E. 1326.42 feet to the Northeast corner of the West half of the Southwest Quarter of Said Section 17; thence S. 0°04'26" E. 370.14 feet along the East line of Said West half, to the Northwesterly bank of the Idaho Canal; thence S. 31°45'03" W. 1789.36 feet along Said bank to the Northerly line of the property described and recorded by Instrument No. 481959; thence N. 59°04'55" W. 162.73 feet to the Northwesterly corner of Said property; thence S. 31°18'59" W. 989.13 feet along the Westerly side of Said property to the point of beginning, containing 180.84 acres more or less.

EXCEPTING THEREFROM: Any portion of the below described property that lies within the boundary of the above described property. Beginning at a point on the North right-of-way fence of Canyon Road that is South 0°08'47" West 14.76 feet along the Section line and North 89°55'28" West 85.70 feet along said right-of-way fence from the Southeast corner of Section 18, Township 1 North, Range 38, East of the Boise Meridian, and running thence North 89°55'28" West 547.66 feet along said right-of-way fence; thence North 26°52'58" East 255.87 feet; thence North 82°36'16" East 419.61 feet; thence North 31°27'19" East 303.09 feet; thence North 75°30'53" East 237.00 feet to the East right-of-way line of the Idaho Canal; thence South 31°45'03" West 706.51 feet along said canal right-of-way line to the point of beginning.

ALSO EXCEPTING THEREFROM: the following described property:

Beginning at a point on the North right-of-way line of Canyon Road, that is S. 0°08'47" W. 14.76 feet along the Section line, and N. 89°55'28" W. 686.31 feet along Said North right-of-way line, from the Southeast Corner of Section 18, T. 1 N., R. 38 E.B.M., and running thence N. 89°40'28" W. 163.74 feet along Said right-of-way line; thence N. 5°09'38" E. 282.09 feet; thence N. 79°46'39" E. 110.84 feet; thence S. 15°22'56" E. 178.13 feet; thence S. 7°52'48" W. 131.04 feet to the point of beginning, containing 1.02 acres more or less.

ALSO EXCEPTING THEREFROM: all County Road and Canal right-of-ways.

ALSO LESS AND EXCEPTING THEREFROM FROM PARCEL 3:

EXHIBIT A

Part of the Northeast Quarter (NE1/4) of Section 19, 1 North, 38 East of the Boise Meridian, Bonneville County, Idaho, more particularly described as:

Commencing at the North Quarter (N1/4) corner of said Section 19 from which the Northeast corner of said Section 19 bears S89°54'54"E 2647.72 feet the basis of bearing of the this description, (from which a 1/2" iron rod with aluminum cap marked "witness corner" bears S00°05'57"E 45.00 feet from said Northeast corner); thence along the Northerly line of said Section 19 S89°54'54"E 603.61 feet to a 5/8" iron rod with cap marked "KA 10786" said point being THE TRUE POINT OF BEGINNING, thence S89°54'54"E 303.25 feet along the Section line; thence leaving the Section line S00°04'32"W 1593.46 feet along the West line of Parcel 3 as referenced in that certain Quitclaim Deed recorded as Instrument No. 1699777 and rerecorded as Instrument No. 1700438, records of Bonneville County, Idaho, to the center of an existing irrigation ditch; thence S81°40'38"W 19.30 feet to the North corner of that certain Deed recorded as Instrument No. 796969, records of Bonneville County, Idaho, and a 1/2" iron rod with cap marked "KA 10786"; thence S44°47'55"W 16.86 feet along the Northern line of that certain Deed recorded as Instrument No. 796969, records of Bonneville County, Idaho, to the Northeast corner of that certain Deed recorded as Instrument No. 1154078, records of Bonneville County, Idaho, and a 1/2" iron rod with cap marked "KA 10786"; thence N88°35'02"W 272.47 feet along the North line of that certain Deed recorded as Instrument No. 1154078, records of Bonneville County, Idaho, to a 1/2" iron rod with cap marked "KA 10786"; thence N00°04'32"E 1601.92 feet along the East line of Parcel 1 as referenced in that certain Quitclaim Deed recorded as Instrument No. 1699775 and rerecorded as Instrument No. 1700436, records of Bonneville County, Idaho to the Point of Beginning.

ALSO LESS AND EXCEPTING THEREFROM FROM PARCEL 3:

Part of the Northeast Quarter (NE1/4) of Section 19, 1 North, 38 East of the Boise Meridian, Bonneville County, Idaho, more particularly described as:

Commencing at the North Quarter (N1/4) corner of said Section 19 from which the Northeast corner of said Section 19 bears S89°54'54"E 2647.72 feet the basis of bearing of the this description, (from which a 1/2" iron rod with aluminum cap marked "witness corner" bears S00°05'57"E 45.00 feet from said Northeast corner); thence along the Northerly line of said Section 19 S89°54'54"E 906.86 feet to THE TRUE POINT OF BEGINNING; thence along the Section line S89°54'54"E 100.17 feet to a point on the Northwest line of that certain Right of Way Deed recorded on Page 291 of Book 70 in Deed records, Bonneville County, Idaho being Station 385+96.89, 31.79 feet right of the centerline as shown on the Official Plat of the Ammon-Hackman S-50(1) Road Survey being marked with a 1/2" iron rod with cap marked "KA 10786"; thence S60°37'04"W 3.59 feet along the Northwest line of that certain Right of Way Deed recorded on Page 291 of Book 70 in Deed records, Bonneville County, Idaho being Station 386+00.00, 30.00 feet right of the centerline as shown on the Official Plat of the Ammon-Hackman S-50(1) Road Survey being marked with a 1/2" iron rod with cap marked "KA 10786"; thence S00°35'58"W 75.00 along the West line of those certain Right of Way Deeds recorded on Pages 289 and 291 of Book 70 in Deed records, Bonneville County, Idaho being Station 386+00.00, 45.00 feet left of the centerline as shown on the Official Plat of the Ammon-Hackman S-50(1) Road Survey being marked with a 1/2" iron rod with cap marked "KA 10786"; thence S60°47'24"E 62.65 feet along the Southerly line of that certain Right of Way Deed recorded on Page 289 of Book 70 in Deed records, Bonneville County, Idaho being Station 385+45.00, 75.00 feet left of the centerline as shown on the Official Plat of the Ammon-Hackman S-50(1) Road Survey being marked with a 1/2" iron rod with cap marked "KA 10786"; thence S89°24'02"E 153.27 feet along the Southerly line of that certain Right of Way Deed recorded on Page 289 of Book 70 in Deed records, Bonneville County, Idaho being marked with a 1/2" iron rod with cap marked "KA 10786"; thence leaving the Southerly Right of Way of Ammon-Hackman S-50(1) Road Right of Way S00°04'32"W 1534.79 feet along the West line of Parcel 4 referenced in that certain Quitclaim Deed recorded as Instrument No. 1699778 and rerecorded as Instrument No. 1700439, records of Bonneville County, Idaho, to Southerly Bank of Sand Creek being marked with a 1/2" iron rod with cap marked "KA 10786"; thence S47°09'04"W 147.55 feet along the Southerly bank of Sand Creek to a 1/2" iron rod with cap marked "KA 10786"; thence leaving the Southerly bank of Sand Creek N46°29'02"W 50.69 feet to the Northeast corner of that certain Deed Recorded as Instrument No. 796969, records of Bonneville County, Idaho and a 1/2" iron rod with cap marked "KA 10786"; thence N42°32'14"W 55.67 feet to the center of an existing irrigation ditch; thence the following four (4) courses along said ditch. One (1) N46°03'04"W 88.45 feet; thence Two (2) N66°08'11"W 24.33 feet; thence Three (3) N81°57'35"W 31.09 feet; thence Four (4) S81°40'38"W 5.07 feet; thence N00°04'32"E 1593.46 feet along the East line of Parcel 2 referenced in that certain Quitclaim Deed recorded as Instrument No. 1699776 and rerecorded as Instrument No. 1700437, records of Bonneville County, Idaho to the Point of Beginning.

Parcel 4-RP01N38E172411

All that portion of the Northwest Quarter of Section Seventeen (17), Township One (1) North, Range Thirty-eight (38), East of the Boise Meridian, lying West of the Idaho Canal.

LESS: Beginning at a point on the Northwesterly right-of-way line of the Idaho Canal that is S. 89°40'58" E. 1482.22 feet along the Section line, and N. 0°19'02" E. 2570.61 feet from the Southwest Corner of Section 17, Township 1 North, Range 38, East of the Boise Meridian, and running thence N. 31°51'16" E. 596.29 feet along said right-of-way line; thence N. 51°33'06" W. 106.29 feet; thence S. 66°08'59" W. 271.40 feet; thence S. 34°02'00" W. 325.59 feet; thence S. 45°52'21" E. 277.22 feet to the point of beginning.

PARCEL 5 – RP01N38E187802

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO.

LESS AND EXCEPTING THEREFROM:

ROAD RIGHT-OF-WAY HERETOFORE DEEDED TO THE STATE OF IDAHO.

ALSO LESS AND EXCEPTING:

A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS N00°06'42"W 2017.77 FEET ALONG THE NORTH-SOUTH QUARTER LINE, FROM THE SOUTH QUARTER CORNER OF SAID SECTION 18, AND RUNNING THENCE N00°06'42"W 624.95 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE S89°56'03"E 552.46 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE S54°33'39"W 352.50 FEET; THENCE S32°09'44"W 496.04 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM FROM PARCEL 5:

PART OF THE S1/2 OF THE SE1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 38 EAST, B.M. BONNEVILLE COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE S1/4 CORNER OF SAID SECTION 18 FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 18 BEARS S89°54'54"E, 2647.72 FEET THE BASIS OF BEARING OF THIS DESCRIPTION, (FROM WHICH A 1/2" IRON ROD "WITNESS CORNER" BEARS S00°05'57"E 45.00 FEET FROM SAID SOUTHEAST CORNER), THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 18 S89°54'54"E, 1007.03 FEET TO A POINT ON THE NORTHEAST LINE OF RIGHT OF WAY DEED INST. NO. 197696 BEING STATION 385+96.89, 39.79 FEET RIGHT OF THE CENTERLINE AS SHOWN ON THE OFFICIAL PLAT OF THE AMMON-HACKMAN S-50(1) ROAD SURVEY; THENCE N60°37'04"E 86.46 FEET ALONG SAID NORTHEAST LINE TO STATION 385+22.00, 75.00 FEET RIGHT OF SAID RIGHT OF WAY DEED; THENCE S89°24'02"E 35.15 FEET ALONG THE NORTH LINE OF SAID RIGHT OF WAY DEED TO STATION 384+86.85, 75.00 FEET RIGHT BEING MARKED WITH A 5/8" IRON ROD WITH CAP MARKED "KA 10786" SAID POINT BEING THE POINT OF BEGINNING; THENCE N37°30'14"E 602.44 FEET TO A POINT BEING MARKED WITH A 5/8" IRON ROD WITH CAP MARKED "KA 10786"; THENCE S85°16'23"E 1162.63 FEET TO A POINT ON THE WESTERLY LINE OF DEED INST. NO. 1434003 BEING MARKED WITH A 5/8" IRON ROD WITH CAP MARKED "KA 10786"; THENCE S31°27'20"W 185.56 FEET ALONG AN EXISTING FENCE POINT BEING MARKED WITH A 5/8" IRON ROD WITH CAP MARKED "KA 10786"; THENCE S82°36'16"W 419.61 FEET ALONG SAID DEED AND EXISTING FENCE POINT BEING MARKED WITH A 5/8" IRON ROD WITH CAP MARKED "KA 10786"; THENCE S26°52'58"W 201.20 FEET ALONG SAID DEED AND EXISTING FENCE TO A POINT ON THE NORTH LINE OF RIGHT OF WAY DEED INST. NO. 197695 BEING STATION 375+65.27, 75.00 FEET RIGHT OF THE CENTERLINE AS SHOWN ON THE OFFICIAL PLAT OF THE AMMON-HACKMAN S-50(1) ROAD SURVEY BEING MARKED WITH A 5/8" IRON ROD WITH CAP MARKED "KA 10786"; THENCE N89°24'02"W 70.83 FEET ALONG SAID NORTH LINE TO A POINT ON THE EAST LINE OF DEED INST. NO. 1526676 BEING STATION 376+36.11, 75.00 FEET RIGHT OF THE CENTERLINE AS SHOWN ON THE OFFICIAL PLAT OF THE AMMON-HACKMAN S-50(1) ROAD SURVEY BEING MARKED WITH A 5/8" IRON ROD WITH CAP MARKED "KA 10786"; THENCE N07°52'48"E 81.12 FEET ALONG SAID EAST LINE TO A FOUND 1/2" IRON ROD AS SHOWN ON RECORD OF SURVEY INST. NO. 637858; THENCE N15°22'56"W 178.13 FEET ALONG SAID EAST LINE TO A POINT BEING MARKED WITH A 5/8" IRON ROD WITH CAP MARKED "KA 10786"; THENCE S79°46'39"W 110.84 FEET ALONG THE NORTH OF SAID DEED TO A FOUND 1/2" IRON ROD AS SHOWN ON RECORD OF SURVEY INST. NO. 637858; THENCE S05°09'38"W 231.64 FEET ALONG THE WEST LINE OF SAID DEED TO A POINT ON THE NORTH RIGHT OF WAY DEED INST. NO. 197695 BEING STATION 378+02.16, 75.00 FEET RIGHT OF THE CENTERLINE AS SHOWN ON THE OFFICIAL PLAT OF THE AMMON-HACKMAN S-50(1) ROAD SURVEY REFERENCED WITH A WITNESS CORNER BEING A 5/8" IRON ROD WITH CAP MARKED "KA 10786" W.C. 20.00 FEET, WHICH BEARS N89°24'02"W 20.00 FEET; THENCE N89°24'02"W 684.69 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 10.00 ACRES ALSO SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY EXIST.

Parcel 6- RP01N38E176222

Beginning at a point which is North approximately 10 feet from the bridge over the Washington School Road to a fence which is at the West water line bank of the Idaho Canal and the true point of beginning; running thence West 224 feet along an existing fence; thence Northeasterly and approximately parallel to the Idaho Canal 986 feet along the existing fence and dike; thence Southeast at right angles, or perpendicular to the said dike and fence, 188 feet to the West water line of the Idaho Canal; thence along the West water line of the Idaho Canal parallel to the Idaho Canal to the point of beginning, all in Sections 17 and 18, Township 1 North, Range 38 E.B.M.

TOGETHER with all water and water rights, ditch and ditch rights, thereunto belonging or appertaining including all irrigation water rights under the Idaho Irrigation District.

LESS

Beginning at a point on the North right-of way fence of Canyon Road that is S. $0^{\circ}08'47''$ W. 14.76 feet long the Section Line and N. $89^{\circ}55'28''$ W. 85.70 feet along said right-of-way fence from the Southeast Corner of Section 18, Township 1 North, Range 38 East of the Boise Meridian, and running thence N. $89^{\circ}55'28''$ W. 547.66 feet along said right-of-way fence; thence N. $26^{\circ}52'58''$ E. 255.87 feet; thence N. $82^{\circ}36'16''$ E. 419.61 feet; thence N. $31^{\circ}27'19''$ E. 303.09 feet; thence N. $75^{\circ}30'53''$ E. 237.00 feet to the East right-of-way line of the Idaho Canal; thence S. $31^{\circ}45'03''$ W. 706.51 feet along said canal right-of-way line to the point of beginning, containing 4.69 acres more or less.

LESS AND EXCEPTING FROM ALL OF THE ABOVE PARCELS:

ALL COUNTY ROAD AND CANAL RIGHTS OF WAY WHETHER OR NOT OF PUBLIC RECORD.

Idaho Department of Water Resources

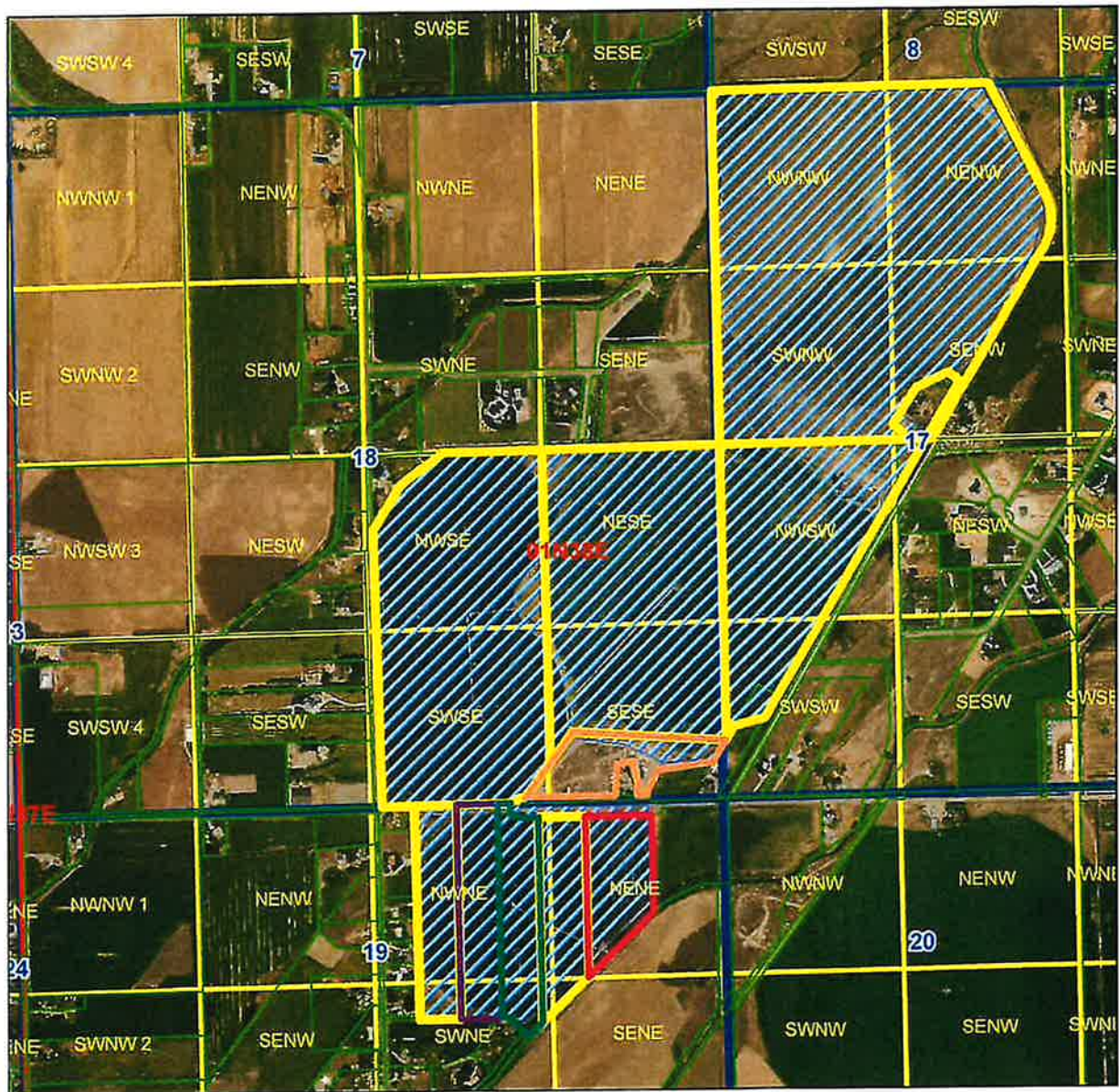


Legend

-  Parcels
 Township/Range
 Sections
 QQ

 VL Weibauer Farms LLC

Idaho Department of Water Resources



Legend

- Adam and Brooke Neibaur
- Jeff and Whitney Trospen
- The Mark and Linda Staats Living Trust
- Lavrador-Boersig Trust
- VL Neibaur Farms LLC
- 25-7561 POU
- Parcels
- Township/Range
- Sections



E 97th S

COUNTY

BONNEVILLE
COUNTY

KODIAK
SILVERDALE

STATSMARK &
LINDA THE 2019
LIVING TRUST

VLNEBAUR FARMS LLC

TROSPER-JEFF
TROSPER & WHITNEY

SPINDOG
LLP

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THE TRUST

STATSMARK &
LINDA THE 2019
LIVING TRUST

VLNEBAUR
FARMS LLC

TROSPER-JEFF
TROSPER &
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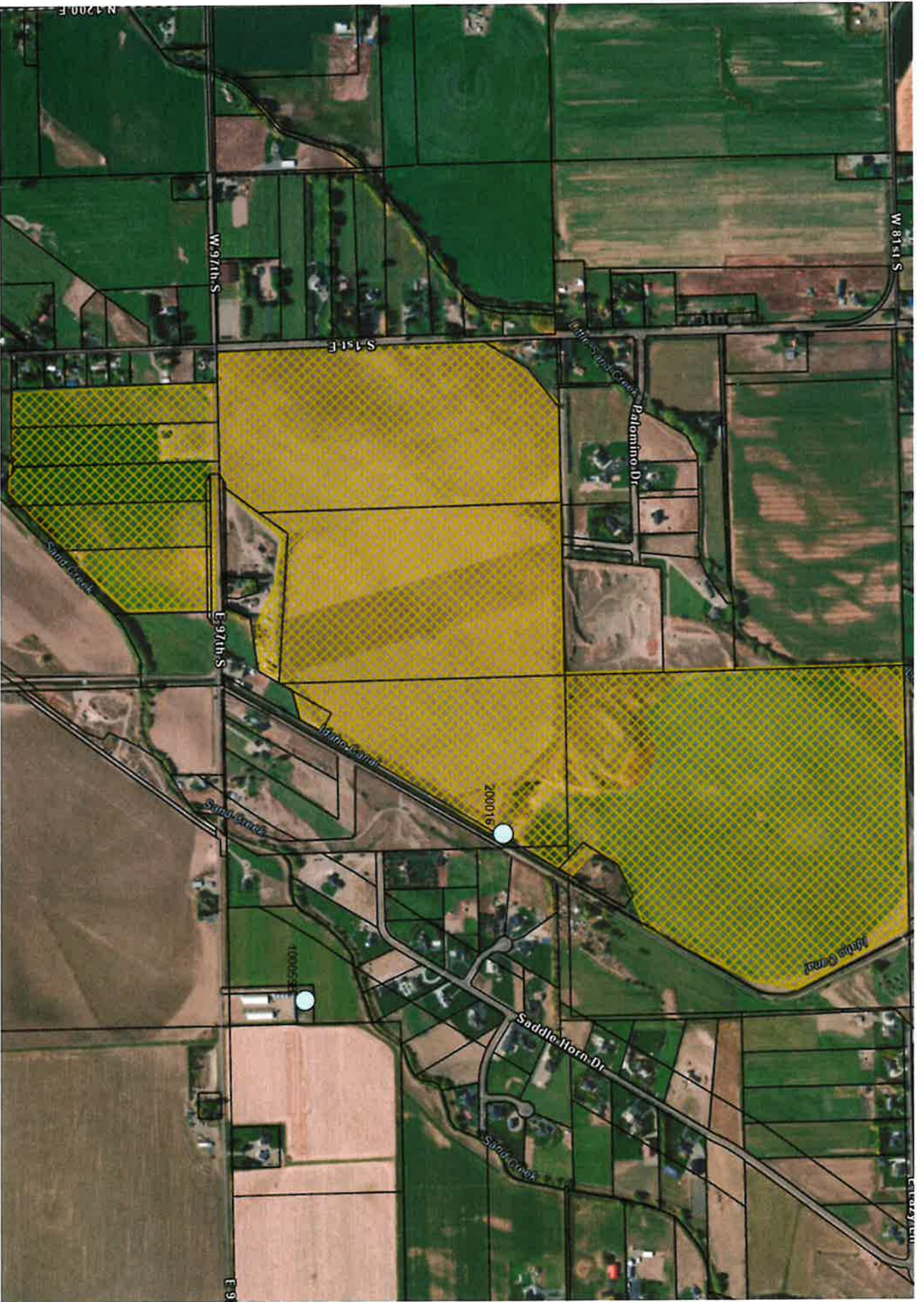
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WHITNEY
QUERDAVIDL

WESTLYLER
KIMORAMITH

SERRA RONALD

Sand Creek

Sand Creek







IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

January 30, 2026

V L NEIBAUR FARMS LLC
1650 CLAREMONT LN
IDAHO FALLS ID 83404-7462

Re: Change in Water Right Ownership: 25-7561 (Split into 25-7561, 25-14616 and 25-14617)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above-mentioned water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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 208-497-3787.

Sincerely,

Jonie Bailly
Technical Records Specialist 1

Enclosure(s)

cc: RYAN NEIBAUR
THE LAVRADOR BOERSIG TRUST
WATER DISTRICT 120