

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

NOV 21 2025

DEPT. 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. WD 110

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
31-7087 <i>OK</i>	Yes ☐	Yes ☐	31-7253 <i>OK</i>	Yes ☐	Yes ☐
31-7004 <i>OK</i>	Yes ☐	Yes ☐	31-12562 <i>OK</i>	Yes ☒	Yes ☐
31-12216 <i>OK</i>	Yes ☐	Yes ☐	31-12563 <i>OK</i>	Yes ☒	Yes ☐
31-12218 <i>OK</i>	Yes ☐	Yes ☐	31-10665 <i>OK</i>	Yes ☐	Yes ☐
31-7284 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: LAKE SHORE FARMS 2 LLC
Name of current water right holder/claimant

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

2175 E 400N Roberts 21 98444
Mailing address City State Zip
208-604-3913 mat.robinson@gmail.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: 6-24-2021
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: David Robinson Owner 11-18-25
Signature of new owner/claimant Title, if applicable Date
David Robinson
Print name

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

Received by M. Pettis Date 11-21-25 **For IDWR Office Use Only:** Receipt No. E051292 Receipt Amt. 350.00
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 mlw Date 2/5/2026

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
110 N. Clark Street/PO Box 405
Rigby, ID 83442

Instrument # 469842
RIGBY, JEFFERSON, IDAHO
12-23-2021 01:31:23 PM No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - RIGBY
COLLEEN C POOLE Fee: \$15.00
Ex-Officio Recorder Deputy: LK
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1018420-RI (ss)**

Date: **December 21, 2021**

For Value Received, **B23 Farms, LLC, an Idaho limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **ROBCO, L.L.C., an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **2175 E 400 N, Roberts, ID 83444**, the following described premises, situated in **Jefferson County, Idaho**, to-wit:

Township 6 North, Range 35 E.B.M., Jefferson County, Idaho
Section 28: SW¹/₄

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: 12/21/2021

Warranty Deed
- continued

File No.: 1018420-RI (ss)

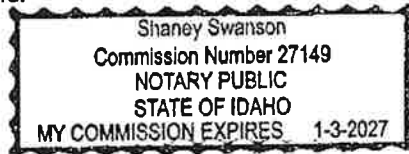
B23 Farms, LLC, an Idaho limited liability company

By: [Signature]
Name: Lee Burtenshaw
Title: Member

By: [Signature]
Name: Lori Burtenshaw
Title: Member

STATE OF Idaho)
SS.
COUNTY OF Jefferson)

On this **Twenty-second day of December, 2021**, before me, a Notary Public in and for said State, personally appeared **Lee Burtenshaw and Lori Burtenshaw**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **B23 Farms, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that **they** executed the same in said Limited Liability Company's name.



[Signature]
Notary Public of Idaho
Residing at: Idaho Falls, ID
Commission Expires: 1-3-27

FIRST AMERICAN TITLE
969422-RE

Instrument # 464721
RIGBY, JEFFERSON, IDAHO
06-24-2021 04:09:48 PM No. of Pages: 6
Recorded for: FIRST AMERICAN TITLE - RIGBY
COLLEEN C POOLE Fee: \$15.00
Ex-Officio Recorder Deputy: LK
Index To: GRANT DEED
Electronically Recorded by Simplifile

WHEN RECORDED, PLEASE RETURN TO:

Robco, L.L.C.
2175 E 400 N
Roberts, ID 83444
Attn: David A. Robison

Parcel Nos. RP06N35E210001; RP06N35E282400;
RP06N35E290050; RP06N35E320001;
RP06N35E332400

Space above this line for recorder's use only

GRANT DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which are hereby acknowledged, LAKESHORE FARMS 2 LLC, a Delaware limited liability company ("**Grantor**"), hereby grants, sells, transfers, and conveys unto ROBCO, L.L.C., an Idaho limited liability company, whose current address is 2175 East 400 North, Robert, Idaho 83444 (collectively, "**Grantee**") that certain real property located in Jefferson County, Idaho and legally described in Exhibit A attached hereto and incorporated herein (the "**Property**").

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TOGETHER WITH all improvements thereon and all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to the Property.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, forever. Grantor does hereby covenant with Grantee that the Property is free from all encumbrances done, made, or suffered by Grantor except: (i) general taxes and assessments not yet due and payable; (ii) the permitted encumbrances set forth on Exhibit B; and (iii) all matters made, done, or suffered by Grantee; and Grantor will warrant and defend the same against all lawful claims of all persons claiming by, through or under Grantor, but none other.

[Remainder of page intentionally left blank; signature page follows.]

464721

DATED effective as of the 24th day of June, 2021.

GRANTOR:

LAKESHORE

LAKE SHORE FARMS 2 LLC,
a Delaware limited liability company

By: Hancock Natural Resource Group, Inc.,
Its Manager

By: [Signature]

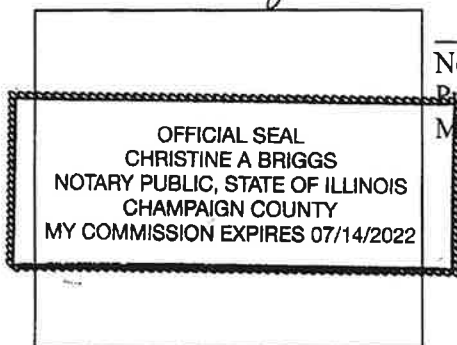
Name: David Baughman

Title: Vice President

STATE OF ILLINOIS)
) ss.
COUNTY OF CHAMPAIGN)

I certify that I know or have satisfactory evidence that David Baughman is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Vice President of Hancock Natural Resource Group, Inc., manager of Lake Shore Farms 2 LLC, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 9, 2021



(Use this space for notarial stamp/seal)

Christine A. Briggs
Notary Public
Print Name Christine A. Briggs
My commission expires 7-14-2022

EXHIBIT A

LEGAL DESCRIPTION

Township 6 North, Range 35 E.B.M., Jefferson County, Idaho

Section 21: W $\frac{1}{2}$,

EXCEPTING THEREFROM: County road right of way along the East side of said property and Highway right of way along the North side of said property.

NE $\frac{1}{4}$,

EXCEPTING THEREFROM: Highway right of way along the North side of said property.

Section 28: W $\frac{1}{2}$,

EXCEPTING THEREFROM: County road right of way along the North side of said property.

Section 29: E $\frac{1}{2}$,

EXCEPT Beginning at the SE Corner of said Section 29; thence N. 00°03'48" E. along the E. line of Section 29 for a distance of 660.00 feet; thence N. 89°51'50" W. for a distance of 171.36 feet to the beginning of a curve right; Delta=31°52'24" Radius=1327.29' Arc=738.36' Chord=728.88 Tangent=379.01' said curve having a chord bearing of S. 46°33'17" W. thence S. 00°03'48" W. for a distance of 157.52 feet; thence S. 89°51'50" E. along the S. line of Section 29 for a distance of 700 feet to the true point of beginning.

ALSO EXCEPT Beginning at the NE Corner of said Section 29; thence S. 00°03'48" W. along the E. line of Section 29 for a distance of 195.00 feet; thence N. 89°53'46" W. for a distance of 222.00 feet; thence N. 45°40'47" W. for a distance of 53.06 feet; thence N. 00°03'48" E. for a distance of 158.00 feet; thence S. 89°53'46" E. along the N. line of Section 29 for a distance of 260.00 feet to the true point of beginning.

ALSO EXCEPTING THEREFROM: County road right of way along the East side of said property.

Section 32: N $\frac{1}{2}$,

EXCEPTING THEREFROM: County road right of ways along the West and East sides of said property.

Section 33: NW $\frac{1}{4}$,

EXCEPTING THEREFROM: County road right of way along the West side of said property.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
2. Any facts, rights, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any liens, or rights to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part 1 - Requirements are met.
8. 2021 taxes are an accruing lien, not yet due and payable until the fourth Monday in November of the current year. The first one-half is not delinquent until after December 20 of the current year, the second one-half is not delinquent until after June 20 of the following year.

Taxes which may be assessed and entered on the property roll for 2020 with respect to new improvements and first occupancy, which may be included on the regular property, which are an accruing lien, not yet due and payable.

General taxes as set forth below. Any amounts not paid when due will accrue penalties and interest in addition to the amount stated herein:

Year	Original Amount	Amount Paid	Parcel Number	Covers
2020	\$4,103.24	\$2,051.62	RP06N35E210001	Sec. 21
2020	\$1,717.48	\$858.74	RP06N35E282400	Sec. 28

2020	\$1,251.44	\$625.72	RP06N35E290050	Sec. 29
2020	\$1,281.74	\$640.87	RP06N35E320001	Sec. 32
2020	\$640.86	\$320.43	RP06N35E332400	Sec. 33

Homeowners Exemption is not in effect for 2020. Circuit breaker is not in effect for 2020.

9. Easement granted to Utah Power & Light Company, recorded March 20, 1946, in Book 131 of Misc., page 287.
(NE¼ 21-6N-35)
10. Easement granted to Utah Power & Light Company, recorded October 7, 1947, in Book 131 of Misc., page 381.
(NE¼ 21-6N-35 and 31-6N-35)
11. Provisions in deed recorded July 6, 1954, in Book 153 of Deeds, page 301, substantially as follows: including but not limited to mineral reservations in favor of Western American Company.
(W½ Sec. 21, N½NW¼, S½ Sec. 28, E½ Sec. 29, N½ Sec. 32, NW¼ Sec. 33-6N-35)
12. Provisions in deed recorded July 6, 1954, in Book 159 of Deeds, page 202, substantially as follows: including but not limited to mineral reservations in favor of Prager Miller and Loretta Mae Miller. (NE¼ Sec. 21, S½NW¼ Sec. 28-6N-35)
13. Easement granted to Utah Power & Light Company, recorded May 10, 1957, in Book 154 of Misc., page 571.
(33-6N-35)
14. Easement granted to Utah Power & Light Company, recorded July 15, 1968, as Instrument No. 148569. (W½NW¼ Sec. 33, W½W½ Sec. 28, SW¼SW¼ Sec. 21-6N-35)
15. Easement granted to Utah Power & Light Company, recorded October 23, 1969, as Instrument No. 152740.
(SW¼SW¼ 21-6N-35)
16. Easement granted to Utah Power & Light Company, recorded August 29, 1974, as Instrument No. 171914
(SW¼NW¼ 33-6N-35)
17. Easement granted to Utah Power & Light Company, recorded August 29, 1974, as Instrument No. 171915.
(S½NE¼, SE¼NW¼ 32-6N-35)

18. Easement granted to Utah Power & Light Company, recorded August 29, 1974, as Instrument No. 171920.
(W½NW¼ 32-6N-35)
19. A perpetual roadway easement 40 feet wide along the South boundary of Sec. 28-T6N-35, as disclosed in Roadway Easement recorded February 22, 1995, as Instrument No. 275629.
20. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by an ALTA/NSPS survey made by Harper-Leavitt Engineering, Inc. on November 1, 2010, designated Job No. 2276.
21. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by survey recorded May 27, 2015, as Instrument No. 417109.
22. Unrecorded leaseholds; rights of parties in possession, rights of secured parties, vendors and vendees under conditional sales contracts of personal property installed on the premises herein, and rights of tenants to remove trade fixtures.



PURCHASE RECEIPT

Jefferson County Clerk

210 Courthouse Way, Suite 100

Rigby ID 83442

(208)745-7756

OTC Local Ref ID: 141581730

11/18/2025 02:12 PM

Your credit card or bank statement will show a charge from Idaho.Gov

Status: **APPROVED**

Customer Name: Matthew D Robison

Type: MasterCard

Credit Card Number: **** * 2666

Items	Quantity	TPE Order ID	Total Amount
Copies	8	74523564	\$8.00
Name: Matthew D Robison			
Total remitted to the Jefferson County Clerk			\$8.00
Tyler Technologies Fee	1	74523564	\$1.20
Total Amount Charged			\$9.20

Signature

To offer the convenience of an electronic payment, a service fee has been added to your transaction. This fee goes to our third-party provider, Tyler Technologies. The County does not keep any portion of this fee.



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

February 05, 2026

ROBCO LLC
2175 E 400 N
ROBERTS ID 83444-5122

Re: Change in Water Right Ownership: 31-7312 (Split into 31-7312 and 31-12563), 31-7283 (Split into 31-7283 and 31-12562), 31-7087 (No Split Required), 31-7004 (No Split Required), 31-12216 (No Split Required), 31-12218 (No Split Required), 31-7284 (No Split Required), 31-7253 (No Split Required), 31-10665 (No Split Required)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced 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 208-497-3790.

Sincerely,

McKenna Webster

Water Resource Agent

Enclosure(s)

c: B23 FARMS LLC
IDAHO AG CREDIT FLCA
WATER DISTRICT 110
JEFFERSON CLARK GROUND WATER DISTRICT