

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

DEC 19 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? |
|-----------------------|-----------------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 47-13639              | Yes <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Larry Lammers and Linda Lammers  
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Brubaker Farms LLC  
New owner(s) as listed on the conveyance document

1049 East 3800 North      Buhl      ID      83316  
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: \_\_\_\_\_
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: Erin Buhl      Manaya      11/14/2025  
Signature of new owner/claimant      Title, if applicable      Date

Print name

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

Print name

Received by SG      Date 12-19-2025      For IDWR Office Use Only:      Receipt No. 5040872      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 TW      Date 2/20/2026

**TWIN FALLS COUNTY**  
RECORDED FOR:  
TITLEONE - EAST REGION  
10:19:36 AM 11-18-2025  
**2025015853**  
NO. PAGES 3 FEE: \$15.00  
KRISTINA GLASCOCK  
COUNTY CLERK  
DEPUTY: SB  
Electronically Recorded by Simplifile



Order Number: 25574758

### Warranty Deed

For Value Received,

**Larry L. Lammers and Linda D. Lammers, husband and wife**, the Grantor, does hereby grant, bargain sell and convey unto, **Brubaker Farms LLC, an Idaho limited liability company**, whose current address is **1049 East 3800 North, Buhl, ID 83316** the Grantee, the following described premises, in **Twin Falls 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 this page intentionally left blank.

Dated: November 14, 2025

Larry L. Lammers  
Larry L. Lammers

Linda D. Lammers  
Linda D. Lammers

State of Idaho, County of Twin Falls, ss.

On this 14 day of November in the year of 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Larry L. Lammers and Linda D. Lammers, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Ashley Martinkus  
Notary Public  
Residing In: Rupert, ID  
My Commission Expires: 07/01/2027  
(seal)

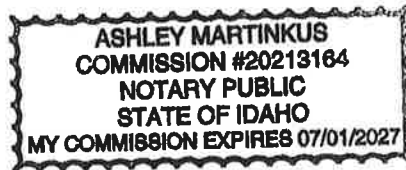


**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PREMISES**

**PARCEL NO. 1**

**TOWNSHIP 10 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO**

**Section 15: S½SW¼**

**EXCEPTING THEREFROM:**

**A parcel of land located in a portion of the SW¼SW¼, being more particularly described as follows:**

**Commencing at the South Quarter corner of Section 15. Thence South 89°56'51" West, 2660.18 feet to the Southwest corner of Section 15 and being THE REAL POINT OF BEGINNING;**

**Thence North 00°35'11" West, 181.55 feet along the West boundary of Section 15;**

**Thence North 89°56'51" East, 238.00 feet;**

**Thence South 01°49'01" East, 181.63 feet to a point on the South boundary of Section 15;**

**Thence South 89°56'51" West, 241.90 feet along the South boundary of Section 15 to THE REAL POINT OF BEGINNING.**



0006511540



**STATE OF IDAHO**  
*Office of the secretary of state, Phil McGrane*  
**ANNUAL REPORT**  
Idaho Secretary of State  
PO Box 83720  
Boise, ID 83720-0080  
(208) 334-2301  
Filing Fee: \$0.00

For Office Use Only

**-FILED-**

File #: 0006511540

Date Filed: 11/3/2025 9:16:26 PM

## Entity Name and Mailing Address:

Entity Name: Brubaker Farms LLC  
The file number of this entity on the records of the Idaho Secretary of State is: 0003708230  
Address: 1049 E 3800 N  
BUHL, ID 83316-6031

## Entity Details:

Entity Status: Active-Existing  
This entity is organized under the laws of: IDAHO  
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:

## The registered agent on record is:

Registered Agent: Eric L Brubaker  
Registered Agent  
Physical Address  
1049 E 3800 N  
BUHL, ID 83316-6031  
Mailing Address  
1049 E 3800 N  
BUHL, ID 83316-6031

## Limited Liability Company Managers and Members

| Name          | Title   | Business Address                |
|---------------|---------|---------------------------------|
| Eric Brubaker | Manager | 1049 E 3800 N<br>BUHL, ID 83316 |

The annual report must be signed by an authorized signer of the entity.

Job Title: Manager

*Eric Brubaker*

Sign Here

*11/03/2025*

Date

B1061-8573 11/03/2025 9:16 PM Received by Office of the Idaho Secretary of State



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](mailto:southerninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Mathew Weaver

February 20, 2026

BRUBAKER FARMS LLC  
1049 E 3800 N  
BUHL ID 83316-6031

Re: Change in Ownership for Water Right No(s): 47-13639

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.

**Please note, IDAHO AGCREDIT FLCA is identified as a security interest holder on this water right. If this is no longer correct, it can be removed from the right upon written notice from the security interest holder that the interest has terminated.**

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 208-293-9912.

Sincerely,

A handwritten signature in black ink, appearing to read "Tyler Wallace", is written over a light blue horizontal line.

Tyler Wallace  
Engineer Associate

Enclosure(s)

c:  
IDAHO AGCREDIT FLCA  
TITLEONE, BURLEY FILE #25574758



RECEIVED

DEC 19 2025

DEPT OF WATER RESOURCES  
SOUTHERN REGION

211 W. 13th St.  
Burley, ID 83318  
Ph. (208) 881-0087  
Fx. (866) 582-7546  
www.titleonecorp.com

Idaho Department of Water Resources  
650 Addison Avenue West  
Suite 500  
Twin Falls, ID 83301

Date: December 17, 2025

Escrow No. 25574758

Greetings,

Enclosed please find the following:

- TitleOne check No. 61397 in the amount of \$25.00
- Original executed Notice of Change in Water Right Ownership
- Copy of original executed Warranty Deed recorded on 11/18/2025 as Instrument No. 2025015853, records of Twin Falls County, ID

Please make the necessary changes to reflect new ownership and send a receipted copy to TitleOne, P.O. Box 177 Burley, ID 83318. Please feel free to contact us at the number above should you have any questions.

Best Regards,  
TITLEONE

Balvina Castaneda  
Delivery Specialist

AR/bc  
Enc.  
Fedex