

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED ✓

FEB 06 2026

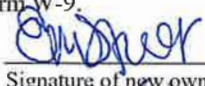
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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?
~~37-2586~~	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-13165	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-13172	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-2584	Yes ☐	Yes ☒		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Hope Rock, LLC, a Delaware limited liability company
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Twin Stock, LLC, an Idaho limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- P.O. Box 675 Heyburn ID 83336
Mailing address City State Zip
- (208) 608-3096 stukerk@probstelectric.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: December 16, 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:  Title, if applicable _____ Date _____
Signature of new owner/claimant
Emily Stuker **SUPPORT DATA**
Print name **IN FILE # 37-2584**

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

Print name

Received by DM Date 2/6/2026 For IDWR Office Use Only: Receipt No. 8040929 Receipt Amt. \$75-
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 4/28/2026

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



TitleOne
a title & escrow co.

Order No. 25578400

Special Warranty Deed

This Special Warranty Deed is between Hope Rock LLC, a Delaware limited liability company ("Grantor"), whose address is c/o Givens Pursley, LLP, 601 W. Bannock St., Boise, ID 83702, and Twin Stock, LLC, an Idaho Limited Liability Company ("Grantee"), whose address is PO Box 675, Heyburn, ID 83336, witnesseth:

That Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does, by these presents, convey unto Grantee and its heirs, successors, and assigns forever, all the following described real estate situated in the County of Camas County, State of Idaho (the "Real Property"):

PARCEL NO. 1:

TOWNSHIP 1 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
CAMAS COUNTY, IDAHO

Section 3: SW $\frac{1}{4}$ SW $\frac{1}{4}$

PARCEL NO. 2:

TOWNSHIP 1 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
CAMAS COUNTY, IDAHO

Section 4: SE $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$

PARCEL NO. 3:
TOWNSHIP 1 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
CAMAS COUNTY, IDAHO

Section 5: $S\frac{1}{2}SE\frac{1}{4}$

PARCEL NO. 4:
TOWNSHIP 1 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
CAMAS COUNTY, IDAHO

Section 8: $E\frac{1}{2}E\frac{1}{2}$

SAVE AND EXCEPT the West 40 feet, deeded to Camas County, for a road right-of-way, by Deed recorded July 18, 1936, as Instrument No. 18262 in Book 15 of Deeds, Page 622, records of Camas County, Idaho.

PARCEL NO. 5:
TOWNSHIP 1 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
CAMAS COUNTY, IDAHO

Section 9: $N\frac{1}{2}, W\frac{1}{2}SW\frac{1}{4}$

SAVE AND EXCEPT all that portion deeded to the State of Idaho, for road purposes, by Deed recorded June 16, 1954, as Instrument No. 31188 in Book 19 of Deeds, Page 214, records of Camas County, Idaho.

PARCEL NO. 6:
TOWNSHIP 1 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
CAMAS COUNTY, IDAHO

Section 4: Government Lot 4, $SW\frac{1}{4}NW\frac{1}{4}, W\frac{1}{2}SW\frac{1}{4}$

PARCEL NO. 7:
TOWNSHIP 1 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
CAMAS COUNTY, IDAHO

Section 5: Government Lots 1 and 2, $S\frac{1}{2}NE\frac{1}{4}, N\frac{1}{2}SE\frac{1}{4}$

PARCEL NO. 8:
TOWNSHIP 1 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
CAMAS COUNTY, IDAHO

Section 5: $SW\frac{1}{4}$

SAVE AND EXCEPT the West 35 feet, deeded to Camas County, for a road right-of-way, by Deed recorded May 24, 1957, as Instrument No. 33018 in Book 19 of Deeds, Page 428, records of Camas County, Idaho.

PARCEL NO. 9:
TOWNSHIP 1 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
CAMAS COUNTY, IDAHO

Section 8: $W\frac{1}{2}NE\frac{1}{4}, E\frac{1}{2}NW\frac{1}{4}$

PARCEL NO. 10:
TOWNSHIP 1 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
CAMAS COUNTY, IDAHO

Section 8: W $\frac{1}{2}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$

SAVE AND EXCEPT all that portion deeded to the State of Idaho for road purposes, by Deed recorded May 29, 1954, as Instrument No. 31132 in Book 19, Page 207, records of Camas County, Idaho.

PARCEL NO. 11:
TOWNSHIP 1 NORTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
CAMAS COUNTY, IDAHO

Section 32: Part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, more particularly described as follows;

Beginning at the Southwest corner of Section 32; Thence South 89°52'13": East for a distance of 2,028.14 feet;
Thence North 00°30'00" West (North 0°30' West, rec.) for a distance of 60 feet to the TRUE POINT OF BEGINNING;
Thence South 89°52'13" East for a distance of 500.00 feet to a 5/8 inch rebar;
Thence North 00°30'00" West (North 0°30' West, rec.) for a distance of 210.00 feet to a 5/8 inch rebar;
Thence North 89°52'13" West for a distance of 500.00 feet to a 5/8 inch rebar;
Thence South 00°30'00" East (South 0°30' East, rec.) for a distance of 210.00 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO:

Taxes, including any assessments collected therewith for the 2026 and subsequent years;

Right-of-way for roads, canals, laterals and waste ditches and the rights of access thereto for maintenance;

Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code;

Title to, and easements in, any portion of the land lying within any highways, roads, streets, or other ways;

Any matters arising from the acts or omissions of Grantee or Grantee's agents; and

All matters of record as of the date hereof, including but not limited to the following:

Easement, including the terms and provisions thereof, as set forth in a/an Right-of-Way.

Granted to: The Mountain States Telephone and Telegraph Co.

Recorded: February 7, 1930

Instrument No.: 13228

(Covers the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 1 South, Range 16 East of the Boise Meridian)

Exceptions and Reservations as contained in a/an Idaho Deed.

Executed by: The Union Central Life Insurance company, a corporation

Recorded: November 22, 1934

Instrument No.: 16757

(Covers the SE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 32, Township 1 North, Range 16 East of the Boise Meridian)

Terms and conditions contained in a/an Warranty Deed by and between Frank Matthews and State of Idaho.

Recorded: May 29, 1954

Instrument No.: 31132

(Part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, Township 1 South, Range 16 East of the Boise Meridian)

Terms and conditions contained in a/an Warranty Deed by and between Wm. D. Simon and Florence Simon, husband and wife and State of Idaho.

Recorded: June 16, 1954

Instrument No.: 31188

(Covers part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, and Part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 9, Township 1 South, Range 16 East of the Boise Meridian)

Terms and conditions contained in a/an Quitclaim Deed by and between Evelyn Seyforth and Camas County, Idaho.

Recorded: May 24, 1957

Instrument No.: 33018

(Covers the SW $\frac{1}{4}$ of Section 5; the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 7, All in Township 1 South, Range 16 East of the Boise Meridian)

Easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.

Granted to: Idaho Power Company

Recorded: June 14, 1961

Instrument No.: 35038

(Covers the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 4, All in Township 1 South, Range 16 East of the Boise Meridian)

Exceptions and Reservations as contained in a/an Quitclaim Deed.

Executed by: Rodney Michael Pridmore and Sally Jane Pridmore, husband and wife

Recorded: August 25, 1982

Instrument No.: 58284

Conservation easement, including the terms and provisions thereof, as set forth in a/an Quitclaim Deed.

Granted to: Valley Entertainment Group, Inc., an Idaho corporation

Recorded: April 14, 1995

Instrument No.: 69158

Statement of Intent to Declare a Manufactured Home as Real Property, including the terms and provisions thereof, executed by Peter Venslauskas.

Recorded: July 23, 2003

Instrument No.: 76268

(Covers the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 32, Township 1 North, Range 16 East of the Boise Meridian)

All matters, and any rights, easements, interests or claims as disclosed by Survey.

Recorded: June 12, 2017

Instrument No.: 2017-087815

Resolution No. 184, including the terms and provisions thereof, to Abandon and Vacate a Public Right-of-way, executed by Commissioners of Camas County.

Recorded: July 26, 2018

Instrument No.: 2018-088444

Future Land Use Map (FLUM #01-20), including the terms and provisions thereof, by and between Board of County Commissioners, Camas County and IX-Nay Investment Trust.

Recorded: April 5, 2021

Instrument No.: 2021-090262

Rezone (Rezone #RZ01-20), including the terms and provisions thereof, by and between Board of County Commissioners, Camas County and IX-Nay Investment Trust.

Recorded: April 5, 2021

Instrument No.: 2021-090263

Road Validation Findings of Fact & Conclusions of Law, including the terms and provisions thereof, by and between David Konrad and Board of County Commissioners, Camas County.

Recorded: June 20, 2022

Instrument No.: 2022-091382

(Road 1130 East)

All matters, and any rights, easements, interests or claims as disclosed by Survey.

Recorded: June 28, 2022

Instrument No.: 2022-091398

All matters, and any rights, easements, interests or claims as disclosed by Survey.

Recorded: December 11, 2023

Instrument No.: 2023-092203

Together with that certain decreed water right identified as number 37-2584 in the records of the Idaho Department of Water Resources and no other; all ditches and ditch rights used there on and apparent to the Real Property; all and singular the tenements, hereditaments, and appurtenances (other than water rights) thereunto belonging or in anywise appertaining; the rents, issues, and profits thereof; and all estate, right, title, and interest in and to the Real Property, as well in law as in equity, except as expressly provided otherwise herein (collectively with the Real Property, the "Premises").

To have and to hold, all and singular the Premises unto Grantee and its successors and assigns forever.

An Grantor for itself, its successors, heirs, and assigns does hereby covenant to and with Grantee that Grantor is the owner of the Real Property in fee simple and that the Real Property is free from all liens, claims, or encumbrances done, made, or suffered by Grantor except for the matters provided above. Grantor hereby covenants to and with Grantee and its successors, heirs, and assigns that Grantor shall warrant and defend the same against any other liens, claims, or encumbrances done, made, or suffered by Grantor, but none other.

Dated Effective December 16, 2025 (the "Effective Date").

[Remainder of page intentionally blank; signature page follows]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the Effective Date.

Hope Rock LLC, a Delaware limited liability company

BY: Bedford Woods LLC, a Nevada limited liability company

ITS: Manager

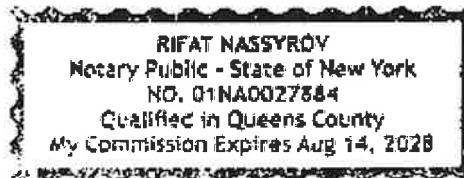
BY: 
Daniel Rueven, Manager

State of NY)
County of NY) ss.

On this 16th day of December, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Daniel Rueven known or identified to me to be the manager of Bedford Woods LLC, known to me to be the Manager of Hope Rock LLC.

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


NOTARY PUBLIC for
My Commission Expires: Aug 14 2028



CAMAS COUNTY

RECORDED FOR:

Clerk

01:02:47 PM 12-19-2025

2025-093293

No. PAGES: 2

FEE: \$15.00

Deanna Lenker

COUNTY CLERK

DEPUTY: CC

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

When Recorded Return To:

Twin Stock LLC
PO Box 675
Heyburn, Idaho 83336

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

25578400

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WATER RIGHT QUITCLAIM DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, Hope Rock LLC, a Delaware limited liability company whose current mailing address is c/o Givens Pursley LLP, 601 W. Bannock St., Boise, Idaho 83702 ("Grantor"), does hereby convey, release, remise, and forever quitclaim unto Twin Stock, LLC, an Idaho limited liability company whose current mailing address is PO Box 675, Heyburn, Idaho 83336 ("Grantee"), all of Grantor's right, title, and interest in and to those certain decreed water rights identified as numbers 37-13172 and 37-13165 in the records of the Idaho Department of Water Resources.

Dated: December 16, 2025 (the "Effective Date").

[Remainder of page intentionally blank; signature page follows]

When Recorded Return To:

Twin Stock LLC
PO Box 675
Heyburn, Idaho 83336

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WATER RIGHT QUITCLAIM DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, Hope Rock LLC, a Delaware limited liability company whose current mailing address is c/o Givens Pursley LLP, 601 W. Bannock St., Boise, Idaho 83702 ("**Grantor**"), does hereby convey, release, remise, and forever quitclaim unto Twin Stock, LLC, an Idaho limited liability company whose current mailing address is PO Box 675, Heyburn, Idaho 83336 ("**Grantee**"), all of Grantor's right, title, and interest in and to those certain decreed water rights identified as numbers 37-13172 and 37-13165 in the records of the Idaho Department of Water Resources.

Dated: December 16, 2025 (the "**Effective Date**").

[Remainder of page intentionally blank; signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Water Right Quitclaim Deed as of the Effective Date.

GRANTOR:

Hope Rock LLC,
an Idaho limited liability company

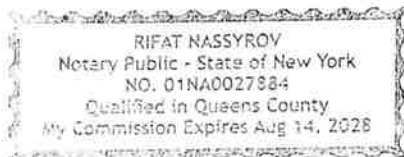
By: **Bedford Woods LLC,**
a Nevada limited liability company
Its: Manager

By: [Signature]
Name: Daniel Rueven
Its: Manager

STATE OF NY
County of NY) ss.

This record was acknowledged before me on this 16th day of December, 2025, by **Daniel Rueven.**

[Signature]
My Commission Expires Aug 17 28





0006369054

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane*

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$130.00

For Office Use Only

-FILED-

File #: 0006369054

Date Filed: 7/23/2025 3:12:54 PM

Domestication Into Idaho

Select one: Standard, Expedited or Same Day Service (see descriptions below) Expedited (+\$40; filing fee \$170)

Foreign Entity Domesticating Into Idaho:

Entity Name: TWIN STOCK, LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0000522194
Jurisdiction: DELAWARE
Foreign Entity Type: Foreign Limited Liability Company

☒ The domestication was approved in accordance with the law of the entity's jurisdiction of formation in accordance with Idaho Code 30-22-505(4).

Only foreign entities may file this amendment. If your Idaho entity is converting out of Idaho, file the Domestication Out amendment. If your Idaho entity is converting to another entity type, file the Statement of Conversion amendment.

Idaho Entity Type:

Idaho Limited Liability Company
Limited Liability Company Subtype: Limited Liability Company
Jurisdiction: Idaho

Certificate of Organization of a Limited Liability Company

Idaho Entity Name:

Idaho LLC name: TWIN STOCK, LLC

Effective Date of Domestication:

The domestication shall be effective when filed with the Secretary of State.

The registered agent on record is:

Registered Agent: Matthew Darrington
Physical Address: 601 7TH STREET
RUPERT, ID 83350
Mailing Address: PO BOX 536
RUPERT, ID 83350-0536

Limited Liability Company Governors:

Name	Address
Capital Stock Management, LLC	295 S. HWY 24 RUPERT, ID 83350

The complete street address of the principal office is:

Principal Office Address: 295 S. HIGHWAY 24
RUPERT, ID 83350

Mailing Address of Entity:



Mailing Address:

295 S HIGHWAY 24
RUPERT, ID 83350-9679

The Statement of Domestication must be signed by the domesticating entity:

Allen McNeil

07/23/2025

Sign Here

Date

Job Title

Company Counsel

B1033-8744 07/23/2025 3:12 PM Received by Office of the Idaho Secretary of State



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

April 28, 2026

TWIN STOCK LLC
PO BOX 675
HEYBURN ID 83336-0675

Re: Change in Ownership for Water Right No(s): 37-2584, 37-13165, 37-13172

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, the water rights currently identify MICHAEL P LAWRENCE as the attorney. If this is no longer correct, the Department can remove and/or update the attorney on the water rights with your written authorization. Identifying an attorney on a water right is not required, but will ensure that they receive copies of any correspondence related to that water right.

Please note, water right 37-2584 was leased to the Water Supply Bank (bank) on 1/1/2026. In accordance with the bank lease acceptance, the lessor/current right holder (right holder) may not use the right while it is in the bank, even if the right is not rented from the bank. The right will remain in the bank until 12/31/2026, unless released earlier by the Water Resource Board or upon request by the right holder. To reduce the term of the lease, the right holder must submit a written request to the department. The department will verify if the right is rented or available for release, and notify the right holder of the release date.

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,

Tyler Wallace
Engineer Associate

Enclosure(s)

c:
MICHAEL P LAWRENCE
TITLEONE, BURLEY FILE #25578400
WATER DISTRICT 37B



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

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FEB 06 2026

DEPT. OF WATER RESOURCES
SOUTHERN REGION

Date: 02/04/2026

Escrow No. 25578400

Greetings,

Enclosed is the following:

- TitleOne Check No. 62151 in the amount of \$75.00
- Original executed Notice of Change in Water Right Ownership
- Copy of original executed Special Warranty Deed recorded on 12/19/2025 as Instrument No. 2025093291, records of Camas County, ID
- Copy of original executed Water Right Quitclaim Deed recorded on 12/19/2025 as Instrument No. 2025093293, records of Camas 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