

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 02 2026

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?
45-10982	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: Verna Dean King
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): MauroBaez Tapia and Maricruz martinez Sanchez
New owner(s) as listed on the conveyance document

701 Hiland Ave. Burley ID 83318
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: 2/12/2026
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: Mauro Baez Tapia 2-17-26
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 3/2/2026 For IDWR Office Use Only: Receipt No. 5040965 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 DM Date 5-11-2026

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
235 E. 3rd St. N. #1
Burley, ID 83318

RECEIVED

MAY 11 2026

DEPT OF WATER RESOURCES
SOUTHERN REGION

CASSIA COUNTY
RECORDED FOR:
FLYING S TITLE AND ESCROW-BURL
03:24:12 PM 02-17-2026
2026-000588
NO. PAGES: 3 FEE: \$15.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: EV
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1218808BU (TS)**

Date: **February 12, 2026**

For Value Received, **OakStone Properties LLC, an Idaho limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Mauro Baez Tapia and Maricruz Martinez Sanchez, husband and wife**, hereinafter called the Grantee, whose current address is **701 Hiland Avenue, Burley, ID 83318**, the following described premises, situated in **Cassia County, Idaho**, to-wit:

The land referred to herein is described in the Legal Description attached hereto as Exhibit A.

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: 02/12/2026

Warranty Deed
- continued

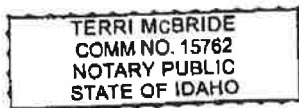
File No.: 12188088U (ts)

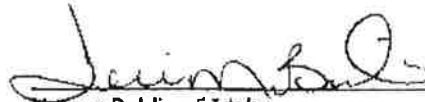
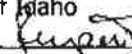
OakStone Properties LLC, an Idaho limited liability
company

By: 
Name: Martin Silva
Title: Managing Member

STATE OF Idaho)
SS.
COUNTY OF Minidoka)

On this 17th day of February, 2026, before me, a Notary Public in and for said State, personally appeared **Martin Silva**, known or identified to me to be the person whose name is subscribed to the within Instrument as the Managing Member of **Oakstone Properties 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 he executed the same in said Limited Liability Company's name.




Notary Public of Idaho
Residing at: 
Commission Expires: 1-16-2032

Date: 02/12/2026

Warranty Deed
- continued

File No.: 12188088U (ts)

Exhibit "A"

Real property in the County of Cassia, State of Idaho, described as follows:

TOWNSHIP 10 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO

Section 21: Part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, described as follows:

**Beginning at a point 330 feet (20 rods, rec.) North of the Southwest corner of the
NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 21;**

Thence running East 190 feet;

Thence South 123 feet;

Thence West 190 feet;

Thence North 123 feet to the Point of Beginning.

This document is recorded by
TitleOne as an accommodation
and has not been examined as to
its execution and effect.

CASSIA COUNTY
RECORDED FOR:
TITLEONE - BURLEY
02:35:08 PM 01-29-2024
2024-000283
NO. PAGES: 1 FEE: \$15.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: EV
Electronically Recorded by Simplifile

QUITCLAIM DEED

This indenture, made this 26 day of January, 2024, between **Martin Silva, an unmarried man**, herein called the "Grantor", and **OakStone Properties LLC** of 826 Miller Avenue, Burley, Idaho 83318, herein called the "Grantee".

WITNESSETH:

The said Grantor, for and in valuable consideration to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents remise, release and forever quitclaim unto the Grantee, and the heirs and assigns of the Grantee, all of the interest of the Grantor in that certain lot, piece or parcel of land situated, lying and being in the County of Cassia, State of Idaho, bounded and particularly described as follows, to-wit:

TOWNSHIP 10 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO

Section 21: Part of the NW1/4NW1/4, described as follows:

Beginning at a point 330 feet (20 rods, rec.) North of the Southwest corner of the NW1/4NW1/4 of Section 21;

Thence running East 190 feet;

Thence South 123 feet;

Thence West 190 feet;

Thence North 123 feet to the Point of Beginning.

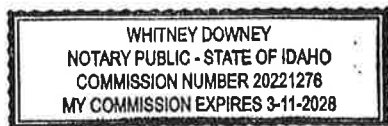
TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof. To have and to hold all and singular the said premises, together with the appurtenances, unto the Grantee, and to the heirs and assigns of Grantee forever.

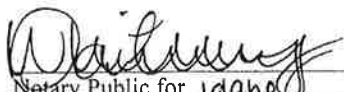
IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed.


By: **Martin Silva**

STATE OF IDAHO)
) ss
County of Cassia)

On this 26 day of January, in the year 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Martin Silva, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.




Notary Public for Idaho
Residing at Burley, ID
My commission expires on 3/11/28



Order Number: 21431453

Warranty Deed

For value received,

Verna Dean King, widow, by and through Daniel Rees King, her Attorney-in Fact

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

Martin Silva, an unmarried man

whose current address is:

8216 Miller Avenue, Burley, ID 83318

the grantee, the following described premises, in Cassia 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.

This deed is pursuant to General Power of Attorney, recorded on 10-29-2021, as Instrument No. 2021-005632, records of Cassia County, Idaho

Order Number: 21431453

Warranty Deed - Page 1 of 3

Dated: November 4, 2021

Verna Dean King by Daniel Rees King her Attorney-in-Fact
Verna Dean King by Daniel Rees King, her Attorney-in-Fact

State of Idaho, County of Twin Falls, ss.

On this 4 day of November in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared **Daniel Rees King** known or identified to me to be the person whose name is subscribed to the within instrument, as the attorney-in-fact of Verna Dean King, and acknowledged to me that he subscribed the name of Verna Dean King thereto as Principal, and his own name as Attorney-In-Fact.

Dylan Baker
Notary Public

Residing in: TWIN FALLS, ID

My Commission Expires: 10-23-2026
(seal)

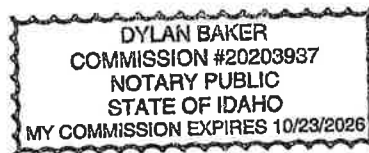


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

TOWNSHIP 10 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO

Section 21: Part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, described as follows:

Beginning at a point 330 feet (20 rods, rec.) North of the Southwest corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 21;
Thence running East 190 feet;
Thence South 123 feet;
Thence West 190 feet;
Thence North 123 feet to the Point of Beginning.

49222

WARRANTY DEED

For Value Received FRANKLIN DON WIXOM and ZOE F. WIXOM,
husband and wife,

REVENUE STAMPS

the grantor s , do hereby grant, bargain, sell and convey unto

VERNA DEAN KING, a widow

the grantee , the following described premises, to-wit:

Beginning at a point 20 rods North of the Southwest corner of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 21, Township 10 South, Range 23 East, Boise Meridian; thence running East 190 feet; thence South 123 feet; thence West 190 feet; thence North 123 feet to the point of beginning, in Cassia County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee her heirs and assigns forever. And the said Grantor s do hereby covenant to and with the grantee that they ^{are} the owner in fee simple of said premises, that said premises are free from all incumbrances.

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: July 14, 1969.

Franklin Don Wixom

Zoe F. Wixom

STATE OF IDAHO, COUNTY OF

On this 28th day of July, 1969 before me, a notary public in and for said State, personally appeared Franklin Don Wixom and Zoe F. Wixom

known to me to be the person s whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

John S. Garona Notary Public
Residing at Notary Public Residing at Burley, Idaho
Comm. Expires My Commission Expires July 10, 1970

STATE OF IDAHO, COUNTY OF Cassia

I hereby certify that this instrument was filed for record at the request of Verna Dean King at 51 minutes past 11 o'clock a.m. this 29th day of December 1969, in my office, and duly recorded in Book on of Deeds at page Film 63 - Inst. 49222

Frank B. Keenan
Ex-Officio Recorder

By Erica Black Deputy.

Fees \$1. 00

Mail to: Verna Dean King

701 - Heland

INSTRUMENT NO. 49222

270439

270439
80 Aug 2

500 Lu

DESERT WEST LAND SURVEYS



BASIS OF MEASUREMENT: GPS ORIENTATION TO NORTH

CERTIFICATE OF SURVEY

I, Steven C. Pearson, a Registered Professional Land Surveyor, State of Idaho, do hereby certify that this Record of Survey has been prepared from a survey made on the ground under my supervision and that this map is an accurate representation of said survey.

NOTE

1. AC 102,000 sq. ft. ± 24 acres
2. 1/4 CORNER 34
3. 1/4 SURVEY 1, 102,000 sq. ft. ± 24 acres NOTED

T.10 S., R.23 E., B.4

T.10 S., R.23 E., B.4
EXHIBIT COUNTY: SPOON

THIS MAP IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO ASSURANCES ARE MADE AS TO THE QUANTITY OF THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND OR OF ANY IMPROVEMENT TO THE LAND, FLYING S TITLE AND ESCROW

NORTHWEST CORNER
SECTION 21
T.10 S., R.23 E., B.4
3. 1/4 CORNER 34
SURVEY NO. 13 APR 1991
Inst. no. 134854

1/4 CORNER 34

VERNA DEAN KING PROPERTY

1/4 CORNER 34

1/4 CORNER 34

1/4 CORNER 34

SOUTHWEST CORNER
SECTION 21
T.10 S., R.23 E., B.4
3. 1/4 CORNER 34
SURVEY NO. 13 APR 1991
Inst. no. 117745

SOUTHWEST CORNER
SECTION 21
T.10 S., R.23 E., B.4
3. 1/4 CORNER 34
SURVEY NO. 13 APR 1991
Inst. no. 117745

PREVIOUS RECORD OF SURVEY

PREVIOUS SURVEY FOR VERNAL PROPERTY, INC.
(OWN & 1/4 CORNER)
REC. 27 JAN 1981 INST. NO. 134818
PROPERTY SURVEY FOR VERNAL PROPERTY, INC.
(OWN & 1/4 CORNER)
REC. 24 JUL 1988 INST. NO. 134818

WEST 1/4 CORNER
SECTION 21
T.10 S., R.23 E., B.4
3. 1/4 CORNER 34
SURVEY NO. 13 APR 1991
Inst. no. 134855

PROPERTY SURVEY
For
VERNA DEAN KING



DESERT WEST LAND SURVEYS

1751 OVERLAND AVE SPOON, IDAHO 83318
410 NW 55th 8001 DONAHUE, ID
DATE 80 JUN 2000 CHECKED BY
GPS SURVEY (C) Desert West Land Surveys PHONE 208-678-7112 18252-01-0-013





0006639461



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 #: 0006639461

Date Filed: 1/30/2026 4:27:15 PM

Entity Name and Mailing Address:

Entity Name: OakStone Properties LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0005564674
Address: PO BOX 601
BURLEY, ID 83318-1225

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: MARTIN SILVA
Registered Agent
Physical Address
826 MILLER AVE
BURLEY, ID 83318
Mailing Address
PO BOX 601
BURLEY, ID 83318

Limited Liability Company Managers and Members

Name	Title	Business Address
MARTIN SILVA	Managing Member	826 MILLER AVE BURLEY, ID 83318

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

Job Title: Owner

Martin Silva

Sign Here

01/30/2026

Date

B1085-3849 01/30/2026 4:27 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

May 11, 2026

MAUROBAEZ TAPIA
MARICRUZ MARTINEZ SANCHEZ
701 HILAND AVE
BURLEY ID 83318-1427

Re: Change in Ownership for Water Right No(s): 45-10982

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.

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) 293-9908.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: Flying S Title & Escrow of Idaho, Burley, ID (File #1218808BU)

Maline, Denise

From: Maline, Denise
Sent: Thursday, March 19, 2026 9:49 AM
To: tasha.schurger@fste.com
Cc: Kellie Stanton
Subject: Water Right Ownership Change paperwork for Mauro Baez Tapia et al
Attachments: Water Right Ownership Change for Mauro Baez Tapia, et al.pdf

Good morning Tasha,

We received a Change in Water Right Ownership a couple of weeks ago and I have some questions on it. There was a chain of title included, but there are some questions on who the current owners should be. The ownership change form indicates that the new owners are Mauro Baez Tapia and Maricruz Martinez Sanchez. The most recent deed in the chain of title conveys the property to OakStone Properties LLC. I have attached the paperwork for reference.

Any assistance and clarification on this one is greatly appreciated.

Thank you,

Denise @ IDWR Twin Falls



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

No response as of 5/11/2026. Called Burley office
& Terri m^e Bride emailed most recent deed to me.

DM