

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

FEB 06 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?
47-16781	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-14222	Yes ☐	Yes ☐		Yes ☐	Yes ☐
NOT PROCESSED	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Skinner, Dave/Inverted Basin Cattle, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Inverted Basin Properties LLC
New owner(s) as listed on the conveyance document

3545 East 2900 North Kimberly ID 83341-5264
Mailing address City State Zip
208-420-9077 joeski2721@yahoo.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: January 15, 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: [Signature] Sole Member 1/15/26
Signature of new owner/claimant Title, if applicable Date
Inverted Basin Properties LLC
Print name

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. 5040930 Receipt Amt. \$50-
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 5-8-2026

RETURNED

TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - EAST REGION
11:00:37 AM 01-16-2026
2026000805
NO. PAGES 4 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: AP
Electronically Recorded by Simplifile



Order Number: 25578468

Warranty Deed

For Value Received,

Harbor View Development, LLC, an Idaho limited liability company, a Utah limited liability company, the Grantor, does hereby grant, bargain sell and convey unto, Inverted Basin Properties LLC, an Idaho limited liability company, whose current address is 3545 E 2900 N, Kimberly, ID 83341, 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.

Dated: January 15, 2026

Harbor View Development, LLC, an Idaho limited liability company

BY: Dan S. Frandsen
Dan S. Frandsen, Manager

State of Idaho County of Twin Falls ss.

On this 15 day of January 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Dan S. Frandsen, known or identified to me to be a Manager of Harbor View Development, LLC the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Annette Roth
Notary Public
Residing In: Rupert Id
My Commission Expires: 8-4-2029

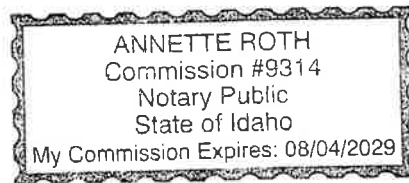


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

TRACT A

PARCEL NO. 1:

Lots 23, 24, 25, 41, 42, 43, 44 and 57, TWIN FALLS HEIGHTS SUBDIVISION, Twin Falls County, Idaho, according to the official plat thereof recorded in Book 2 of Plats, page 29, records of Twin Falls County, Idaho.

AND

Adjusted Lot 26, TWIN FALLS HEIGHTS SUBDIVISION described as follows:

**TOWNSHIP 11 SOUTH, RANGE 17 EAST, BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO**

Section 14: A parcel of land located in the SE¼ of said Section 14, described as Lot 26, TWIN FALLS HEIGHTS SUBDIVISION, Twin Falls County, Idaho, according to the official plat thereof recorded in Book 2 of Plats, page 29, records of Twin Falls County, Idaho, more particularly described as follows:

Commencing at the East ¼ corner of said Section 14 (which lies North 01° 47' 33" West a distance of 2643.19 feet from the Southeast corner); Thence South 89° 43' 12" West for a distance of 869.56 feet to the TRUE POINT OF BEGINNING;

Thence South 43° 29' 30" East for a distance of 275.47 feet;

Thence South 28° 52' 01" East for a distance of 202.71 feet;

Thence South 01° 46' 19" East for a distance of 286.67 feet;

Thence South 89° 43' 12" West for a distance of 465.39 feet;

Thence North 01° 45' 42" West for a distance of 665.57 feet;

Thence North 89° 43' 12" East for a distance of 189.54 feet to the TRUE POINT OF BEGINNING.

AND ALSO

Adjusted Lot 27, TWIN FALLS HEIGHTS SUBDIVISION described as follows:

**TOWNSHIP 11 SOUTH, RANGE 17 EAST, BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO**

Section 14: A parcel of land located in the SE¼ of said Section 14, described as Lot 27, TWIN FALLS HEIGHTS SUBDIVISION, Twin Falls County, Idaho, according to the official plat thereof recorded in Book 2 of Plats, page 29, records of Twin Falls County, Idaho, more particularly described as follows:

Commencing at the East ¼ corner of said Section 14 (which lies North 01° 47' 33" West a distance of 2643.19 feet from the Southeast corner); Thence South 01° 47' 33" East for a distance of 235.17 feet and the TRUE POINT OF BEGINNING;

Thence South 01° 47' 33" East a distance of 430.40 feet to a point;

Thence South 89° 43' 12" West a distance of 594.05 feet to a point;

Thence North 01° 46' 19" West a distance of 286.67 feet to a point;

Thence North 89° 49' 52" East a distance of 162.83 feet to a point;

Thence North 41° 59' 25" East a distance of 195.43 feet to a point;

Thence North 89°50'24" East a distance of 295.87 feet to the POINT OF BEGINNING.

PARCEL NO. 2:

A parcel of land located in the S½NE¼ of Section 14, Township 11 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, said parcel being Lots 9-10-11-12-13 and 14 of the "TWIN FALLS HEIGHTS SUBDIVISION" as shown on the plat of record as Instrument #026438, recorded in Book 2 of plats, page 29 and a portion of the SE¼NE¼ of Section 14 and more particularly described as follows:

Commencing at the East One Quarter (E¼) corner of said Section 14, from which the Northeast corner of Section 14 bears North 01°47'35" West-2638.97 feet; Thence South 89°43'09" West along the South boundary of the NE¼ of Section 14 for a

distance of 369.34 feet to the TRUE POINT OF BEGINNING:

Thence continuing South 89°43'09" West along the South boundary of the NE¼ of Section 14 for a distance of 1690.89 feet to the Easterly toe of the canal bank of the Twin Falls Canal Company High Line Canal;

Thence North 39°46'40" West along the Easterly toe of the canal bank of the Twin Falls Canal Company High Line Canal and Westerly boundary of Lot 14 of said Subdivision for a distance of 463.95 feet;

Thence North 01°38'59" East along the Easterly toe of the Twin Falls Canal Company High Line Canal and Westerly boundary of Lot 14 of said Subdivision for a distance of 302.96 feet;

Thence North 12°31'06" West along the Easterly toe of the Twin Falls Canal Company High Line Canal and Westerly boundary of Lot 9 of said Subdivision for a distance of 84.87 feet to the Southeast corner of Lot 3 of the "TWIN FALLS HEIGHTS SUBDIVISION #2";

Thence North 00°04'15" West along the West boundary of Lot 9 of the "TWIN FALLS HEIGHTS SUBDIVISION" and East boundary of Lot 3 of the "TWIN FALLS HEIGHTS SUBDIVISION #2" for a distance of 555.90 feet to the Northwest corner of Lot 9 of said Subdivision;

Thence North 89°51'26" East parallel with the North boundary of the S½ NE¼ of Section 14 for a distance of 2301.90 feet to a point on the West right-of-way boundary of Idaho Street as shown on the said Subdivision plat;

Thence South 01°47'35" East along the West right-of-way boundary of said Idaho Street for a distance of 512.34 feet;

Thence South 44°05'54" West for a distance of 309.45 feet;

Thence South 02°04'35" West for a distance of 296.05 feet;

Thence South 43°20'31" West for a distance of 143.97 feet;

Thence South 01°47'35" East parallel with the East boundary of the NE¼ of Section 14 for a distance of 160.79 feet to the TRUE POINT OF BEGINNING.



0006262104



STATE OF IDAHO
Office of the secretary of state, Phil McGrane
**CERTIFICATE OF ORGANIZATION LIMITED
LIABILITY COMPANY**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$100.00

For Office Use Only

-FILED-

File #: 0006262104

Date Filed: 5/21/2025 12:05:32 PM

Certificate of Organization Limited Liability Company

Select one: Standard, Expedited or Same Day Service (see descriptions below) Standard (filing fee \$100)

1. Limited Liability Company Name

Type of Limited Liability Company

Limited Liability Company

Entity name

Inverted Basin Properties LLC

2. The complete street address of the principal office is:

Principal Office Address

3545 E 2900 N
KIMBERLY, ID 83341

3. The mailing address of the principal office is:

Mailing Address

3545 E 2900 N
KIMBERLY, ID 83341-5264

4. Registered Agent Name and Address

Registered Agent

Joseph D Skinner
Registered Agent
Physical Address
3545 EAST 2900 NORTH
KIMBERLY, ID 83341
Mailing Address
3545 E 2900 N
KIMBERLY, ID 83341-5264

☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.

5. Governors

Name	Address
Joseph Skinner	3545 E 2900 N KIMBERLY, ID 83341

Signature of Organizer:

Joseph Skinner

Sign Here

05/21/2025

Date

B1016-1768 05/21/2025 12:06 PM Received by Office of the Idaho Secretary of State

Maline, Denise

From: Maline, Denise
Sent: Friday, May 8, 2026 12:39 PM
To: IdwrPayable
Subject: Refund Request - TitleOne in Burley
Attachments: Refund Request - TitleOne Burley.pdf

Good afternoon,

Attached please find a refund request being submitted for processing. Please let me know if you have any questions.

Happy Friday!



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

Idaho Department of Water Resources Receipt

Receipt ID: S040930

Payment Amount	\$50.00	Date Received	2/6/2026	Region	SOUTHERN
Payment Type	Check	Check Number	62671		
Payer	TITLEONE				
Comments	OWNERSHIP CHANGE FROM DAVE SKINNER / INVERTED BASIN CATTLE LLC TO INVERTED BASIN PROPERTIES LLC: 47-16781 & 47-14222				

Fee Details

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
\$50.00	OWNERSHIP CHANGES/SECURITY INTERESTS	64140	0229	21		1155



Signature Line (Department Representative)

Change in Water Right Ownership: 47-14222 & 47-16781

Ownership could not be updated because the documentation submitted does not cover or convey these water rights.

Please issue a \$50.00 refund to:

TitleOne
PO Box 177
Burley ID 83318-0177
(208) 878-3524

DM 5/8/2026



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 8, 2026

INVERTED BASIN PROPERTIES LLC
3545 E 2900 N
KIMBERLY ID 83341-5264

Re: Change in Ownership for Water Right No(s): 47-14222 & 47-16781 (Not Processed)
Notice of Security Interest for Water Right No(s): 47-14222 & 47-16781 (Processed)

Dear Property Owner(s):

The Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership and Notice of Security Interest on February 6, 2026, for the above referenced water rights. These Notices were filed on your behalf by TitleOne in Burley, Idaho. After further review, it was determined that the Change in Ownership could not be processed due to the following reasons:

- The Warranty Deed submitted describes property located in Sections 14 and 17, Twp. 11S, Rge. 14E. Water Right No. 47-14222 has a Place of Use located in Section 15, Twp. 12S, Rge. 18E. Water Right No. 47-16781 has a Place of use located in Section 33, Twp. 11S, Rge. 18E and Section 4, Twp. 12S, Rge 18E.

Because the department could not process the Change in Ownership, the Notice is being returned, and the water rights will remain in the name of Inverted Basin Cattle LLC. A refund in the amount of \$50.00 has been requested and will be sent to TitleOne in Burley, Idaho under separate cover. You may re-submit your request in the future, with the appropriate documents and fees.

Please note, the department was able to process the Notice of Security Interest, as sufficient documentation was provided. Computer generated copies are enclosed.

If you have any questions regarding this matter, please contact me at (208) 293-9908.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: TitleOne, Burley, ID (File #25578468)
Shawpatin AgCap LLC, Twin Falls, ID