

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
FEB 12 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?
36-13810	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: Ella McVey

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Petterson Properties LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

231 E 200 N

Jerome

ID

83338

Mailing address

208-539-2431

City

pettersondairy@gmail.com

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: 1/23/2026

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: Rebecca L. Petterson, Member
Signature of new owner/claimant
Rebecca L. Petterson, Member

1/22/2026 | 5:16 PM MST

Title, if applicable

Date

Signature: Tim Petterson, Member
Print name
Tim Petterson, Member

1/22/2026 | 5:11 PM MST

Title, if applicable

Date

Received by: SG Date: 2/12/2026 For IDWR Office Use Only: Receipt No. 5040941

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 5/20/2026



Order Number: 26585250

Warranty Deed

Instrument # 2600326
JEROME COUNTY, JEROME, IDAHO
01-23-2026 11:33:20 AM No. of Pages: 3
Recorded for: TITLEONE - EAST REGION
CYRL LOOTENS Fee: \$15.00
Ex-Officio Recorder Deputy: DC
Electronically Recorded by Simplifile

For value received,

Ella B. McVey, an unmarried woman

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

Petterson Properties LLC, an Idaho limited liability company

whose current address is 231 E 200 N Jerome, ID 83338

Grantor reserves a life estate in the home located on the real property described in this deed. No person other than the Grantor may occupy the residence during the Grantor's lifetime. The Grantee shall have the right to possess the home on the real property upon the Grantor's death.

the grantee, the following described premises, in Jerome 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 21, 2026

Ella B. McVey
Ella B. McVey

By: Joseph Williams, her attorney in fact
By: Joseph Williams, her attorney in fact

State of Idaho, County of Jerome, ss.

On this 23rd day of January in the year of 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Joseph Williams known or identified to me to be the person whose name is subscribed to the within instrument, as the attorney-in-fact of Ella B. McVey, and acknowledged to me that he subscribed the name of Ella B. McVey thereto as Principal, and his own name as Attorney-In-Fact.

Denise M. Croft
Notary Public
Residing in: Shelley, ID
My Commission Expires:
(seal) 06/29/30

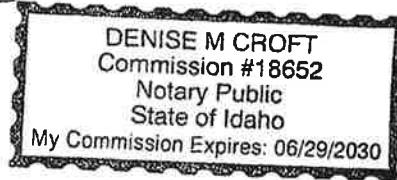


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

PARCEL NO. 1

TOWNSHIP 8 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 5: N $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$;

EXCEPTING therefrom that portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ right of way for highway granted the State of Idaho by Deed recorded in Book 121, Page 32, Jerome County records.

FURTHER EXCEPTING therefrom that part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ described as follows:

Commencing at the Southwest corner of said Section 5;

Thence South 88°42'38" East along the South boundary of the SW $\frac{1}{4}$ of Section 5 for a distance of 2443.50 feet to the TRUE POINT OF BEGINNING;

Thence North 02°17'22" East for a distance of 174.00 feet;

Thence South 87°27'27" East for a distance of 183.43 feet to a point on the East boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5;

Thence South 00°04'57" West along the East boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5 for a distance of 170.0 feet to the South quarter corner of Section 5;

Thence North 88°42'38" West along the South boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5 for a distance of 190.00 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2

An 18.0 foot wide access easement for the purpose of ingress and egress for the benefit of Parcel No. 1, said easement being adjacent to and on the Westerly side of the Easterly boundary of the described parcel, as created by Warranty Deed recorded December 15, 1994 as Instrument Number 945441, Jerome County records.



237 N. Lincoln Ave.
Jerome, ID 83338
Ph. (208) 738-4514
Fx. (866) 310-3443
www.titleonecorp.com

Irrigation Transmittal New Owner Information

Date: 01/21/2026

North Side Canal Company
731 Golf Course Road
Jerome, ID 83338

Property Information

150 B East 200 North, Jerome, ID 83338

Legal Description:
PARCEL NO. 1

TOWNSHIP 8 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 5: N $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$;

EXCEPTING therefrom that portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ right of way for highway granted the State of Idaho by Deed recorded in Book 121, Page 32, Jerome County records.

FURTHER EXCEPTING therefrom that part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ described as follows:

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Thence North 02°17'22" East for a distance of 174.00 feet;
Thence South 87°27'27" East for a distance of 183.43 feet to a point on the East boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5;
Thence South 00°04'57" West along the East boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5 for a distance of 170.0 feet to the South quarter corner of Section 5;
Thence North 88°42'38" West along the South boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5 for a distance of 190.00 feet to the TRUE POINT OF BEGINNING.

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Closing Date: January 23, 2026

Homeowner Information

New Property Owner Name: Petterson Properties LLC

Email Address: pettersondairy@gmail.com

Phone Number: (208) 539-2431

Mailing address if different from property address: _____

Seller Name: Ella B. McVey

Recorded Warranty Deed enclosed for your records.

Thank you for the opportunity to serve you!

Sincerely,

Kolbie Simmons

(208) 738-4514

kolbie.simmons@titleonecorp.com



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 20, 2026

PETTERSON PROPERTIES LLC
231 E 200 N
JEROME ID 83338-5247

Re: Change in Ownership for Water Right No(s): 36-13810

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 208-293-9912.

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:
TITLEONE, JEROME FILE #26585250



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FEB 12 2026
DEPT. OF WATER RESOURCES
SOUTHERN REGION

237 N. Lincoln Ave.
Jerome, ID 83338
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Fx. (866) 310-3443
www.titleonecorp.com

February 9, 2026

IDWR
650 Addison Ave West, Ste, 500
Southern Region
Twin Falls, ID 83301

RE: IDWR
File # 26585250
Seller: Ella B. McVey
Buyer: Petterson Properties LLC

Enclosed please find the following:

1. Cashier's Check #21856 , in the amount of \$25.00
2. Irrigation transmittal letter
3. Notice of Change in Ownership, Water Right #36-13810
4. Copy of recorded Warranty Deed, Instrument # 2600326
5. Water Right Report

Please transfer share(s) to Petterson Properties LLC. Return the new stock certificates to TitleOne.

Thank you.

Kolbie Simmons

Received this ____ day of _____, 2026
By: _____