

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 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?
* 47-11185	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-11186	Yes ☐	Yes ☐		Yes ☐	Yes ☐
* Not processed	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Shawn A. & Camille A Barigar
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Lucky Charm Farms LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 1192 E 4000 N Buhl ID 83316
Mailing address City State Zip
- 208-731-4230 kbirish09@gmail.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: March 3, 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.

SUPPORT DATA

IN FILE # 47-11185

8. Signature: Brady Glenn Irish Title, if applicable: _____ Date: 3-3-26
Signature of new owner/claimant
Brady Glenn Irish
Print name
- Signature: Kelsey Ann Irish Title, if applicable: _____ Date: 3-3-26
Signature of new owner/claimant
Kelsey Ann Irish
Print name

Received by SG Date 3/6/2026 For IDWR Office Use Only: Receipt No. 5040973 Receipt Amt. \$100

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 6-9-2026

Recording requested by:
TitleFact, Inc.

After Recording Return To:
TitleFact, Inc.
163 4th Avenue North
Twin Falls

TWIN FALLS COUNTY
RECORDED FOR:
TITLEFACT, INC.
03:46:01 PM 03-03-2026
2026002991
NO. PAGES 3 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: AP
Electronically Recorded by Simplifile

Order Number: TFI-80320 CM

Warranty Deed

FOR VALUE RECEIVED, **Shawn A. Barigar and Camille A. Barigar, Trustees of the SHAWN A. BARIGAR AND CAMILLE A. BARIGAR TRUST under agreement dated November 17, 2020**, hereinafter called the Grantor, does hereby grant, bargain, sell and convey unto **LUCKY CHARM FARMS LLC, an Idaho Limited Liability Company**, hereinafter referred to as Grantee, whose current address is 1192 E 4000 N, Buhl, ID 83316, the following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and Grantees heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, the Grantor is the owner in fee simple of said premises; that said premises 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 U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and current years taxes, levies and assessments, including irrigation and utility assessments, if any, which are not yet due and payable, and that the Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: March 3, 2026

The SHAWN A. BARIGAR AND CAMILLE A. BARIGAR TRUST under agreement dated November 17, 2020

BY Shawn A. Barigar, Trustee
SHAWN A. BARIGAR, Trustee

BY Camille Barigar, Trustee
CAMILLE A. BARIGAR, Trustee

WARRANTY DEED

STATE OF IDAHO
County of Twin Falls

On the 3 day of March, 2026, before me, a Notary Public in and for said State, personally appeared **SHAWN A. BARIGAR** and **CAMILLE A. BARIGAR**, known or identified to me to be the Trustees of the trust that executed this instrument, or the persons who executed the instrument on behalf of said Trust, and acknowledged to me that they executed the same as such Trustees.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



Notary Public for Idaho
Residing in Twin Falls
Commission Expires 3-3-2029

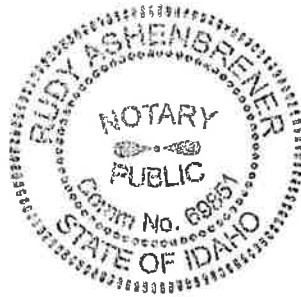


EXHIBIT A

PARCEL NO. 1

Township 10 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho
Section 23: The West Half of the Southwest Quarter ($W\frac{1}{2}SW\frac{1}{4}$)

PARCEL NO. 2

Township 10 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho
Section 23: Being a portion of the $S\frac{1}{2}NW\frac{1}{4}$, more particularly described as follows:
BEGINNING at the West one-quarter corner of said Section 23, said corner bears South $00^{\circ}02'25''$ East 2653.18 feet from the Northwest corner of said Section 23 and being the REAL POINT OF BEGINNING;
THENCE along the West boundary of $NW\frac{1}{4}$ of said Section 23, North $00^{\circ}02'25''$ West 973.34 feet;
THENCE leaving said West Boundary, South $89^{\circ}31'00''$ East 198.97 feet;
THENCE North $00^{\circ}00'15''$ East 109.35 feet;
THENCE North $02^{\circ}31'01''$ East 50.66 feet;
THENCE North $17^{\circ}52'41''$ East 49.76 feet;
THENCE North $35^{\circ}40'24''$ East 68.36 feet;
THENCE North $47^{\circ}40'56''$ East 53.66 feet;
THENCE North $64^{\circ}04'44''$ East 46.39 feet;
THENCE North $80^{\circ}42'00''$ East 91.18 feet;
THENCE North $00^{\circ}02'25''$ West 20.00 feet along a line parallel with said West Boundary to a point on the North Boundary of said $S\frac{1}{2}NW\frac{1}{4}$ of Section 23;
THENCE along said North Boundary, South $89^{\circ}52'28''$ East 2218.50 feet to the Northeast corner thereof;
THENCE along the East Boundary of said $S\frac{1}{2}NW\frac{1}{4}$ of Section 23, South $00^{\circ}02'45''$ East 1327.23 feet to the Southeast corner thereof;
THENCE along the South Boundary of said $S\frac{1}{2}NW\frac{1}{4}$ of Section 23, North $89^{\circ}51'39''$ West 2646.58 feet to said REAL POINT OF BEGINNING.



0006607789



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 #: 0006607789

Date Filed: 1/8/2026 7:52:29 PM

Entity Name and Mailing Address:

Entity Name: Lucky Charm Farms LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0004446702
Address: 1192 E 4000 N
BUHL, ID 83316-5542

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: Brady Irish
Registered Agent
Physical Address
1192 E 4000 N
BUHL, ID 83316
Mailing Address
1192 E 4000 N
BUHL, ID 83316-5542

Limited Liability Company Managers and Members

Name	Title	Business Address
Brady Irish	Member	1192 E 4000 N BUHL, ID 83316
Kelsey Irish	Member	1192 E 4000 N BUHL, ID 83316

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

Job Title: Owner/manager

Brady Irish

Sign Here

01/08/2026

Date

B1080-2725 01/08/2026 7:52 PM Received by Office of the Idaho Secretary of State

Maline, Denise

From: Maline, Denise
Sent: Tuesday, June 9, 2026 3:55 PM
To: IdwrPayable
Subject: Refund Request - TitleFact, Inc. Twin Falls
Attachments: Refund Request - TitleFact Inc..pdf

Good afternoon,

Attached please find a refund request being submitted for processing.

Thank you,

Denise



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: S040973

Payment Amount \$100.00 Date Received 3/6/2026 Region SOUTHERN
Payment Type Check Check Number 101390
Payer TITLEFACT, INC.

Comments CHANGE OF OWNERSHIP FROM: SHAWN A. & CAMILLE A. BARIGAR.
TO: LUCKY CHARM FARMS, LLC.
(2) WR#S, 47-11185, 47-11186.
NOTICE OF SECURITY INTEREST FROM: USA ACTING THROUGH FARM SERVICE AGENCY.
FOR: LUCKY CHARM FARMS, LLC.
(2) WR#S, 47-11185, 47-11186.

Fee Details

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


Signature Line (Department Representative)

Change of Ownership & Notice of Security Interest: 47-11185 & 47-11186

Not able to update ownership or add security interest on water right 47-11185 because this water right is not appurtenant to the ground purchased by the new owners, Lucky Charm Farms.

Please issue a \$50.00 refund to:

TitleFact, Inc.
PO Box 486
Twin Falls ID 83303-0486
(208) 733-3821

DM 6/9/2026



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

June 9, 2026

LUCKY CHARM FARMS LLC
1192 E 4000 N
BUHL ID 83316-5542

Re: Change in Ownership & Notice of Security Interest for Water Right No(s): 47-11185 (*Not Processed*)
and Water Right No(s): 47-11186 (*Processed*)

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, we were not able to update ownership or add security interest on Water Right No. 47-11185 because the Place of Use is not appurtenant to the ground you purchased. Water Right No. 47-11185 is associated with the house in the NW corner of the ground you purchased. That parcel of land is not included in the legal description(s) listed on the Warranty Deed provided.

Because we cannot update Water Right No. 47-11185, a refund in the amount of \$50.00 has been submitted for processing and will be sent to TitleFact under separate cover

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: USDA Farm Service Agency, Jerome, ID (Instrument #2026002993)
TitleFact, Inc., Twin Falls, ID (File #TFI-80320-A)

Maline, Denise

From: Kelsey Irish <kbirish09@gmail.com>
Sent: Tuesday, June 2, 2026 8:39 AM
To: Maline, Denise
Subject: Re: Water Right paperwork for the Barigar ground

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good morning! We were originally supposed to purchase the entire property however there was some issues with the house so we ended up splitting that off and purchasing everything but that. So the only part that should be excluded is that house. I believe it's like 1.7 acres (that's what Brady said). Although On the farm ground it is more than 79 acres that we bought. If you need to get more clarification It might be easier to give Brady a call on it. He honestly knows more than I do! ;) I'm sure you have it but his number is 208-731-4230.

I hope you are doing good! It feels like it's been forever since we have seen you guys! Please know I think about you all the time! Life is so crazy and we are just living in our kids world right now! They keep us (mostly me) busy and going non stop!!

Thank you!!

On Monday, June 1, 2026, Maline, Denise <Denise.Maline@idwr.idaho.gov> wrote:

Hi Kelsey,

I am working on the water right paperwork for the ground that Lucky Charm Farms purchased from Barigar's and I came across a question. The northern part of the property has a house on it, which is a separate parcel from the farm ground. This is the ground near the intersection of 1300 East and 3800 North. I have attached a map for reference, so hopefully it helps.

According to the Warranty Deed, Lucky Charm Farms only purchased the farm ground (79 acres) and not the house in the Northwest corner. I am reaching out to you to clarify whether or not the house was conveyed to Lucky Charm Farms?

Any help you can provide is much appreciated! Hope all is well with you guys.

Please call me if you have any questions.

Thank you,

Denise



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