

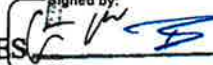
RECEIVED

NOV 17 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGION

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

REVIEWED & APPROVED

Signed by: 
DB117C8F882A4F8

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?
~~36-17476~~	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-16823	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: David J. Ross and Bonny Ross
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Mountain West IRA, Inc. FBO Curtis Osborne
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 13905 W. Wainwright Dr. Boise ID 83713
Mailing address City State Zip
- (208) 377-3311 _____
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: November 5, 2025
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:  Senior Transaction Coordinator
Signature of new owner/claimant Title, if applicable Date
Thomas Schuster
Print name

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

Print name

Received by SG Date 11-17-2025 For IDWR Office Use Only: Receipt No. 5040842 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 5/21/2026

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

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
301 Main Street
Gooding, ID 83330

Instrument # 288286
GOODING COUNTY, GOODING, IDAHO
11-14-2025 13:15:08 No. of Pages: 3
Recorded for: FLYING S TITLE AND ESCROW - GOODING
DENISE GILL Fee: \$15.00
Ex-Officio Recorder Deputy: SB
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1209468GO (Ir)**

Date: **November 05, 2025**

For Value Received, **David J. Ross and Bonny J. Ross, husband and wife as community property with right of survivorship**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Mountain West IRA, Inc., FBO Curtis L. Osborne IRA**, hereinafter called the Grantee, whose current address is **13905 W. Wainwright Dr., Boise, ID 83713**, the following described premises, situated in **Gooding County, Idaho**, to-wit:

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

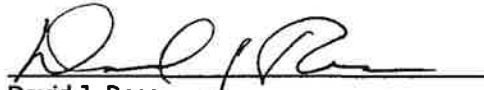
SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

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: 11/05/2025

Warranty Deed
- continued

File No.: 1209468GO (1r)


David J. Ross


Bonny J. Ross

STATE OF Idaho)
COUNTY OF Gooding)
ss.

On this **Fourteenth day of November, 2025**, before me, a Notary Public in and for said State, personally appeared **David J. Ross and Bonny J. Ross**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.




Notary Public for the State of Idaho
Residing at: *Gooding, ID*
My Commission Expires: *10/8/2028*

Exhibit "A"

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

PARCEL 1:

**TOWNSHIP 7 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO
Section 31: A parcel of land located in Government Lot 1, more particularly described as follows:**

**Beginning at the Northwest corner of said Section 31 and said Government Lot 1;
Thence South 89°43'00" East a distance of 500.00 feet along the Northerly boundary of said Section 31 and said Government Lot 1;
Thence South 00°01'00" East a distance of 415.00 feet to the TRUE POINT OF BEGINNING;
Thence South 34°43'00" East a distance of 100.00 feet;
Thence South 67°06'17" West a distance of 602.77 feet;
Thence North 00°00'00" East a distance of 149.14 feet;
Thence South 57°55'29" East a distance of 84.33 feet;
Thence North 00°00'00" East a distance of 175.00 feet;
Thence North 85°00'00" East a distance of 428.50 feet to the TRUE POINT OF BEGINNING.**

PARCEL 2:

An easement for the purpose of ingress, egress over the following described easement:

**Beginning at the Northwest corner of said Lot 1;
Thence South 89°43' East along the North boundary of said Lot 1, 550.0 feet;
Thence South 0°01' East 25.00 feet to the TRUE POINT OF BEGINNING;
Thence South 0°01' East 386.0 feet;
Thence South 35°35'50" East 318.00 feet to the point of curvature of 50.0 foot radius curve, the radius point of said curve lies South 55°17' West 50.00 feet;
Thence to the right along the arc of said curve 235.5 feet to a point;
Thence North 34°43' West 294.2 feet;
Thence North 0°01' West 390.0 feet;
Thence South 89°43' East 50.00 feet to the TRUE POINT OF BEGINNING.**



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 21, 2026

MOUNTAIN WEST IRA INC
FBO CURTIS OSBORNE IRA
13905 W WAINWRIGHT DR
BOISE ID 83713-1969

Re: Change in Ownership for Water Right No(s): 36-16823

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,

Tyler Wallace
Engineer Associate

Enclosure(s)

FLYING S TITLE & ESCROW, FILE #1209468GO
WATER DISTRICT 36A

Cover Letter



FLYING S
TITLE & ESCROW

301 Main Street, Gooding, ID 83330
Phone (208)934-4427 | Fax (208)934-4741

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DEPT. OF WATER RESOURCES
SOUTHERN REGION

Idaho Department of Water Resources
650 Addison Ave W., Ste. 500
Twin Falls, ID 83301

November 14, 2025
File No.: 1209468GO (lr)

Attn: Water Transfer Desk
Phone: 208-736-3033 Fax: 208-736-3037

Property: **2909 South 1110 East, Hagerman, ID 83332**

Parcel No.: **RP07S14E313255A**

Our Check No. **10016** in the amount of **\$25.00**, representing **Water Right Transfer Fee for 36-17176**.

Legal Description of Property in question:

PARCEL 1:

TOWNSHIP 7 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO Section 31: A parcel of land located in Government Lot 1, more particularly described as follows:

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Thence South 89°43' East 50.00 feet to the TRUE POINT OF BEGINNING.**



301 Main Street, Gooding, ID 83330
Phone (208)934-4427 | Fax (208)934-4741

Prior vested owner of property: **David J. Ross and Bonny J. Ross, husband and wife as community property with right of survivorship**

TO WHOM IT MAY CONCERN:

Please be advised that the above referenced property has been sold and title is now vested as follows:

Mountain West IRA, Inc., FBO Curtis L. Osborne IRA

as per copy of 288286 recorded Warranty Deed attached hereto. Please change your records accordingly and bill the new owners at:

Mailing Address: **13905 W. Wainwright Dr., Boise, ID 83713**

Sincerely,

Lisa Ritter
Escrow Officer

lr/lr