

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

APR 27 2026

DEPT. OF WATER RESOURCE
EASTERN 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?
25-7077	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:

El Rancho NO 3 LLC

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

Rockwell Homes LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

3539 Briar Creek lane

Ammon

Idaho

83406

Mailing address

City

State

Zip

208-542-9300

nate@rockwellhomes.net

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: 4/23/2026

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:

Signature of new owner/claimant

Nate Clark

Print name

Director

Title, if applicable

4/23/2026

Date

Signature:

Signature of new owner/claimant

Title, if applicable

Date

Print name

Returned Refund Requested 7/22/26

Received by m. Lettis Date 4-27-26

Receipt No. E051597

Receipt Amt. 25.00

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

Date

RECEIVED

Apr 24, 2026

DEPARTMENT OF
WATER RESOURCES

Instrument # 498474

RIGBY, JEFFERSON, IDAHO
04-23-2026 09:19:28 AM No. of Pages: 3
Recorded for: TITLEONE - EAST REGION
COLLEEN C POOLE Fee: \$15.00
Ex-Officio Recorder Deputy: MH
Index To: WARRANTY DEED
Electronically Recorded by Simplifile



TitleOne
a title & escrow co.

Order Number: 26602883

Warranty Deed

For value received,

SJS Ranch, LLC, an Idaho limited liability company,

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

Rockwell Homes, Inc., an Idaho corporation

whose current address is 3539 Briar Creek Ln, Ammon, ID 83406

the grantee, the following described premises, in Jefferson 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.

Remainder of page intentionally left blank.

Order Number: 26602883

Warranty Deed - Page 1 of 3

498474

Dated: April 22, 2026

SJS Ranch, LLC, an Idaho limited liability company

By: Stuart Seely
Stuart Seely, Member

By: Shawna Seely
Shawna Seely, Member

State of Idaho, County of Bonneville, ss.

On this 22nd day of April 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Stuart Seely and Shawna Seely, known or identified to me to be members of the limited liability company that executed the within instrument and acknowledged to me that they 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.

Denise M Croft
Notary Public
Residing In: Shelley, ID
My Commission Expires: 06/29/30



EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

PARCEL 2 (WEST PARCEL):

A PARCEL OF LAND SITUATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 39 EAST OF THE BOISE MERIDIAN AND FOR WHICH IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT THAT IS N.00°02'41"E. ALONG THE SECTION LINE 1311.86 FEET FROM THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 39 EAST OF THE BOISE MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; RUNNING THENCE N.00°02'41"E. ALONG THE WEST LINE OF SAID SECTION 16 A DISTANCE OF 235.78 FEET; THENCE N.89°12'41"E. 350.00 FEET; THENCE N.00°02'41"E. 627.88 FEET; THENCE S.89°12'41"W. 350.00 FEET TO SAID WEST LINE OF SAID SECTION 16; THENCE N.00°02'41"E. 448.21 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 16; THENCE N.89°14'24"E. ALONG THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 16 A DISTANCE OF 1320.00 FEET; THENCE S.00°02'41"W. 1316.49 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE S.89°26'28"W. ALONG SAID SOUTH LINE 1319.94 FEET TO THE POINT OF BEGINNING.



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

July 22, 2026

ROCKWELL HOMES LLC
3539 BAIR CREEK LN
AMMON ID 83406

RE: Change in Ownership Water Right No. 25-7077

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of an ownership change on April 27, 2026, for the above-mentioned water right(s). In order for the department to update the ownership, additional information was required. Specifically, evidence of ownership and/or additional filing fees for a split. On April 27, 2026, the department sent a letter (copy attached) requesting these items. I have also attached email correspondence regarding this request from May 4, 2026, and June 11, 2026. The information was to be submitted within 30 days.

As of today, the department has not received a response to the request. Because we cannot process the ownership change without the proper evidence of ownership and/or fees we are returning your application unprocessed. The department has initiated a refund, and it should arrive from the state office in a couple of weeks.

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Baily
Technical Records Specialist

Baily, Jonie

From: Baily, Jonie
Sent: Wednesday, July 22, 2026 2:53 PM
To: IdwrPayable
Subject: Refund Request

Good afternoon!

I have a refund request as follows:

Receipt number: E051597
Amount: \$ 25.00
Payable to: ROCKWELL DEVELOPMENT INC
3539 BRIAR CREEK LN
AMMON ID 83406

Reason: Ownership Change filed for 1 water rights. Additional information was required; it was requested but not received. Therefore, we are returning their ownership change unprocessed and they are entitled to a full refund.

Let me know if you have any questions or need additional information. Have a great day!!!



IDAHO DEPARTMENT OF
WATER RESOURCES

Jonie Baily | Technical Records Specialist

900 N Skyline Drive Ste. A, Idaho Falls, ID 83402

Phone number: (208) 525-7161

Fax number: (208) 525-7177

Email: jonie.baily@idwr.idaho.gov

Website: www.idwr.idaho.gov

Baily, Jonie

From: Baily, Jonie
Sent: Thursday, June 11, 2026 11:47 AM
To: nate@rockwellhomes.net
Subject: FW: 25-7077 Ground water right change of ownership

Nate:

As of today, I have not received any additional information. In order to process the application, we will need the information below. Please supply a copy of the deeds including all the property purchased and a full chain of title. Also, either an additional fee for a split or additional information indicating your ownership in the entire place of use of use and/or notice to property owners. If we do not receive the necessary information/fees within 30 days we will return your notice and all attachments and notice will not be processed.



IDAHO DEPARTMENT OF
WATER RESOURCES

Jonie Baily | Technical Records Specialist

900 N Skyline Drive Ste. A, Idaho Falls, ID 83402

Phone number: (208) 525-7161

Fax number: (208) 525-7177

Email: jonie.baily@idwr.idaho.gov

Website: www.idwr.idaho.gov

From: Baily, Jonie
Sent: Monday, May 4, 2026 9:11 AM
To: Nate Clark <nate@rockwellhomes.net>
Subject: RE: 25-7077 Ground water right change of ownership

Nate:

The deed I received is for the West Parcel only. I need a copy of the deed for East Parcel (NESW) if that was purchased as well along with a full chain of title which I have not received. The current owners of the water right is EL Rancho No 3 LLC, there is a name change in the back file that I found to SS Rancho LLC, we will still require a full chain of title from SS Rancho LLC (El Rancho No 3 LLC) to SJS Ranch LLS. Also it appears a split will be required. According to the legal description for the west parcel, you purchased 34.7 acres withing the NWSW and the water right is for 38 acres and appears to cover a potion of the properties owned by Wayn and Tina Barnes, Robert and Kerry Anderson and Daniel and Charlotte Barnes. If the water rights were withheld, we would been copies of the deeds showing they were withheld, or a release from the property owners. Also, even if the water rights were withheld notice to the property owners is required per Idaho Code. If this will be split an additional filing fee is required. Please provide the deed for the East Parcel (deed(s) for all the property purchased), a full chain of title and evidence the water right was withheld (along with notice to property owners) or the additional filing fee.

If you have additional questions please feel free to contact me via email or at the number below.



IDAHO DEPARTMENT OF
WATER RESOURCES

Jonie Baily | Technical Records Specialist

900 N Skyline Drive Ste. A, Idaho Falls, ID 83402

Phone number: (208) 525-7161

Fax number: (208) 525-7177

Email: jonie.baily@idwr.idaho.gov

Website: www.idwr.idaho.gov

From: Nate Clark <nate@rockwellhomes.net>

Sent: Monday, May 4, 2026 8:47 AM

To: IDWRInfo <idwrinfo@idwr.idaho.gov>; Baily, Jonie <Jonie.Baily@idwr.idaho.gov>

Subject: Re: 25-7077 Ground water right change of ownership

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.

Jonie,

Can I get an update on this? I would really like to get this done so I don't have to think about it. Let me know what else you need from me thank you.

Nate Clark
Rockwell Homes
208-757-7477

On Fri, Apr 24, 2026 at 12:02 PM Nate Clark <nate@rockwellhomes.net> wrote:

Hi,

Please see the attached new deed, which shows ownership consistent with the PSA. This deed was recorded on 4/22/2026.

Thanks,

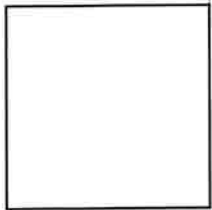
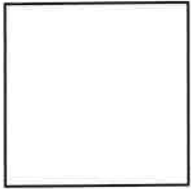
Nate Clark
Rockwell Homes
208-757-7477

On Wed, Apr 22, 2026 at 4:44 PM Nate Clark <nate@rockwellhomes.net> wrote:

I have already mailed the Notice of Change of Ownership for 25-7077.

Additionally, please find the attached Record of Survey (ROS) and the warranty deed, which provides the ownership history for the property, as well as the signed PSA from the new ownership.

Thanks!



Nate Clark
Director of Land Development
Rockwell Homes Inc.

C: 208-757-7477

E: nate@rockwellhomes.net

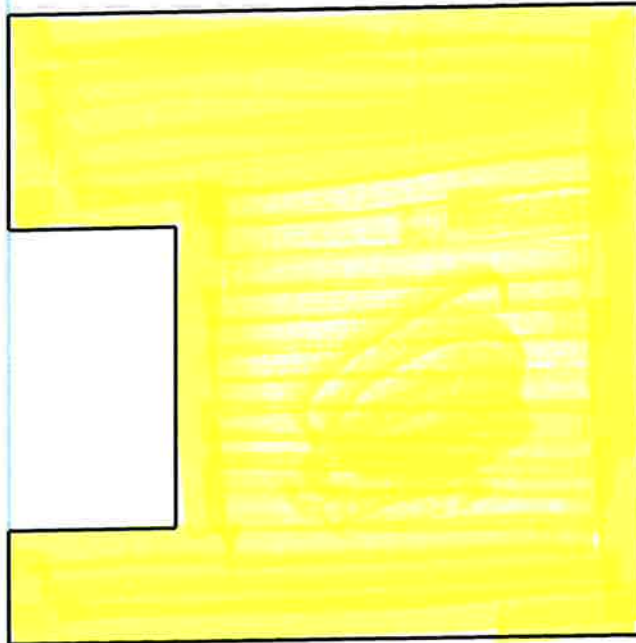
Website

www.rockwellhomes.net



3395 Hwy 200, Suite 100, Boise, ID 83725

5/4/2026 Sent status update. Had been emailing the State office as well. 5/6/2026 Still no reply?



498474 SJS Ranch LLC TO Rockwell Homes Inc.

4/28/2026

Scale: 1 inch= 400 feet

File:

Tract 1: 34.7752 Acres, Closure: s12.4512w 0.01 ft. (1/429732), Perimeter=5968 ft.

01 /sw,16,4n,39e
02 /n00.0241e 1311.86
03 n00.0241e 235.78
04 n89.1241e 350.00
05 n00.0241e 627.88
06 s89.1241w 350.00
07 n00.0241e 448.21

08 n89.1424e 1320.00
09 s00.0241w 1316.49
10 s89.2628w 1319.94



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Governor Brad Little

Director Mathew Weaver

April 27, 2026

ROCKWELL HOMES LLC
3539 BRIAR CREEK LN
AMMON ID 83406

RE: Change in Ownership Water Right No. 25-7077

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership.

Our review of your notice indicates that additional information is required before we can process the change. information required is indicated below:

**** **Evidence of Ownership/Additional Filing Fee (If Split):** Please supply a copy of the deed or deeds indicating your ownership in the property and/or water right listed above. According to the records filed with the department the current owner of the water right is El Rancho No 3 LLC, the documents will need to be a full chain of title back to the current owner of the water right. Please review the map attached if a split is required, please provide an additional filing fee. The filing fee for a split ownership change is \$100.00 per water right, therefore if a split is required an additional \$75.00 would be required.

Because the Department cannot process the ownership change without proper documentation/fees, we will hold any action on your notice pending receipt of the necessary information/fees. If we do not receive the necessary information/fees within 30 days we will return your notice and all attachments and your notice will not be processed.

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Bailly
Technical Records Specialist

SCANNED
APR 27 2026

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

4/27/2026

Water Right 25-7077

Owner Type **Name and Address**
 Current Owner EL RANCHO NO 3 LLC
 1175 S 5TH W
 REXBURG, ID 83440
 (208) 356-3787

Priority Date: 11/4/1975

Basis: Decreed

Status: Active

Source
 GROUND WATER

Tributary

Beneficial Use
 IRRIGATION

<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
04/01	10/31	1.390 CFS	280.0 AF
<u>Total Diversion</u>		1.390 CFS	280.0 AF

Source and Point(s) of Diversion:

GROUND WATER NWSW

Sec. 16, Twp 04N, Rge 39E, JEFFERSON County

Place Of Use:

IRRIGATION within JEFFERSON County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
04N	39E	16									40.0	38.0							78.0

POU Total Acres: 78.0

Conditions of Approval:

1. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

State of Idaho
Department of Water Resources

Water Right

25-7077

(IRRIGATION)

EL RANCHO NO 3 LLC

39E



- | | |
|---|--|
|  Place Of Use Boundary |  Sections |
|  State Outline |  Quarter Quarters |
|  Townships |  Parcels |



0 0.1 0.2 0.3 0.4 Miles



Imagery: 2023 Aerial Photography
Prepared By Bailly, Jonie

SCANNED

APR 27 2026