

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

AUG 12 2022

Notice of Change in Water Right Ownership Department of Water Resources
Eastern Region

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 #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
122-13610	Yes ☒	Yes ☐		Yes ☐	Yes ☐
122-14483	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Price Brothers
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): T & C Land Holdings LLC W. RYAN THURSON
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☒ and/or
- 117 N 2nd EAST Rexburg ID 83440
Mailing address City State ZIP
- 208-709-8471 tclandholdings1k@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: 08/24/2021
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
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] Owner 08/12/2022
Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only:

Received by M. Pettis Date 8-12-22 Receipt No. E048409 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 [Signature] Date 8/31/22

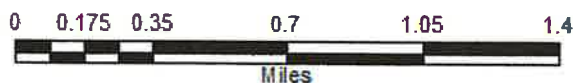
State of Idaho
Department of Water Resources

Water Right

22-13610

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Legend

- Point of Diversion
- Place of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters



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Idaho Department of Water Resources Idaho Department of Water Resources

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Water Rights

Water Right Report

6/15/2022
IDAHO DEPARTMENT OF WATER RESOURCES
Water Right Report
WATER RIGHT NO. 22-13610

Owner Type	Name and Address
Current Owner	PRICE BROS 73 HARPER PO BOX 563 DRIGGS, ID 83422 2083542252
Current Owner	VIRGINIA P PRICE 73 HARPER AVE PO BOX 563 DRIGGS, ID 83422 2083542252
Current Owner	JAMES W PRICE
Current Owner	MARLENE T PRICE PO BOX 212 DRIGGS, ID 83422 2083542381
Directors Report Owner	DALE K PRICE 73 HARPER PO BOX 563 DRIGGS, ID 83422 2083542252

Priority Date: 06/01/1899
Basis: Decreed
Status: Active

Source	Tributary
TETON CREEK	TETON RIVER

Beneficial Use	Exempt To	Diversion Rate	Volume
IRRIGATION	04/15 10/31	0.47 CFS	
Total Diversion		0.47 CFS	

Location of Point(s) of Diversion:

TETON CREEK|N|WSESE|Sec. 19|Township 05N|Range 46E|TETON County
Place(s) of use:
Place of Use Legal Description: IRRIGATION TETON County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
05N	45E	26		NWNE 1.9		SWNE 16								
				SENE 6.9										

Total Acres: 24.8

Conditions of Approval:

- 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.
- This right is a split from former right 22-461.
- C05 Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.

Dates:

Licensed Date:
Decreed Date: 06/09/2009
Enlargement Use Priority Date:
Enlargement Statute Priority Date:
Water Supply Bank Enrollment Date Accepted:
Water Supply Bank Enrollment Date Removed:
Application Received Date:
Protest Deadline Date:
Number of Protests: 0

Other Information:

State or Federal: S
Owner Name Connector:
Water District Number: TBD
Generic Max Rate per Acre:
Generic Max Volume per Acre:
Civil Case Number:
Old Case Number:
Decree Plaintiff:
Decree Defendant:
Swan Falls Trust or Nontrust:
Swan Falls Dismissed:
DLE Act Number:
Cary Act Number:
Mitigation Plan: False

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Instrument # 270629

TETON COUNTY, IDAHO
08-24-2021 12:10:00 No. of Pages: 9
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: \$16.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **966353-T (JP)**

Date: August 18, 2021

For Value Received, **James W. & Marlene T. Price Family, LLC**, an Idaho limited liability company and **Marilyn Anderson**, a married woman as her sole and separate property and **Dale K. Price, JR.**, a married man as his sole and separate property and **Kenneth P. Price**, a married man as his sole and separate property and **R. Vandes Price**, a married man as his sole and separate property and **Linda Bingham**, a married woman as her sole and separate property, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **T & C Land Holdings LLC**, an Idaho limited liability company, hereinafter called the Grantee, whose current address is **117 North 2nd East, Rexburg, ID 83440**, the following described premises, situated in **Teton County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A**, and by this referenced incorporated herein.

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.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **966353-T (JP)**

Date: **August 18, 2021**

For Value Received, **James W. & Marlene T. Price Family, LLC, an Idaho limited liability company and Marilyn Anderson, a married woman as her sole and separate property and Dale K. Price, JR., a married man as his sole and separate property and Kenneth P. Price, a married man as his sole and separate property and R. Vandes Price, a married man as his sole and separate property and Linda Bingham, a married woman as her sole and separate property**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **T & C Land Holdings LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **117 North 2nd East, Rexburg, ID 83440**, the following described premises, situated in **Teton County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

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: 08/18/2021

Warranty Deed
- continued

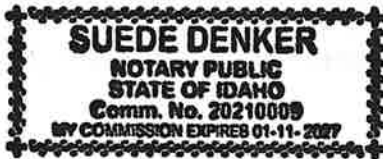
File No.: 966353-T (JP)

James W. & Marlene T. Price Family, LLC, an Idaho
limited liability company

By: Layne W. Price
Layne W. Price, Manager

STATE OF Idaho)
ss.
COUNTY OF Twin Falls)

On this 20th day of August, 2021, before me, a Notary Public in and for said State, personally appeared **Layne W. Price**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **James W. & Marlene T. Price Family, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within Instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.



Suede Denker
Notary Public of Idaho
Residing at: Twin Falls, ID
Commission Expires: 01-11-27

Date: 08/18/2021

Warranty Deed
- continued

File No.: 966353-T (JP)

James W. & Marlene T. Price Family, LLC, an Idaho
limited liability company

By: James Alan Price
James Alan Price, Manager

STATE OF Utah IDAHO)
SS.
COUNTY OF TETON)

On this 20th day of August, 2021, before me, a Notary Public in and for said State, personally appeared **James Alan Price**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **James W. & Marlene T. Price Family, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that they executed the same in said Limited Liability Company's name.



Chris L. Moss
Notary Public of ~~Utah~~ Idaho
Residing at: Driggs
Commission Expires: 7-10-2024

Date: 08/18/2021

Warranty Deed
- continued

File No.: 966353-T (JP)

Marilyn Anderson
Marilyn Anderson

STATE OF Idaho)
COUNTY OF Madison) ss.

On this 20th day of August, 2021, before me, a Notary Public in and for said State, personally appeared **Marilyn Anderson**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged to me that she executed the same.



Lynda Merrill
Notary Public of Idaho
Residing at: Freder
Commission Expires: 4-4-2026

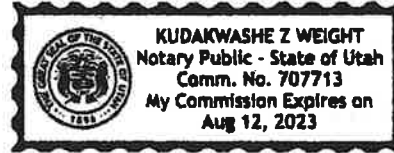
Date: 08/18/2021

Warranty Deed
- continued

File No.: 966353-T (JP)

Dale K. Price, Jr.
Dale K. Price, JR

STATE OF Utah)
COUNTY OF UTAH)
SS.



On this 19 day of August, 2021, before me, a Notary Public in and for said State, personally appeared **Dale K. Price, JR**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged to me that he executed the same.

K. Weight
Notary Public of Utah
Residing at: Lehi, UTAH
Commission Expires: 08/12/2023

Date: 08/18/2021

Warranty Deed
- continued

File No.: 966353-T (JP)

Kenneth P. Price
Kenneth P. Price

STATE OF Idaho)
COUNTY OF ADA)
SS.

On this 19th day of August, 2021, before me, a Notary Public in and for said State, personally appeared **Kenneth P. Price**, known or identified to me to be the person(s) whose name(s) subscribed to the within instrument, and acknowledged to me that executed the same.



Andy Terrell
Notary Public of Idaho
Residing at: Canyon County
Commission Expires: 11/22/2025

Date: 08/18/2021

Warranty Deed
- continued

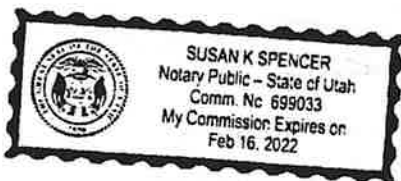
File No.: 966353-T (JP)

R. Vandes Price

R. Vandes Price

STATE OF Utah)
COUNTY OF Davis)

On this 19 day of August, 2021, before me, a Notary Public in and for said State, personally appeared **R. Vandes Price**, known or identified to me to be the person(s) whose name(s) subscribed to the within instrument, and acknowledged to me that executed the same.



Susan K. Spencer
Notary Public of Utah 1921 S. 1250 E.
Residing at: Clearfield, UT 84015
Commission Expires: Feb 16, 2022

Date: 08/18/2021

Warranty Deed
- continued

File No.: 966353-T (JP)

Linda Bingham
Linda Bingham

STATE OF Idaho)
SS.
COUNTY OF Franklin)

On this 19th day of August, 2021, before me, a Notary Public in and for said State, personally appeared **Linda Bingham**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged to me that she executed the same.



Cessilee Carter
Notary Public of Idaho
Residing at: Preston, ID
Commission Expires: 03/11/2022

EXHIBIT A**PARCEL 1:**

A PART OF THE E 1/2 SECTION 26, TWP. 5N., RNG. 45E., B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:
FROM THE N 1/4 CORNER OF SAID SECTION 26, THENCE S 00°09'28"W, 1686.88 FEET ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 26 AND THENCE S 89°55'51"E, 53.99 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S 89°55'51"E, 131.18 FEET TO A POINT;
THENCE N 48°10'21"E, 184.02 FEET TO A POINT;
THENCE S 89°55'09"E, 196.93 FEET TO A POINT;
THENCE 717.79 FEET ALONG A 1030.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 39°55'42" AND A CHORD BEARING N 70°07'00"E, 703.35 FEET TO A POINT ON THE NORTH LINE OF THE SW 1/4 NE 1/4 OF SAID SECTION 26;
THENCE S 89°55'10"E, 146.59 FEET ALONG THE NORTH LINE OF THE SW 1/4 NE 1/4 OF SAID SECTION 26 TO THE NE CORNER OF THE SW 1/4 NE 1/4 OF SAID SECTION 26;
THENCE S 00°07'19"E, 1113.22 FEET ALONG THE EAST LINE OF THE SW 1/4 NE 1/4 OF SAID SECTION 26 TO A POINT;
THENCE S 89°54'16"W, 198.00 FEET TO A POINT;
THENCE S 00°07'19"E, 214.50 FEET TO A POINT ON THE NORTH LINE OF THE DRIGGS TOWNSITE AS RECORDED IN PLAT INSTRUMENT #120207;
THENCE S 89°54'14"W, 254.89 FEET ALONG THE NORTH LINE OF THE DRIGGS TOWNSITE TO A POINT; THENCE N 00°05'44"W, 119.00 FEET TO A POINT;
THENCE S 89°54'16"W, 282.00 FEET TO A POINT;
THENCE N 00°05'44"W, 93.74 FEET TO A POINT;
THENCE N 89°55'31"W, 8.36 FEET TO A POINT;
THENCE N 00°04'29"E, 354.75 FEET TO A POINT;
THENCE N 89°55'31"W, 121.00 FEET TO A POINT;
THENCE N 00°04'29"E, 170.75 FEET TO A POINT;
THENCE N 89°55'31"W, 412.79 FEET TO A POINT ON THE WEST LINE OF STATE HIGHWAY 33;
THENCE N 00°09'33"E, 228.71 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

PARCEL 2:

A PART OF THE N 1/2 NE 1/4 OF SECTION 26, TWP. 5N., RNG. 45E., B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:
FROM THE SE CORNER OF THE NE 1/4 NE 1/4 OF SAID SECTION 26,
THENCE N 89°55'10"W, 990.00 FEET ALONG THE SOUTH LINE OF THE NE 1/4 NE 1/4 OF SAID SECTION 26 TO THE POINT OF BEGINNING;
THENCE CONTINUING N 89°55'10"W, 482.83 FEET ALONG THE SOUTH LINE OF THE N 1/2 NE 1/4 OF SAID SECTION 26 TO A POINT;
THENCE 35.59 FEET ALONG A 1030.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°58'48" AND A CHORD BEARING N 49°09'45"E, 35.59 FEET TO A POINT;
THENCE N 48°10'21"E, 607.78 FEET TO A POINT;
THENCE S 00°24'06"E, 429.29 FEET TO THE POINT OF BEGINNING.



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

September 2, 2022

T & C LAND HOLDING LLC
117 N 2ND E
REXBURG ID 83440-1619

Re: Change in Water Right Ownership: 22-13610 (Split into 22-13610 and **22-14483**)

Dear Water Right Holder:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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) 287-4920.

Sincerely,

Debbi Judd

Technical Records Specialist

Enclosures

c: JAMES W AND MARLENE T PRICE FAMILY TRUST
WATER DISTRICT 01 – *via email*