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JUL 05 2022

DEPARTMENT OF
WATER RESOURCESSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

RECEIVED

JUN 21 2022

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, of the instructions. DE✓

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
21-12891 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
21-11182 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
21-2011 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
21-76B ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
21-77B	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: James T Cole & Susan B Cole
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Howard Creek Ranch, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- P.O. Box 1147 Bozeman MT 59771-1147
Mailing address City State Zip
406-581-2513 robert@beartoothgroup.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: 5/10/22
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] Trustee 5/23/10
Signature of new owner/claimant Title, if applicable Date
Raymond Thomas Goodrich
Print name

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

Received by acth Date 6/21/22 For IDWR Office Use Only: C113577 8/1/22
Receipt No. E048253 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 dy Date 8/30/22

After recording, please return to:

Raymond Thomas Goodrich
Howard Creek Ranch, LLC
151 4th Street W, #2789
Ketchum, ID 83340

**GRANT DEED
HOWARD CREEK RANCH**

Robert T Cole, as Successor Trustee of the Cole Family Trust, dated October 12, 1988 ("Grantor") for good and valuable consideration, hereby convey, grants and transfers to Howard Creek Ranch, LLC, an Idaho Limited Liability Company, ("Grantee"), whose mailing address is 151 4th Street W, #2789, Ketchum, ID 83340, the following described real property situated in Fremont County, State of Idaho, to-wit:

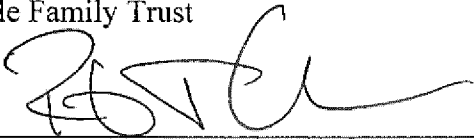
See Exhibit "A" attached hereto, and this this reference made a part hereof.

SUBJECT TO taxes and assessment for the year 2021 and all subsequent years, together with all existing easement, rights of way, reservations and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate surveyor inspection of the premises would show.

This conveyance shall include all appurtenances, tenements, hereditament, reversions, remainders, easements, rights-of-way, and water rights in any wise appertaining to the property herein described

IN WITNESSS WHEREOF, the Grantor has executed this instrument effective as of May __, 2022.

The Cole Family Trust

By: 

Robert T Cole, Successor Trustee

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

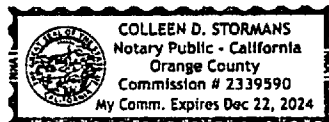
On May 9, 2022 before me, Colleen D. Stormans, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Robert T. Cole
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Colleen D. Stormans
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Cole Family Trust

Document Date: May 9, 2022 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

EXHIBIT 'A'
TITLE DESCRIPTION TO HOWARD CREEK RANCH

Parcel 1:

Township 15 North, Range 43 East, Boise Meridian, Fremont County, Idaho

Section 11: Southeast Quarter Northwest Quarter, South Half Northeast Quarter lying South and West of Highway 87, East Half Southwest Quarter, Southeast Quarter

LESS: A parcel of land being on the Southwesterly side of the centerline of State Highway 87, Project No. LPR 35-A Highway Survey, as shown on the plans thereof now on file in the office of the Idaho Transportation Department, Division of Highways, and being a portion of the South Half Northeast Quarter and the Northeast Quarter Southeast Quarter of Section 11, Township 15 North, Range 43 East, Boise Meridian, Fremont County Idaho described as follows: Beginning at the Northeast corner of the Southwest Quarter Northeast Quarter of Section 11, Township 15 North, Range 43 East, Boise Meridian, Fremont County, Idaho, thence South 89°32'00" West along the North line of said Southwest Quarter Northeast Quarter a distance of 1,016.42 feet; thence South 39°02'07" East 1,897.68 feet; thence North 49°51'18" East 1,276.68 feet to a point in the Southwesterly right of way line of existing State Highway No. 87, thence Northwesterly along said right of way line 893.0 feet, more or less to a point in the North line of the Southeast Quarter Northeast Quarter of said Section 11; thence South 89°32'00" West along said North line 560.84 feet to the point of beginning.

Section 12: All of the South Half Southwest Quarter and Southwest Quarter Northwest Quarter lying West of Highway 87, LESS that portion which lies South and East of Highway 191-20

AND

Section 13: North Half Northwest Quarter lying West of Highway 191-20

AND ALSO: All of Lake View Trailer Estates, Division No. 1, recorded November 14, 1966, in Book C of Plats, Page 44, official records of Fremont County, Idaho, being previously described as:

Beginning at a point that is South 0°13'15" West 1,320.00 feet, more or less from the Northwest corner of Section 13, Township 15 North, Range 43 East, Boise Meridian, Fremont County, Idaho, said Point of Beginning being the Northwest corner of the Southwest Quarter Northwest Quarter of said Section 13; and running thence South 0°13'15" West 325.80 feet; thence North 78°46' East 602.74 feet to the point on the Westerly right of way line of US Highway

No. 191, said point being a curve with a radius of 3,918.20 feet and a tangent that bears North 23°15'27" East and said point also being Station 483+53.94 and 100.00 feet normal and to the center line of US Highway No. 191; thence to the right along said curve 232.43 feet; thence South 89°48'30" West 688.00 feet to the Point of Beginning,

AND ALSO:

Section 14: East Half Northwest Quarter, Northeast Quarter

SUBJECT TO THE FOLLOWING DESCRIBED ACCESS EASEMENT:

Beginning at a point that is North 0°11'51" West 1,323.34 feet along the section line and North 89°37'09" East 830.89 feet from the Southeast corner of said Section 11 and running thence North 89°37'09" East 713.20 feet to a point on the West right of way line of State Highway No. 287; thence South 42°05'28" East 66.98 feet along said right of way line; thence South 89°37'09" West 743.53 feet; thence North 16°16'08" West 51.99 feet to the point of beginning

TOGETHER WITH THE FOLLOWING EASEMENT:

Beginning at a point that is North 0°11'51" West 1,323.34 feet along the sectional line and North 89°37'09" East 762.29 feet from the Southwest corner of said Section 12 and running thence North 89°37'09" East 781.79 feet to a point on the West right of way line of State Highway No. 287; thence South 42°05'28" East 66.98 feet along said right of way line; thence South 89°37'09" West 743.53 feet; thence South 16°16'08" East 197.67 feet; thence South 75°43'40" West 65.16 feet; thence North 16°27'14" West 266.16 feet to the point of beginning.

LESS AND EXCEPTING FROM THE ABOVE LEGAL'S:

Beginning at a point that is North 0°11'51" West 860.59 feet along the Section line from the Southeast corner of said Section 11 and running thence North 75°43'40" West 927.82 feet; thence North 16°16'08" West 249.54 feet; thence South 89°37'09" West 860.89 feet to a point on the East line of said Section 11; thence South 0°11'51" West 32.16 feet along said section line; thence South 75°36'57" West 4,064.15 feet; thence South 01°05'11" East 204.48 feet; thence North 75°34'26" East 3,863.31 feet; thence South 14°23'05" East 217.66 feet; thence North 75°43'40" East 137.34 feet to the point of beginning.

Parcel 2:

Part of the Southeast Quarter Southwest Quarter of Section 12, Township 15 North, Range 43 East, Boise Meridian, Fremont County, Idaho, described as:

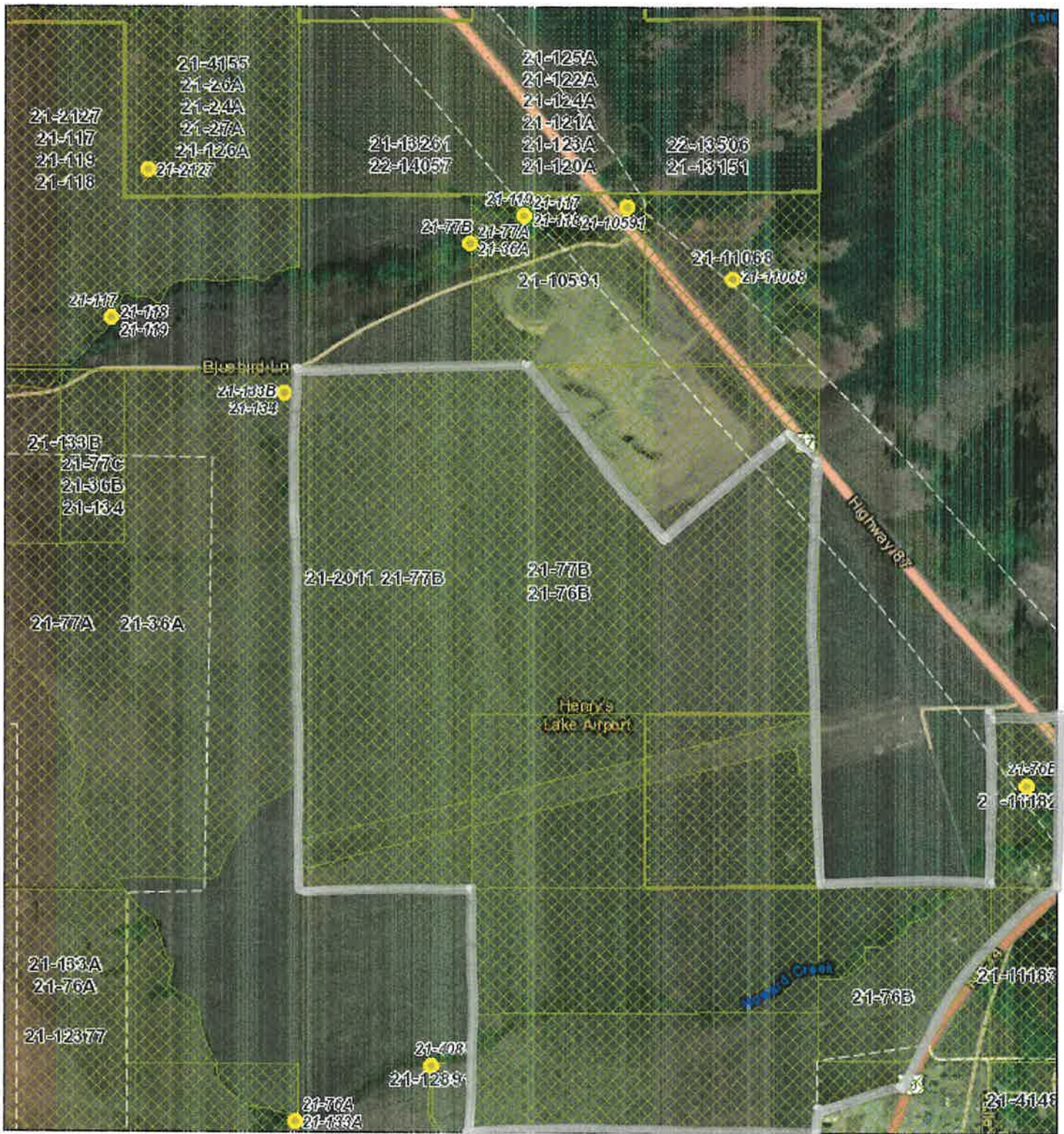
Beginning at a point that is North 00°12'40" West 1,092.55 feet along the North-South centerline of said Section 12 from the South Quarter corner of said Section 12 and running thence North 00°12'40" West 223.41 feet to the

Northeast corner of said Southeast Quarter Southwest Quarter, thence North 89°55'07" West 876.31 feet along the North line of said Southeast Quarter Southwest Quarter to the Northerly right of way line of State Highway No. 87, thence South 41°30'00" East 760.31 feet along said right of way line; thence North 47°16'37" East 508.19 feet to the point of beginning.

ALSO including a part of the North Half of the Southwest Quarter of Section 12, Township 15 North, Range 43 East, Boise Meridian, Fremont County, Idaho, described as :

Beginning at a point that is North 00°12'40" West 1,315.95 feet along the North-South centerline of said Section 12, from the South Quarter corner of said Section 12 and running thence North 89°55'07" West 876.31 feet along the North line of the South Half of the Southwest Quarter of said Section 12 to a point on the Northerly right of way line of State Highway 87, thence North 41°30'00" West 139.15 feet along said right of way line to a right of way monument; thence North 88°00'21" East 968.59 feet along a fence line to a point on said North-South centerline of Section 12, thence South 00°12'40" East 139.17 feet along said centerline to the point of beginning.

Water Rights



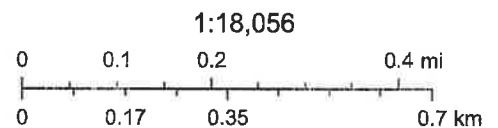
5/25/2022, 6:01:34 AM

POU - Water Rights

 All Other POU (non-provider)

 Irrigation Providers and Municipal Service Areas

 POD - Water Rights



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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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

HOWARD CREEK RANCH, LLC
PO BOX 1147
BOZEMAN MT 59771-1147

Re: Change in Ownership for Water Right Nos: 21-76B, 21-77B, 21-2011, 21-11182, and 21-12891

Dear Water Right Holder:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water rights 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) 287-4920 or debby.judd@idwr.idaho.gov.

Sincerely,

Debby Judd
Technical Records Specialist

Enclosures

c. Water District 01 – *via email*