

JUL 05 2022

DEPARTMENT OF
WATER RESOURCES

STATE 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, 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?
21-77B ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
21-36B ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
21-77C ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
21-133B ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
21-134 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Slash E Ranch and James T. Cole & Susan B. Cole
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Targhee 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: Robert Keith Digitally signed by Robert Keith
Date: 2022.05.25 05:43:44 -05'00' Managing Member 5/23/22
Signature of new owner/claimant Title, if applicable Date
Robert Keith
Print name

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

Received by Cx dh Date 6/21/22 For IDWR Office Use Only: 0113576 8/75 8/1/22
Receipt No. E048254 Receipt Amt. \$2500
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 dj Date 8/30/22

After recording, please return to:

Robert Keith
Targhee Creek Ranch, LLC
P.O. Box 1147
Bozeman, MT 59771-1147

GRANT DEED

Slash E Ranch, LLC, an Idaho Limited Liability Company and Robert T Cole, as the Successor Trustee of the Cole Family Trust, dated October 12, 1988 aka the Cole Family Trust ("Grantor") for good and valuable consideration, hereby convey, grants and transfers to Targhee Creek Ranch, LLC, an Idaho Limited Liability Company ("Grantee"), whose mailing address is P.O. Box 1147, Bozeman, MT 59771-1147, the following described real property situate in Fremont County, State of Idaho, to-wit:

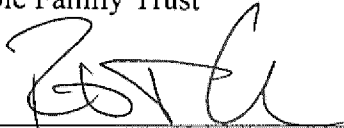
See Exhibit "A" attached hereto, and this this reference made a part hereof.

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.

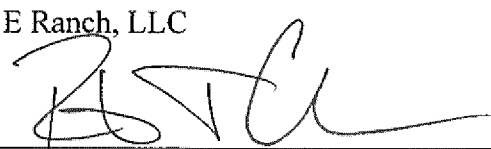
This conveyance shall include all appurtenances, tenements, hereditament, reversions, remainders, easements, rights-of-way, and water rights in any wise appertaining to the property herein described

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

The Cole Family Trust

By: 
Robert T Cole, Successor Trustee

Slash E Ranch, LLC

By: 
Robert T Cole, Manager

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 }

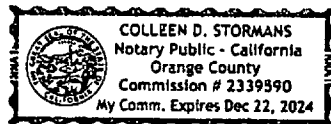
On May 9th 2022 before me, Colleen D. Stormans, Notary Public
Date Here Insert Name and Title of the Officer

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: The Cole Family Trust, Grant Deed.

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: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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State of California

County of Orange }

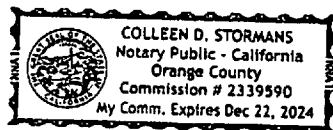
On May 9th 2022 before me, Colleen D. Stormans, Notary Public
Date Here Insert Name and Title of the Officer

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: Slash E. Ranch, Grant Deed.

Document Date: May 9 2022 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer – Title(s): _____ ☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General ☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator

☐ Other: _____ ☐ Other: _____

Signer is Representing: _____ Signer is Representing: _____

EXHIBIT 'A'

Parcel 1:

Beginning at a point 37 feet West of the Northeast corner of the South Half of the Northwest Quarter of Section 10, Township 15 North, Range 43 East of the Boise Meridian, Fremont County Idaho; Thence West 660 feet; Thence South 660 feet; Thence East 660 feet; Thence North 660 feet to the Point of Beginning.

Parcel 2:

Township 15 North, Range 43 East, Boise Meridian, Fremont County, Idaho Section 9: East Half Northeast Quarter

ALSO: Beginning at the Northeast corner of the Southeast Quarter of Section 9 and running Thence South 722.8 feet; Thence North 34°45' West 423.4 feet; Thence North 20°20' West 395.8 feet; Thence East to the Point of Beginning. Section 10: Northwest Quarter

ALSO: North half Southwest Quarter; Excepting therefrom:

Beginning at a point as the section line 715.4 feet South of the West Quarter corner of Section 10; Thence South 34°45' East a distance of 225.3 feet; Thence South 19°15' East a distance of 441.2 feet; Thence North 89°54'15" West a distance of 273.3 feet; Thence North 0°03' West a distance of 601.3 feet to the Point of Beginning

Also excepting therefrom:

Beginning 37 feet West of the Northeast corner of the South half of the Northwest Quarter of Section 10, Township 15 North, Range 43 East, Boise Meridian, Fremont County, Idaho and thence West 600 feet; thence South 660 feet; thence East 660 feet; thence North 660 feet to the point of beginning

Parcel 3:

Township 15 North, Range 43 East, Boise Meridian, Fremont County, Idaho Section 10: South Half Northeast Quarter, EXCEPT: Beginning 37 feet West of the Northwest corner of the South half Northeast Quarter of Section 10, and running Thence East 437 feet; Thence South 660 feet; Thence West 437 feet; Thence North 660 feet to the Point of Beginning.

Parcel 4:

Tract 1: Northeast Quarter Northwest Quarter Section 11, Township 15 North, Range 43 East, Boise Meridian, Fremont County, Idaho

LESS: That portion of the following described tract lying within the Northeast Quarter Northwest Quarter of said Section 11

Commencing at a point South 89°32' West 300.83 feet from the Southeast corner of the Northwest Quarter Northeast Quarter of Section 11:

Thence South 89°32' West 715.59 feet

Thence North 40°14' West 708.87 feet

Thence North 69°45' East 585.29 feet
Thence South 40°14' East 966.61 feet to the Point of Beginning.

Tract 2:

The portion of the Northwest Quarter Northeast Quarter Section 11, Township 15 North, Range 43 East, Boise Meridian, Fremont County, Idaho described as follows: Commencing South 89°32' West 1,016.42 feet west of the Southeast corner of the Northwest Quarter Northeast Quarter of said Section 11;

Thence South 89°32' West 303.46 feet;

Thence North 00°00'01" West 361.13 feet along the West line of the Northeast Quarter Northwest Quarter of said Section 11; Thence South 40°14' East 469.81 feet to the Point of Beginning, lying South and West of a parcel deeded to the State of Idaho as Instrument No. 296744.

Parcel 5:

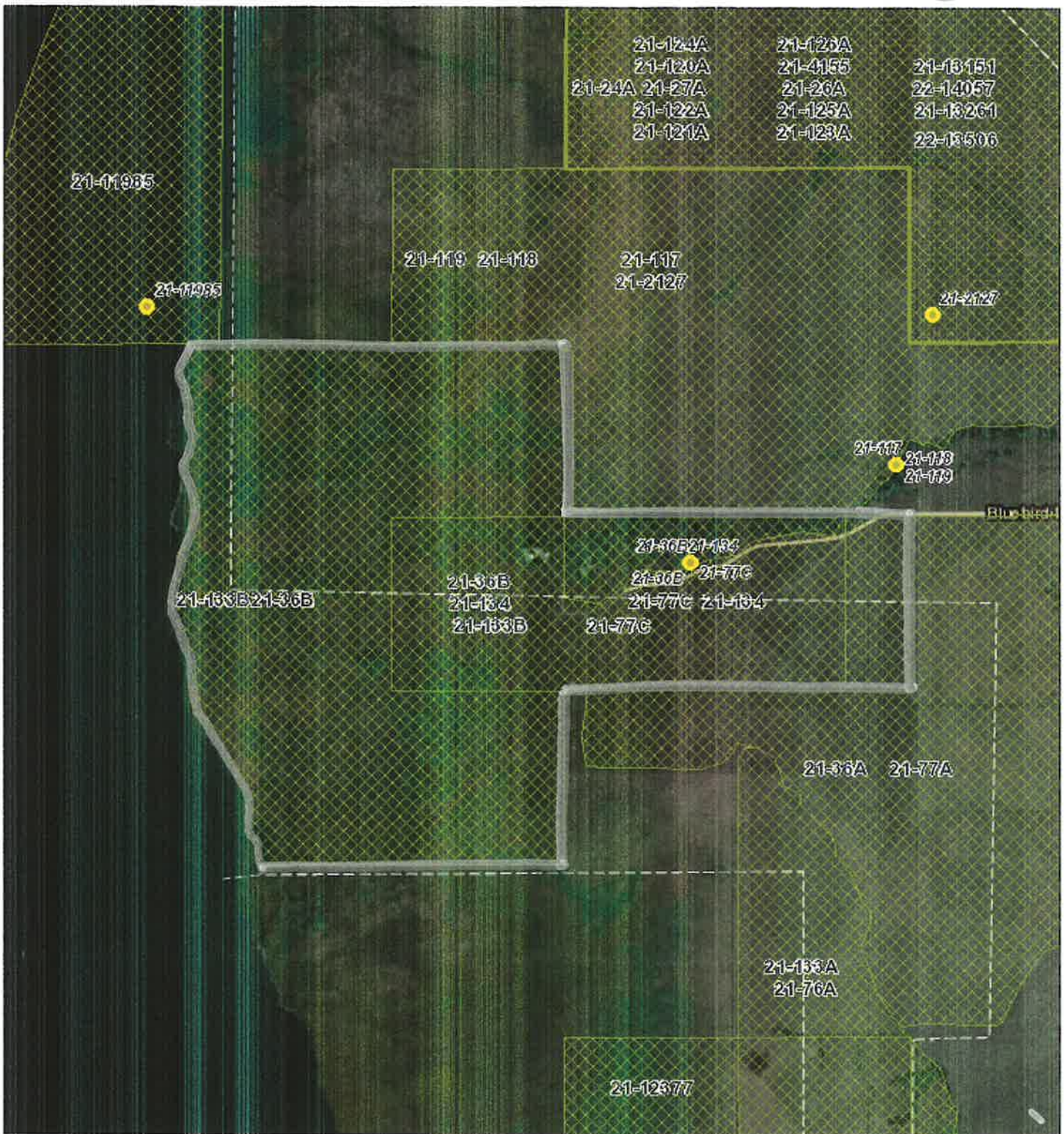
Beginning at the North Quarter Corner of Section 11, Township 15 North Range 43 East of the Boise Meridian, Fremont County, Idaho, said Point of Beginning being South 89°18'02" West 2639.49 feet from the Northeast Corner of said Section 11, and running Thence North 89°18'02" East 488.47 feet along the section line to the West line of the property described in Instrument No. 412790; Thence along said property the following two (2) courses:

(1) South 39°47'20" East 449.86 feet; Thence (2) North 71°20'42" East 15.94 feet; Thence South 39°47'20" East 63.14 feet to the Northeast Corner of the most Easterly tract of the adjoining tracts of land owned by the State of Idaho as recorded in the Fremont County Courthouse Book of Deeds, Book 69 Page 11 and Book 71 Page 11; Thence South 70°11'40" West 887.63 feet along the North line of said tracts to the West line of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of said Section 11; Thence North 0°16'32" East 683.90 feet along said West line to the Point of Beginning.

ALSO: Beginning at a State of Idaho Brass cap right-of-way monument on the Southwesterly side of State Highway No. 87, at highway station 423+15.35, said monument being North 89°18'02" East 1303.88 feet along the section line and South 0°41'58" East 620.02 feet from the North Quarter corner of Section 11, Township 15 North, Range 43 East, Boise Meridian, and running thence South 39°47'20" East 6.24 feet along said right of way line to the East line of the Northwest Quarter of the Northeast Quarter (NW¼NE¼) of said Section 11; thence South 0°23'41" West 351.93 feet along said East line to the most Northeasterly corner of a tract of land owned by the State of Idaho as recorded in the Fremont County Courthouse Book of Deeds, Book 69, Page 11; thence North 39°47'20" West 814.87 feet along the line of said tract parallel with said right of way line to the South line of the tract of land described in Instrument No. 412790; thence along said South line the following two (2) courses: (1) North 71°20'42" East 29.19 (2) Thence North 88°39'08" East 255.16 feet to the Southwesterly right of way line of said State Highway No. 87; thence South 39°47'20" East 370.61 feet along said right of way line to the point of beginning.

LESS: Highway Right of Ways

Water Rights



5/25/2022, 5:55:28 AM

POU - Water Rights



All Other POU (non-provider)

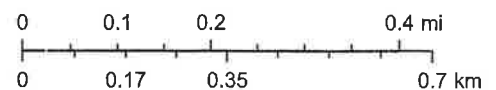


Irrigation Providers and Municipal Service Areas



POD - Water Rights

1:18,056



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



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

TARGHEE CREEK RANCH LLC
PO BOX 1147
BOZEMAN MT 59771-1147

Re: Change in Ownership for Water Right Nos: 21-36B, 21-77C, 21-133B, and 21-134

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*