

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APR 07 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 #7 of the instructions. DE ✓

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
✓ 22-11462 OK	Yes ☐	Yes ☐	✓ 22-14047 OK	Yes ☐	Yes ☐
✓ 22-11464 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
✓ 22-11459 OK	Yes ☒	Yes ☐	22-11459	Yes ☐	Yes ☐
✓ 22-14043 OK	Yes ☐	Yes ☐	22-14467	Yes ☐	Yes ☐
✓ 22-14045 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Milo D. Bahr & Myrtle A Bahr / J Triangle Ranch LLC
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Tena M. Beard
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

7380 N 500 W
Mailing address
(208) 456-2337 / (208) 390-2337
Telephone

Tetonia ID 83452
City State Zip
Tenab@silverster.com
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: _____

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.

Support Data
In File # 22-11462

8. Signature: Tena M. Beard Title, if applicable _____ Date 4.7.2022
 Signature of new owner/claimant
Tena M. Beard
 Print name

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

 Print name

Received by M. Peth Date 4-7-22 For IDWR Office Use Only: Receipt No. E047995 Receipt Amt. 225.00
 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 _____

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 # 274460
TETON COUNTY, IDAHO
03-01-2022 12:51:00 No. of Pages: 6
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: \$15.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1017714-T (jw)**

Date: **February 23, 2022**

For Value Received, **Parcel 1:**

The Milo D. Bahr and Myrtle A. Bahr Trust, dated October 14, 1996 also shown of record as Milo D. and Myrtle A. Bahr Family Trust, Shane Bahr and Mary Southwick Co-Trustees

Parcel 2:

J Triangle Ranch LLC, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto Tena Beard, an unmarried woman, hereinafter called the Grantee, whose current address is 7380 N 500 W, Tetonia, ID 83452, the following described premises, situated in Teton County, Idaho, to-wit:

Parcel 1:

**Township 6 North, Range 45 East, Teton County Idaho
Section 19: S $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$**

Less and Excepting therefrom those portions as described in Highway Right of Way Deeds recorded in Book 67 of Deeds, at Page 408, Book 67 of Deeds, at Page 461, Book 73 of Deeds, at Page 381, and Instrument No. 100361.

Parcel 2:

**Township 6 North, Range 45 East, Teton County Idaho
Section 19: N $\frac{1}{2}$ S $\frac{1}{2}$**

Less and Excepting therefrom those portions as described in Highway Right of Way Deed recorded in Book 73 of Deeds, at Page 381.

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: **02/23/2022**

Warranty Deed
- continued

File No.: **1017714-T (jw)**

Date: **02/23/2022**Warranty Deed
- continuedFile No.: **1017714-T (jw)**

The Milo D. Bahr and Myrtle A. Bahr Trust,
dated October 14, 1996 and Milo D. also shown
of record as Myrtle A. Bahr Family Trust, Milo D.
Bahr sole trustee

J Triangle Ranch, LLC

By: The Milo D Bahr and Myrtle A Bahr Family
Trust, Member

Mary Southwick, Co-Trustee

Shane E Bahr
Shane Bahr, Co-Trustee

By: _____
Name: Mary Southwick
Title: Co-Trustee

By: Shane E Bahr
Name: Shane Bahr
Title: Co-Trustee

By: The Milo D and Myrtle A Bahr Charitable
Remainder Unitrust, Member

By: _____
Name: Mary Southwick
Title: Co-Trustee

By: Shane E Bahr
Name: Shane Bahr
Title: Co-Trustee

STATE OF Idaho)
) ss.
COUNTY OF _____)

On this _____, before me, a Notary Public in and for said State, personally appeared **Mary Southwick**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Co-Trustee of the **The Milo D. Bahr and Myrtle A. Bahr Trust** Trust, and acknowledged to me that she executed the same as such Trustee.

Notary Public of Idaho
Residing at:
Commission Expires:

Date: 02/23/2022

Warranty Deed
- continued

File No.: 1017714-T (jw)

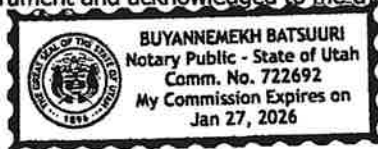
STATE OF _____)
)
) SS.
 COUNTY OF _____)

On this _____, before me, a Notary Public in and for said State, personally appeared **Mary Southwick, Co-Trustee, of The Milo D Bahr and Myrtle A Bahr Family Trust, Member of J Triangle Ranch, LLC and Mary Southwick, Co-Trustee, The Milo D and Myrtle A Bahr Charitable Remainder Unitrust, Member of J Triangle Ranch, LLC**, 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 **J Triangle Ranch, 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 she executed the same in said Limited Liability Company's name.

 Notary Public of Idaho
 Residing at:
 Commission Expires:

STATE OF Utah)
)
) SS.
 COUNTY OF Salt Lake)

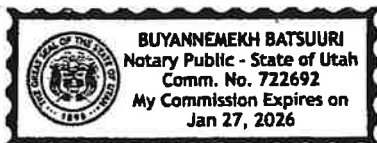
On this 02/24/2022, before me, a Notary Public in and for said State, personally appeared **Shane Bahr, Co-Trustee, of The Milo D Bahr and Myrtle A Bahr Family Trust, Member of J Triangle Ranch, LLC and Shane Bahr, Co-Trustee, The Milo D and Myrtle A Bahr Charitable Remainder Unitrust, Member of J Triangle Ranch, LLC**, 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 **J Triangle Ranch, 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.



 Notary Public of Utah
 Residing at: Herriman, Utah
 Commission Expires: January 27, 2026

STATE OF Utah)
)
) SS.
 COUNTY OF Salt Lake)

On this 02/24/2022, before me, a Notary Public in and for said State, personally appeared **Shane Bahr**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Co-Trustee of the **The Milo D. Bahr and Myrtle A. Bahr Trust**, and acknowledged to me that he executed the same as such Co-Trustee.



 Notary Public of Utah
 Residing at: Herriman, Utah
 Commission Expires: January 27, 2026

Date: 02/23/2022

Warranty Deed
- continued

File No.: 1017714-T (1w)

The Milo D. Bahr and Myrtle A. Bahr Trust,
dated October 14, 1996 and Milo D. also shown
of record as Myrtle A. Bahr Family Trust, Milo D.
Bahr sole trustee

Mary Southwick
Mary Southwick, Co-Trustee

Shane Bahr, Co-Trustee

J Triangle Ranch, LLC

By: The Milo D Bahr and Myrtle A Bahr Family
Trust, Member

By: Mary Southwick
Name: Mary Southwick
Title: Co-Trustee

By: _____
Name: Shane Bahr
Title: Co-Trustee

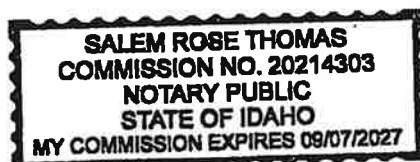
By: The Milo D and Myrtle A Bahr Charitable
Remainder Unitrust, Member

By: Mary Southwick
Name: Mary Southwick
Title: Co-Trustee

By: _____
Name: Shane Bahr
Title: Co-Trustee

STATE OF Idaho)
) ss.
COUNTY OF Bonneville)

On this Feb 24, 2022, before me, a Notary Public in and for said State, personally appeared **Mary Southwick**, known or identified to me to be the person(s) whose name(s) is subscribed to the within Instrument as Co-Trustee of the **The Milo D. Bahr and Myrtle A. Bahr Trust Trust**, and acknowledged to me that she executed the same as such Trustee.



Salem Rose Thomas
Notary Public of Idaho
Residing at: Idaho Falls, ID
Commission Expires: 9/7/2027

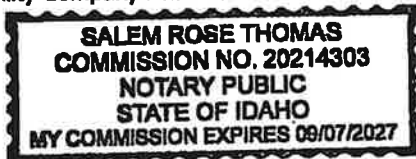
Date: 02/23/2022

Warranty Deed
- continued

File No.: 1017714-T (jw)

STATE OF Idaho)
)
COUNTY OF Bonneville)

On this Feb 24, 2022, before me, a Notary Public In and for said State, personally appeared **Mary Southwick, Co-Trustee, of The Milo D Bahr and Myrtle A Bahr Family Trust, Member of J Triangle Ranch, LLC and Mary Southwick, Co-Trustee, The Milo D and Myrtle A Bahr Charitable Remainder Unitrust, Member of J Triangle Ranch, LLC**, 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 **J Triangle Ranch, 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 she executed the same in said Limited Liability Company's name.



Salem Rose Thomas
Notary Public of Idaho
Residing at: Idaho Falls, ID
Commission Expires: 9/7/2027

STATE OF Utah)
)
COUNTY OF _____)

On this _____, before me, a Notary Public In and for said State, personally appeared **Shane Bahr, Co-Trustee, of The Milo D Bahr and Myrtle A Bahr Family Trust, Member of J Triangle Ranch, LLC and Shane Bahr, Co-Trustee, The Milo D and Myrtle A Bahr Charitable Remainder Unitrust, Member of J Triangle Ranch, LLC**, 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 **J Triangle Ranch, 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.

Notary Public of Utah
Residing at:
Commission Expires:

STATE OF Utah)
)
COUNTY OF _____)

On this _____, before me, a Notary Public In and for said State, personally appeared **Shane Bahr**, known or identified to me to be the person(s) whose name(s) is subscribed to the within Instrument as Co-Trustee of the **The Milo D. Bahr and Myrtle A. Bahr Trust Trust**, and acknowledged to me that he executed the same as such Co-Trustee.

Notary Public of Utah
Residing at:
Commission Expires:

Instrument # 177855

DRIGGS, TETON, IDAHO
2006-06-16 03:23:37 No. of Pages: 2
Recorded for : MILO BAHR
NOLAN G. BOYLE
Ex-Officio Recorder Deputy
Index to: DEED, WARRANTY

177855

RECEIVED

JUN 16 2006

TETON CO., ID
CLERK RECORDER

WARRANTY DEED

THIS INDENTURE is made this 16th day of June, 2006, by Milo D. Bahr and Myrtle A. Bahr, not individually but as Trustees of the Milo D. Bahr and Myrtle A. Bahr Family Trust, the Grantor, and J Triangle Ranch LLC, the Grantee, whose mailing address is 420 W. Highway 33, Teton, Idaho, 83452.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, and to the Grantee's heirs and assigns forever, all of the following described property in the County of Teton, State of Idaho, to-wit:

North Half of the South Half of Section 19, Township 6 North,
Range 45 E.B.M.

SUBJECT to all existing easements or claims of easements, patent reservations, rights of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, encroachments, overlaps, boundary line disputes and other matters which would be disclosed by an accurate survey or inspection of the premises.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, any remainders, rents, issues and profits therefrom; and all estate, right, title and interest in and to the property, as well in law as in equity, of the Grantor.

TO HAVE AND TO HOLD the premises and the appurtenances unto the Grantee, and to the Grantee's heirs and assigns forever. The Grantor and the Grantor's heirs shall warrant and defend the premises in the quiet and peaceable possession of the Grantee and the Grantee's heirs and assigns, against the Grantor and the Grantor's heirs, and against every person whomsoever who lawfully holds (or who later lawfully claims to have held) rights in the premises as of the date hereof.

In construing this Warranty Deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

177855

Milo D. Bahr
Milo D. Bahr, Trustee

Myrtle A. Bahr
Myrtle A. Bahr, Trustee

STATE OF IDAHO)
)ss.
County of *Teton*)

On the 16th day of June, 2006, before me, the undersigned, a notary public in and for said State, personally appeared Milo D. Bahr and Myrtle A. Bahr, known or identified to me to be the persons whose names are subscribed to the within instrument as Trustees of Milo D. Bahr and Myrtle A. Bahr Family Trust and acknowledged to me that they executed the same as such Trustees.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

DAVID L. KEARSLEY
(Notary Public
State of Idaho)

David L. Kearsley
Notary Public for Idaho
Residing at: *Driggs, Idaho*
My Commission Expires: *5-23-2009*

G:\WPDATA\GLM\triangle\wd.trust.wpd

177855

Instrument # 274453

TETON COUNTY, IDAHO
03-01-2022 11:22:00 No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: \$15.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, WARRANTY

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.: **1017846-T (jw)**

Date: **First day of March, 2022**

For Value Received, **Tena Beard, an unmarried woman**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **TR Lot Holdco, LLC, a Delaware limited liability company**, hereinafter called the Grantee, whose current address is **c/o Franklin Monroe, 227 W Monroe St. #5000, Chicago, IL 60606**, the following described premises, situated in **Teton County, Idaho**, to-wit:

NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, Township 6 North, Range 45 E.B.M., Teton County, Idaho.

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: 02/23/2022~~

Warranty Deed
- continued

File No.: 1017846-T (jw)

Tena Beard

STATE OF Idaho)
SS.
COUNTY OF Teton)

On this **First day of March, 2022**, before me, a Notary Public in and for said State, personally appeared **Tena Beard**, 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:
My Commission Expires:





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 Gary Spackman

August 03, 2022

TENA BEARD
7380 N 500 W
TETONIA ID 83452-5053

Re: Change in Water Right Ownership: 22-11462, 22-14045, 22-14043, 22-11464, 22-14047,
and 22-11459 (Split into 22-11459 and **22-14467**)

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(s) 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(s) 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) 497-3793.

Sincerely,

Christina Henman
Administrative Asst. I

Enclosure(s)
c: MYRTLE A BAHR & MILO D BAHR