

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

MAY 23 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.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
22-13817 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-13815 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Osagia LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Palisades Investments, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
1365 Meadowview Ave Rexburg ID 83440
Mailing address City State Zip
801-602-3312 chubbyspeteron@hotmail.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: August 26, 2021
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
☐ 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):
☐ \$25 per undivided water right.
☐ \$100 per split water right.
☐ 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 # 22-13815

8. Signature: *Robert L. Hannix* Attorney May 18, 2022
Signature of new owner/claimant Title, if applicable Date
Print name
- Signature: Title, if applicable Date
Signature of new owner/claimant Title, if applicable Date
Print name

For IDWR Office Use Only:

Received by: JB Date: 5/23/2022 Receipt No. E048174 Receipt Amt. \$50.-
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: JB Processed by: JB Date: 6/3/2022

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 # 270708
TETON COUNTY, IDAHO
08-30-2021 11:21:00 No. of Pages: 3
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

Date: August 24, 2021

File No.: 998777-T (jw)

For Value Received, **Palisades Properties, LLC, a Utah limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Palisades Investments, LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **1365 Meadowview Avenue, Rexburg, ID 83440**, the following described premises, situated in **Teton County, Idaho**, to-wit:

Parcel 1:

A part of the NE ¼ SW ¼ of Section 35, Township 6 North, Range 45 East, B.M., Teton County, Idaho, being further described as:

From the C ¼ corner of said Section 35, thence N. 89°37'22" W, 290.15 feet to The Point of Beginning;
Thence S. 01°41'59" W, 179.85 feet to a point; thence S. 88°43'22" E., 218.61 feet to a point on the west line of the highway right-of-way; thence S. 00°16'20" W., 1138.13 feet along the West line of the highway right-of-way; thence N. 89°36'15" W., 1254.59 feet along the south line of the NE ¼ SW ¼ of Section 35 to the SW corner NE ¼ SW ¼ of said Section 35; thence N. 00°37'36" E., 1320.97 feet along the West line of the NE ¼ SW ¼ of Section 35 to the NW corner of the NE ¼ SW ¼ of Section 35; thence S. 89°37'22" E., 1032.33 feet along the north line of the NE ¼ SW ¼ of said Section 35 to The Point of Beginning.

Parcel 2:

Together with a 60-foot road and utility easement along the southern boundary of above described property.

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: 08/24/2021

Warranty Deed
- continued

File No.: 998777-T (jw)

Palisades Properties, LLC, a Utah limited liability
company

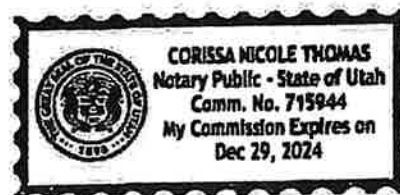
By: [Signature]
Name: Aaron Peterson
Title: Member

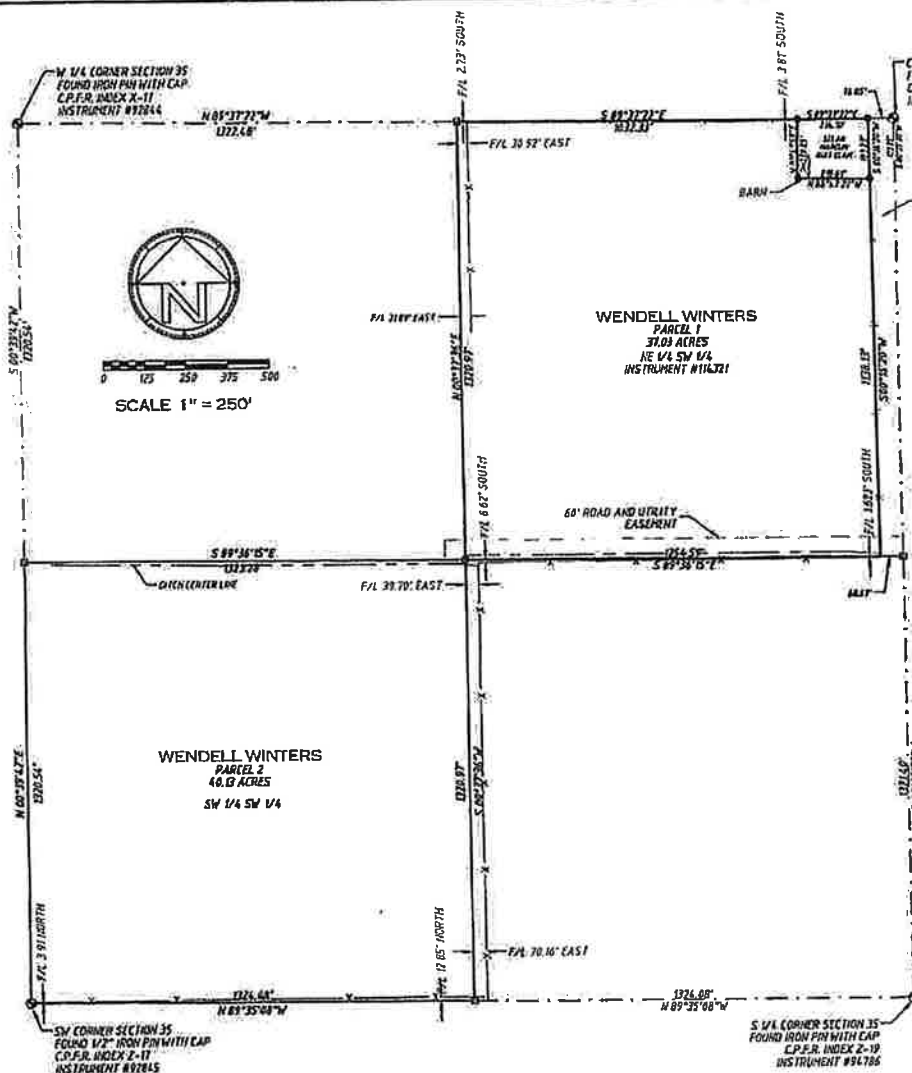
By: [Signature]
Name: James R. Garn
Title: Member

STATE OF Utah)
COUNTY OF Utah)
ss.

On this 20th day of August, before me, a Notary Public in and for said State, personally appeared **James R Garn, Member**, 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 **Palisades Properties, 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.

[Signature]
Notary Public of Utah
Residing at: 1062 W 1150 S Springville UT
Commission Expires: Dec 29, 2024





BASIS OF BEARING
WAS ESTABLISHED BY THE PROPRIETARY
LOCATED AT THE NE 1/4 CORNER OF
SECTION 35, TWP. 6N., R. 4E., S. 4E.,
B.M. 1040 (SCALE FACTOR: 1.00029345)

PROPERTY DESCRIPTION

SELAR MARCUM - QUIT CLAIM

A PART OF THE NE 1/4 SW 1/4 OF SECTION 35, TWP. 6N., R. 4E., S. 4E.,
B.M. 1040, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:
FROM THE E 1/4 CORNER OF SAID SECTION 35, THENCE N 89°37'22"W, 74.05
FEET TO THE POINT OF BEGINNING;
THENCE S 00°10'20"W, 103.23 FEET TO A POINT;
THENCE N 89°43'22"E, 210.61 FEET TO A POINT;
THENCE N 01°45'59"E, 179.85 FEET TO A POINT;
THENCE S 89°37'22"E, 74.10 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.90 ACRES, MORE OR LESS.

SUBJECT TO ALL EXISTING ROAD, UTILITY, IRRIGATION EASEMENTS,
AND RIGHT-OF-WAYS AS RECORDED IN THE OFFICE OF THE CLERK OF
TETON COUNTY, IDAHO.

PROPERTY DESCRIPTION

PARCEL 1

A PART OF THE NE 1/4 SW 1/4 OF SECTION 35, TWP. 6N., R. 4E., S. 4E.,
B.M. 1040, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:
FROM THE E 1/4 CORNER OF SAID SECTION 35, THENCE N 89°37'22"W, 230.15
FEET TO THE POINT OF BEGINNING;
THENCE S 01°45'59"E, 179.85 FEET TO A POINT;
THENCE S 89°43'22"E, 210.61 FEET TO A POINT ON THE WEST LINE OF THE
HIGHWAY RIGHT-OF-WAY;
THENCE S 00°10'20"W, 103.23 FEET ALONG THE WEST LINE OF THE HIGHWAY
RIGHT-OF-WAY;
THENCE N 89°37'22"E, 124.59 FEET ALONG THE SOUTH LINE OF THE NE 1/4
SW 1/4 OF SECTION 35 TO THE SW CORNER OF 1/4 SW 1/4 OF SAID SECTION 35;
THENCE N 89°37'22"E, 170.87 FEET ALONG THE WEST LINE OF THE NE 1/4 SW 1/4
OF SECTION 35 TO THE NW CORNER OF THE NE 1/4 SW 1/4 SECTION 35;
THENCE S 89°37'22"E, 132.33 FEET ALONG THE NORTH LINE OF THE NE 1/4 SW 1/4
OF SAID SECTION 35 TO THE POINT OF BEGINNING.

CONTAINS 37.03 ACRES, MORE OR LESS.

SUBJECT TO A 60 FOOT ROAD AND UTILITY EASEMENT ALONG THE SOUTH
SECTION LINE OF THE NE 1/4 SW 1/4.

SUBJECT TO ALL EXISTING ROAD, UTILITY, IRRIGATION EASEMENTS,
AND RIGHT-OF-WAYS AS RECORDED IN THE OFFICE OF THE CLERK OF
TETON COUNTY, IDAHO.

PROPERTY DESCRIPTION

PARCEL 2

THE SW 1/4 SW 1/4 OF SECTION 35, TWP. 6N., R. 4E., S. 4E.,
B.M. 1040, TETON COUNTY, IDAHO,

CONTAINS 40.13 ACRES, MORE OR LESS.

TOGETHER WITH TO A 60 FOOT ROAD AND UTILITY EASEMENT ALONG
THE SOUTH SECTION LINE OF THE NE 1/4 SW 1/4.

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOODSTENHOLME, BEING A
REGISTERED LAND SURVEYOR / ENGINEER
IN THE STATE OF IDAHO, No. 2660, DO
HEREBY CERTIFY THAT I DID CAUSE THE
SURVEY OF THE TRACT OF LAND AS HEREIN
PLATTED AND DESCRIBED.



VICINITY MAP

SECTION 35, TWP. 6N., R. 4E., S. 4E.,
TETON COUNTY, IDAHO

171858

RECORDER'S CERTIFICATE

STATE OF IDAHO /
COUNTY OF TETON /

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS _____ DAY
OF _____, 200____, AT _____
AT THE REQUEST OF _____
INSTRUMENT NUMBER _____

COUNTY RECORDER

Instrument # 171858

ENGINEER, TETON, IDAHO
2005-10-14 04:18:53 No. of Pages: 1
Received for: A W ENGINEERING
MICHAEL D. BOWLE
Ex-Officio Recorder/Deputy
Email: mbowle@tetonid.com

RECORD OF SURVEY PROPERTY SURVEY

THE SW 1/4 SW 1/4 AND A PORTION OF THE NE 1/4 SW 1/4 SECTION 35,
TWP. 6N., R. 4E., S. 4E., B.M. 1040, TETON COUNTY, IDAHO

WENDELL WINTERS
27144 KARSCH ROAD
BOONE, TX 78005
(214) 661-2552

AW ENGINEERING
255 South Main P.O. Box 109
Victor, Idaho 83453
(208) 787-2552 aweng@tetonid.com

PROJECT NO. 2005-018

SECTION 35

SURVEYED CLC 02/17/05 WINTERS.DAT DRAWN SRJ 02/28/05 2005-040 WENDELL WINTERS - ROS.DWG REVISED SRJ 10/12/05

189293 JUL 9 '07 PM 3:37

AFTER RECORDING MAIL TO:

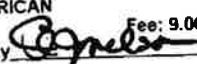
Palisades Properties, LLC, a Utah Limited Liability
Company
971 East 300 North
Alpine, UT 84004

Instrument # 189293

TETON COUNTY, IDAHO
2007-07-09 03:37:00 No. of Pages: 3

Recorded for: FIRST AMERICAN

MARY LOU HANSEN

Ex-Officio Recorder Deputy  Fee: 9.00

Index to: DEED, QUIT-CLAIM

Recorded as an Accommodation
only by First American Title

QUITCLAIM DEED

File No.: 180286-T (tm)

Date: July 02, 2007

For Value Received, **Osagia, LLC**, do hereby convey, release, remise, and forever quit claim unto **Palisades Properties, LLC, a Utah limited liability company**, whose address is **971 East 300 North, Alpine, UT 84004**, herein after called the Grantee, the following described premises situated in **Teton County, Idaho**, to-wit:

TRACT 1:

PARCEL 1 of Record of Survey recorded May 24, 1995 as Instrument No.120091 more particularly described as:

Commencing at the S 1/4 Corner of Section 20, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, Thence N00°11'47"W, 1995.95 feet to the true point of beginning;

Thence N89°42'53"W, 1355.27 feet to a point;

Thence N00°21'30"E, 646.30 feet to a point;

Thence S89°48'49"E, 1348.99 feet to the C 1/4 Corner of said Section 20;

Thence S00°11'47"E, 648.65 feet to the point of beginning.

TOGETHER WITH a 60-foot wide easement over the East 60-feet of the Southwest Quarter of Section 20, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho.

ALSO PARCEL 2 of Record of Survey recorded May 24, 1995 as Instrument No.120091 more particularly described as:

Commencing at the S 1/4 Corner of Section 20, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, Thence N00°11'47"W, 1347.30 feet to the true point of beginning;

Thence N89°42'53"W, 1361.55 feet to a point;

Thence N00°21'30"E, 648.63 feet to a point;

Thence S89°42'53"E, 1355.27 feet to a point;

Thence S00°11'47"E, 648.65 feet to the point of beginning.

TOGETHER WITH a 60-foot wide easement over the East 60-feet of the Southwest Quarter of Section 20, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho.

ALSO PARCEL 5 of Record of Survey recorded May 24, 1995 as Instrument No.120091 more particularly described as:

**Commencing at the W 1/4 Corner of Section 20, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, Thence S89°48'49"E, 28.33 feet to a point on the eastern right-of-way line of State Highway 31, the true point of beginning;
Thence S89°48'49"E, 1320.67 feet to a point;
Thence S00°21'30"W, 2592.17 feet to a point;
Thence N89°42'53"W, 1324.66 feet to a point on the eastern right-of-way line of State Highway 31;
Thence N00°26'48"E, 2589.90 feet along said right-of-way to the point of beginning.**

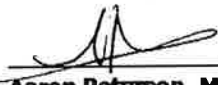
TRACT 2:

**A part of the NE 1/4 SW 1/4 of Section 35, Township 6 North, Range 45 East, B.M., Teton County, Idaho, being further described as:
From the C 1/4 corner of said Section 35, Thence N89°37'22"W, 290.15 feet to the point of beginning;
Thence S01°41'59"W, 179.85 feet to a point; Thence S88°43'22"E, 218.61 feet to a point on the West line of the Highway Right-of-Way; Thence S00°16'20"W, 1138.13 feet along the West line of the Highway Right-of-Way; Thence N89°36'15"W, 1254.59 feet along the South line of the NE 1/4 SW 1/4 of Section 35 to the SW corner NE 1/4 SW 1/4 of said Section 35; Thence N00°37'36"E, 1320.97 feet along the west line of the NE 1/4 SW 1/4 of Section 35 to the NW corner of the NE 1/4 SW 1/4 of Section 35; Thence S89°37'22"E, 1032.33 feet along the North line of the NE 1/4 SW 1/4 of said Section 35 to the point of beginning.**

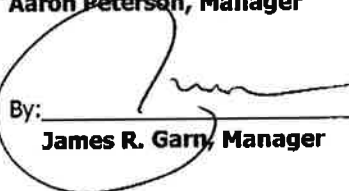
SUBJECT TO AND TOGETHER WITH a 60-foot road and utility easement along the southern boundary of above described property.

together with its appurtenances.

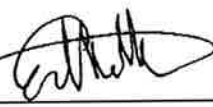
Dated: 7/5/07



Aaron Peterson, Manager

By: 

James R. Garn, Manager

By: 

Ethan Willis, Manager

STATE OF

Utah

)

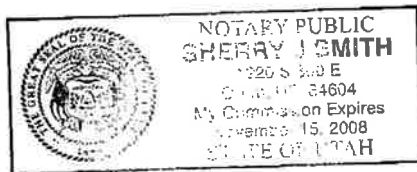
SS.

COUNTY OF

Utah

)

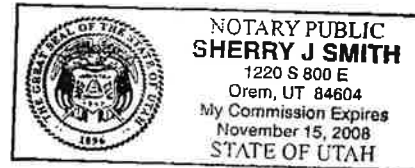
On this 5 day of July, 2007, before me, a Notary Public in and for said State, personally appeared **Aaron Peterson, James R. Garn and Ethan Willis**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **Palisades Properties, LLC, a Utah Limited Liability Company**, 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.



Notary Public of

Residing at:

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

June 03, 2022

PALISADES INVESTMENTS LLC
1365 MEADOWVIEW AVE
REXBURG ID 83440-5079

Re: Change in Ownership for Water Right No(s): 22-13815, 22-13817

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) 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) 497-3787.

Sincerely,

Jonie Barg
Technical Records Specialist 1

Enclosure(s)

cc: HOLDEN KIDWELL HAHN & CRAPO



Holden Kidwell
Hahn & Crapo P.L.L.C.
L A W O F F I C E S

Established in 1896

1000 Riverwalk Drive, Suite 200
PO Box 50130
Idaho Falls, Idaho 83405
Tel: (208) 523-0620
Fax: (208) 523-9518
www.holdenlegal.com
rharris@holdenlegal.com

May 18, 2022

Jonie Barg
Idaho Department of Water Resources
900 N. Skyline Dr., Ste A
Idaho Falls, ID 83402

Re: Notice of Change in Water Right Ownership for WR 22-13815 and WR 22-13817.

Dear Jonie:

Enclosed for processing is a *Notice of Change in Water Right Ownership* for the above-referenced water rights. We have also included a check in the amount of \$50.00 as the filing fee for changing ownership of these rights. A Notice of Change in Ownership was previously submitted on these two rights on September 29, 2021. However, the documents were returned as the submittal did not contain a necessary deed. The water rights are in the name of Osagia LLC. As evidenced by Instrument No. 189293, recorded in the records of Teton County, Idaho, Osagia, LLC conveyed its interest in the relevant property and its associated water rights to Palisades Properties, LLC. Palisades Properties, LLC then conveyed its interest to Palisades Investments, LLC in August of 2021 as evidenced by Instrument No. 270708.

Please let me know if you have any questions or concerns regarding this matter. We appreciate your work on this matter.

Best regards,

Robert L. Harris
HOLDEN, KIDWELL, HAHN & CRAPO, P.L.L.C.

Enclosures