

MAR 28 2022

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDepartment of Water Resources
Eastern Region

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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?
25-13019 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: B Keith and Diane Telford
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Stelle Land Holdings LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- c/o H. Scott Stelle 6130 1st St Idaho Falls ID 83401
Mailing address City State Zip
208 3905717 hsstele@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: _____
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: *Scott Stelle* Owner 3/28/2022
Signature of new owner/claimant Title, if applicable Date
Scott Stelle
Print name

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

For IDWR Office Use Only:
Received by *m. jettis* Date 3-28-22 Receipt No. E047951 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 *JB* Processed by *JB* Date 5/19/2022

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

Instrument # 1634390
Bonneville County, Idaho Falls, Idaho
02/28/2020 03:31:30 PM No. of Pages: 6
Recorded for: FIRST AMERICAN TITLE - IDAHO FALLS
Penny Manning Fee: \$15.00
Ex-Officio Recorder Deputy Ivega
Index to: DEED, QUIT-CLAIM

QUITCLAIM DEED

THIS INDENTURE is made this 3rd day of January, 2020, by Byron Brad Telford, Matthew L. Telford, Pamela L. Klingler, Leslie Ann T. Edrington, and Kody Telford, as Personal Representative of the Estate of Robert Keith Telford, Bonneville County Case No. CV26-19-0797, the "Grantors," to Telford Farm Holdings, LLC, an Idaho limited liability company, whose mailing address is 241 N Vine St, Apt 702W, Salt Lake City, Utah 84103, the "Grantee."

WITNESSETH:

That the Grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) lawful money of the United States of America and other good and valuable consideration to Grantors in hand paid by the Grantee, the receipt whereof is hereby acknowledged, do by these presents remise, release and forever quitclaim unto the Grantee, and to Grantee's successors and assigns forever, all right, title and interest now owned or hereafter acquired by the Grantors in all the following described real property in the County of Bonneville, State of Idaho, to-wit:

The Southwest Quarter of Section 32, Township 3 North, Range
38 East of the Boise Meridian, Bonneville County, Idaho.

LESS AND EXCEPTING THEREFROM:

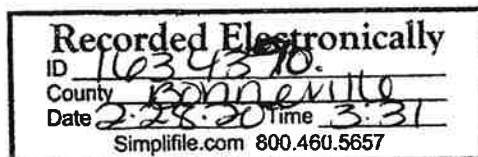
That property conveyed to the State of Idaho by that certain
Warranty Deed recorded September 13, 1956, in Book 104 of
Deeds at Page(s) 155-156.

TOGETHER, with the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining, and any reversions, any remainders, and rents, issues
and profits therefrom.

TO HAVE AND TO HOLD the said premises and the appurtenances unto the
Grantee, and to Grantee's successors and assigns forever.

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

First American Title Co.



QUITCLAIM DEED

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The Southwest Quarter of Section 32, Township 3 North, Range 38 East of the Boise Meridian, Bonneville County, Idaho.

LESS AND EXCEPTING THEREFROM:

That property conveyed to the State of Idaho by that certain Warranty Deed recorded September 13, 1956, in Book 104 of Deeds at Page(s) 155-156.

TOGETHER, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, any remainders, and rents, issues and profits therefrom.

TO HAVE AND TO HOLD the said premises and the appurtenances unto the Grantee, and to Grantee's successors and assigns forever.

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

First American Title Co.

IN WITNESS WHEREOF, the Grantors have executed the within instrument on the dates set forth below.

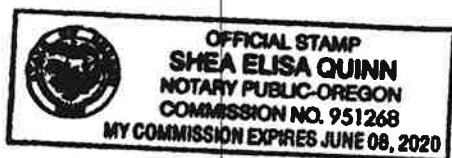

Byron Brad Telford

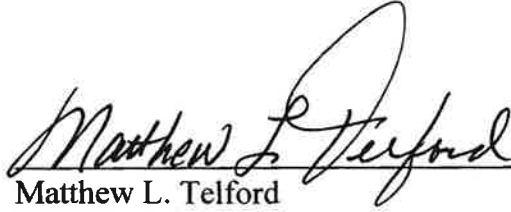
STATE OF OREGON)
)ss.
County of Jackson)

This record was acknowledged before me on the 23 day of September, 2019,
by Byron Brad Telford.

(stamp)

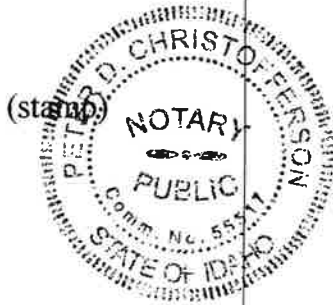

Signature of Notary Public
My Commission Expires: June 8, 2020




Matthew L. Telford

STATE OF IDAHO)
)ss.
County of Bonneville)

This record was acknowledged before me on the 3rd day of January, 2020, by Matthew L. Telford.

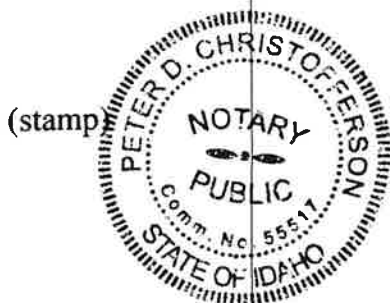



Signature of Notary Public
My Commission Expires: 12-21-21


Pamela L. Klingler

STATE OF IDAHO)
)ss.
County of BONNEVILLE)

This record was acknowledged before me on the 6 day of September, 2019,
by Pamela L. Klingler.




Signature of Notary Public
My Commission Expires: 12-21-21

Leslie Ann T. Edrington
Leslie Ann T. Edrington

STATE OF TEXAS)
)ss.
County of Montgomery)

This record was acknowledged before me on the 24 day of Sept, 2019,
by Leslie Ann T. Edrington.

(stamp)



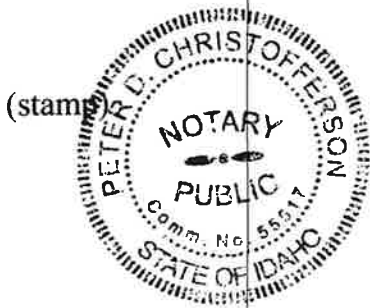
[Signature]
Signature of Notary Public
My Commission Expires: 9/8/22

ESTATE OF ROBERT KEITH TELFORD

By: Cody Telford
Cody Telford, Personal Representative

STATE OF IDAHO)
)ss.
County of Bonneville)

This record was acknowledged before me on the 26 day of September, 2019,
by Cody Telford, as Personal Representative of the Estate of Robert Keith Telford.



Peter Christofferson
Signature of Notary Public
My Commission Expires: 12-21-21

G:\WPDATA\PDC\20706 Telford Farm Holdings\Quitclaim Deed_Tract 5_v1.frm:

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

QUITCLAIM DEED

THIS INDENTURE is made this 3rd day of January, 2020, by Telford Farms, LLC, an Idaho limited liability company, the "Grantor," to Telford Farm Holdings, LLC, an Idaho limited liability company, whose mailing address is 241 N Vine St, Apt 702W, Salt Lake City, Utah, 84103, the "Grantee."

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) lawful money of the United States of America and other good and valuable consideration to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents remise, release and forever quitclaim unto the Grantee, and to Grantee's successors and assigns forever, all right, title and interest now owned or hereafter acquired by the Grantor in all the following described real property in the County of Bonneville, State of Idaho, to-wit:

The Southwest Quarter of Section 32, Township 3 North, Range
38 East of the Boise Meridian, Bonneville County, Idaho.

LESS AND EXCEPTING THEREFROM:

That property conveyed to the State of Idaho by that certain
Warranty Deed recorded September 13, 1956, in Book 104 of
Deeds at Page(s) 155-156.

TOGETHER, with the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining, and any reversions, any remainders, and rents, issues
and profits therefrom.

First American Title Co.



WARRANTY DEED

THIS INDENTURE is made this 27 day of February, 2020 by Telford Farm Holdings, LLC, an Idaho limited liability company, the Grantor, and Steele Land Holdings LLC, an Idaho limited liability company, the Grantee, whose mailing address is 1810 East 49th North, Idaho Falls, Idaho, 83401.

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 Bonneville, State of Idaho, to-wit (the "Property"):

See Attached Exhibit "A"

SUBJECT to all real property taxes and assessments, all existing patent reservations, easements, rights of way, restrictive covenants, and matters of record, all applicable zoning ordinances, building codes, laws and regulations, all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the Property.

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

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

First American Title Co.

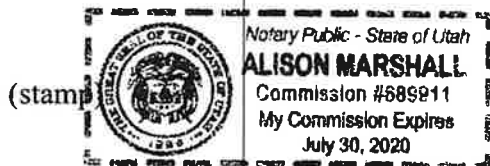
IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

TELFORD FARM HOLDINGS, LLC

By: Maxine T. Beckstead
Maxine T. Beckstead, Manager

STATE OF UTAH)
)ss.
County of Salt Lake)

This record was acknowledged before me on the 27 day of February, 2020 by Maxine T. Beckstead, as Manager of Telford Farm Holdings, LLC.



Alison Marshall
Signature of Notary Public
My Commission Expires: July 30, 2020

G:\WPDATA\PDC\20706 Telford Farm Holdings\Warranty Deed v1.docx

EXHIBIT "A"
Legal Description

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO; RUNNING THENCE SOUTH 00°03'43" WEST ALONG THE SECTION LINE 2615.35 FEET TO THE SOUTHWEST CORNER OF SECTION 32, SAID POINT BEING AN ITD BRASS CAP; THENCE SOUTH 89°57'31" EAST ALONG THE SECTION LINE 51.98 FEET TO THE EASTERLY RIGHTS-OF-WAY LINE OF LEWISVILLE HIGHWAY, SAID POINT BEING THE TRUE POINT OF BEGINNING; RUNNING THENCE SOUTH 89°57'31" EAST ALONG THE SECTION LINE 2580.89 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 32; THENCE NORTH 00°08'24" WEST ALONG THE NORTH-SOUTH CENTER SECTION LINE 2651.65 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 32; THENCE SOUTH 89°14'57" WEST ALONG THE EAST-WEST CENTER SECTION LINE 2584.00 FEET TO THE EASTERLY RIGHTS-OF-WAY LINE OF SAID LEWISVILLE HIGHWAY; THENCE SOUTH 00°09'59" EAST ALONG SAID RIGHTS-OF-WAY LINE 2025.92 FEET TO A POINT OF CURVE WITH A RADIUS OF 98150.51 FEET AND A CHORD THAT BEARS SOUTH 00°20'19" EAST 590.01 FEET; THENCE TO THE LEFT ALONG SAID CURVE 590.01 FEET THROUGH THE CENTRAL ANGLE OF 00°20'40" TO THE TRUE POINT OF BEGINNING.



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

May 19, 2022

STEELE LAND HOLDINGS LLC
C/O H SCOTT STEELE
6130 1ST ST
IDAHO FALLS ID 83401-5865

Re: Change in Ownership for Water Right No(s): 25-13019

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)



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

April 5, 2022

STEELE LAND HOLDINGS LLC
C/O H SCOTT STEELE
6130 1ST ST
IDAHO FALLS ID 83401

RE: Change in Ownership Water Right No. 25-13019

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership.

Our review of your notice indicates that additional information is required before we can process the change. The information required is indicated below:

**** **Evidence of Ownership:** The department acknowledges receipt of a Warranty Deed from Telford Farm Holdings LLC to Steele Land Holdings LLC, however that deed is not a copy of the recorded deed. Please provide a full copy of the recorded Warranty Deed. Also, the current owner of the water right is B Keith and Diane Telford, in order to update the ownership a full chain of title is required. Please supply copies of the deeds going from B Keith and Diane Telford to Telford Farm Holdings LLC.

Because the Department cannot process the ownership change without proper documentation/fees, we will hold any action on your notice pending receipt of the necessary information/fees. If we do not receive the necessary information/fees within 30 days we will return your notice and all attachments and your notice will not be processed.

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Barg
Technical Records Specialist

Enclosure(s)

SCANNED

APR 05 2022