

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APR 26 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 14126 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22 14127 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Wells Fargo Bank
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Driggs Ranch L.L.C.
New owner(s) as listed on the conveyance document
- Mailing address: 181 South 1100 West City: Blackfoot State: ID Zip: 83221
Telephone: (208) 709-1500 Email: Larrymshelton66@gmail.com

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: 5.6.2016
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 # 22-14126

8. Signature: Daniel T. Polaris Title, if applicable: Partner Date: 4/16/2022
 Signature of new owner/claimant
- Signature: Larry M. Shelton Title, if applicable: Partner Date: 4.16.2022
 Signature of new owner/claimant
- Print name: Daniel T. Polaris
 Print name: Larry M. Shelton

For IDWR Office Use Only:

Received by M. Petter Date 4-26-22 Receipt No. E048061 Receipt Amt. 50.00
 Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing
 Name on W-9 _____ Approved by JB Processed by JB Date 5/17/2022
 W-9 received? Yes ☐ No ☐

Instrument # 241357

TETON COUNTY, IDAHO
06-27-2016 09:50:00 No. of Pages: 2
Recorded for: BOWEN LAW PROFESSIONAL GROUP
MARY LOU HANSEN Fee: \$13.00
Ex-Officio Recorder Deputy, Mary Lou Hansen
Index to: DEED, QUIT-CLAIM

WHEN RECORDED MAIL TO:

Bowen Law Professional Group
P. O. Box 11637
Salt Lake City, UT 84147-0637

MAIL TAX NOTICE TO:

Driggs Ranch, L.L.C.
131 South 1075 West
Blackfoot, ID 83221

Parcel No: RP05N45E176000A

QUITCLAIM DEED

Daniel T. Polatis, a married man as his sole and separate property AND Kirk D. Polatis as Personal Representative for the Estate of JoAnn Jackson Polatis AND Larry M. Shelton and Linda J. Shelton, husband and wife, Grantors,

hereby QUITCLAIM TO

Driggs Ranch, L.L.C., a Wyoming limited liability company, Grantee

for the sum of TEN DOLLARS (\$10.00) or other valuable consideration, the following described real property, situated in Teton County, State of Idaho:

South Half Southwest Quarter, Section 17, Township 5 North, Range 45, East, Boise Meridian, as per the records of Teton County, Idaho.

Parcel No: RP05N45E176000A

**Signatures on next page.
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WITNESS the hand of said Grantors this 6th day of May, 2016.

Daniel T. Polatis
Daniel T. Polatis

Larry M. Shelton
Larry M. Shelton

ESTATE OF JO ANN JACKSON POLATIS

Kirk D. Polatis
By: Kirk D. Polatis
Its: Personal Representative

Linda J. Shelton by Larry M. Shelton as agent-in-fact under Power of Attorney
Linda J. Shelton by Larry M. Shelton as agent-in-fact under Power of Attorney

State of IDAHO)
: ss.
County of Bonneville)

The foregoing instrument was acknowledged before me this 20th day of JUNE, 2016, by Daniel T. Polatis.

WITNESS my hand and seal.

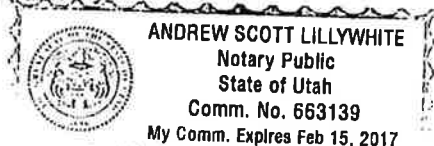


Sierra Horvath
Notary Public

State of Utah)
: ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 6th day of May, 2016, by Larry M. Shelton, individually and as agent-in-fact for Linda J. Shelton.

WITNESS my hand and seal.



Andrew Scott Lillywhite
Notary Public

State of IDAHO)
: ss.
County of Bonneville)

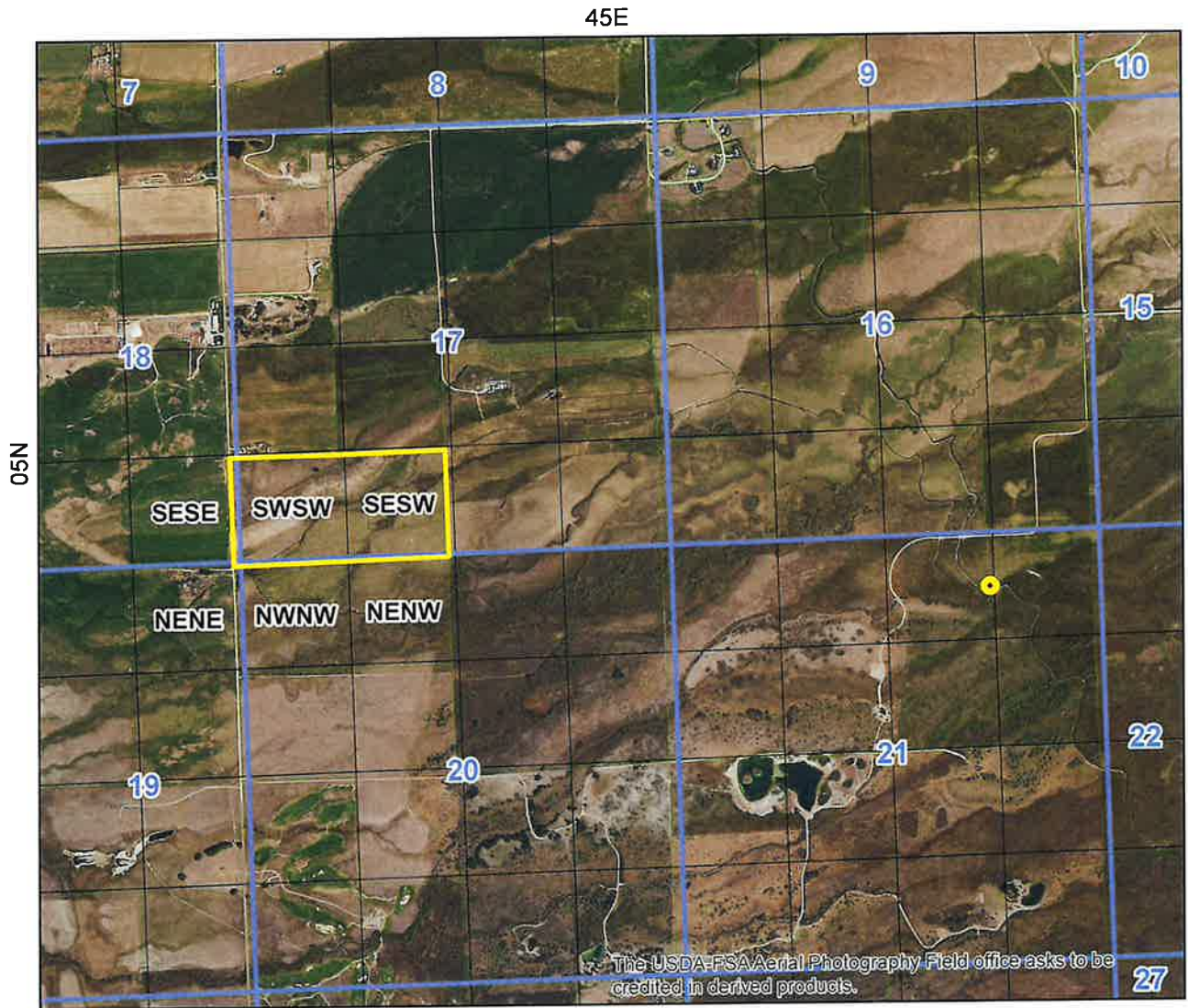
The foregoing instrument was acknowledged before me this 20th day of JUNE, 2016, by Kirk D. Polatis as Personal Representative for the Estate of JoAnn Jackson Polatis.

WITNESS my hand and seal.



Sierra Horvath
Notary Public

State of Idaho
Department of Water Resources
Water Right License
22-14127
Wells Fargo Bank Na

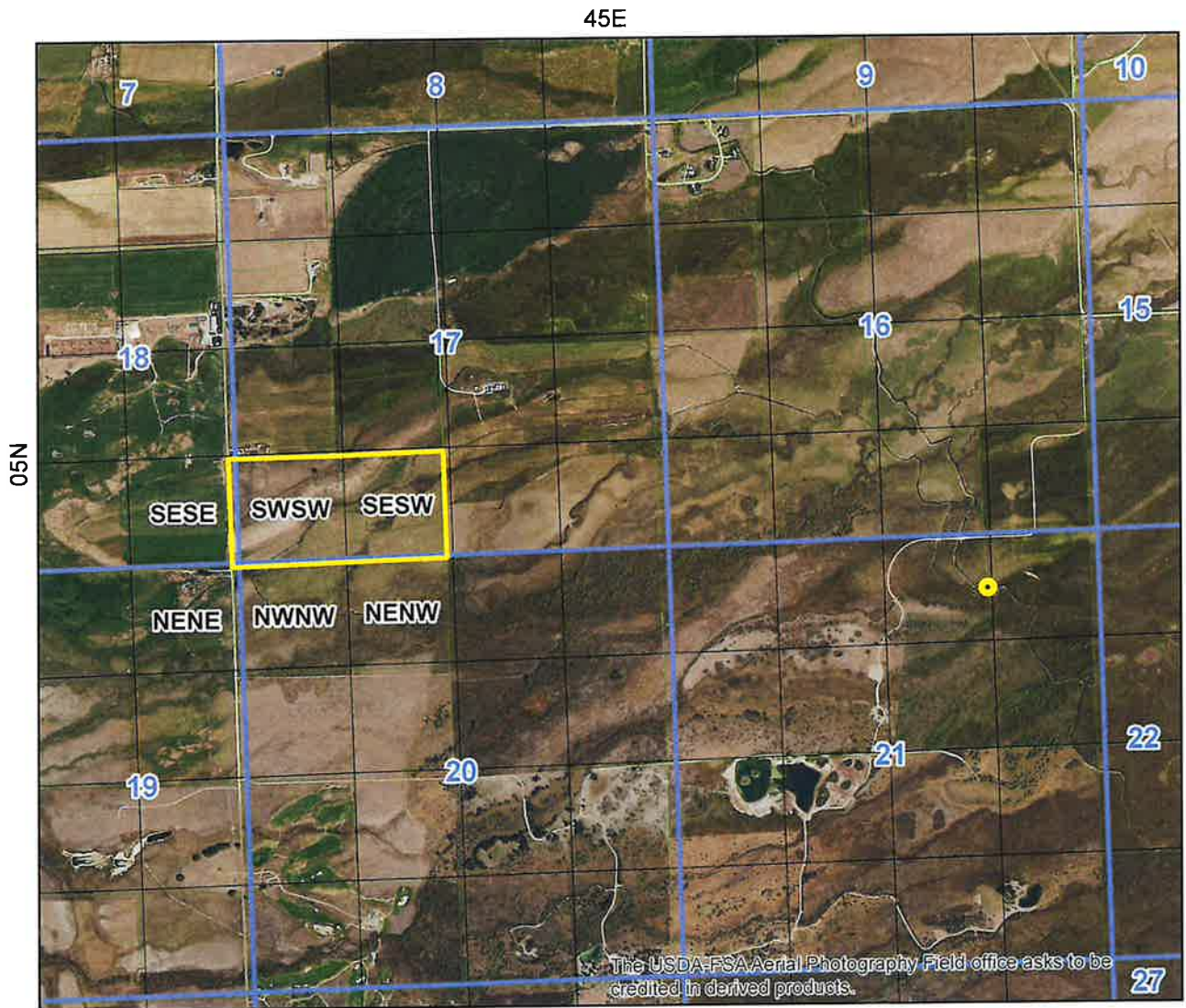


- Point of Diversion
- Place Of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters
- Taxlots

0 0.275 0.55 1.1 Miles



State of Idaho
Department of Water Resources
Water Right License
22-14126
Wells Fargo Bank Na



● Point of Diversion

Place Of Use Boundary

Townships

PLS Sections

Quarter Quarters

Taxlots

0 0.275 0.55 1.1 Miles



Instrument # 232825

TETON COUNTY, IDAHO
06-24-2014 14:40:22 No. of Pages: 3
Recorded for: ALLIANCE TITLE - DRIGGS OFFICE
MARY LOU HANSEN Fee: \$16.00
Ex-Officio Recorder Deputy, Mary Lou Hansen
Index to: DEED, SPECIAL WARRANTY

Alliance Title & Escrow
File No. 232 712

SPECIAL WARRANTY DEED

Recording Requested By and
When Recorded Return to:

DANIEL T. POLATIS
LARRY M. SHELTON
131 S 1075 W.
BLACKFOOT, ID 83221

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THE GRANTOR, Wells Fargo Bank, National Association, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, grants, bargains, sells and conveys to Daniel T. Polatis a single man and Larry M. Shelton, a married man as his sole and separate property (collectively the "Grantee") whose address is: 131 S. 1075 W. Blackfoot, ID 83221 the real estate and all appurtenances, easements and rights thereto (the "Property"), situated in the County of ~~Jefferson~~ Teton, State of Idaho, and described in **Exhibit A** annexed hereto and incorporated herein.

South Half Southwest Quarter, Section 17, Township 5 North, Range 45, East, Boise Meridian, as per records of Teton County, Idaho.

GRANTOR, for itself and its successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomever lawfully claiming or to claim by, through or under Grantor and not otherwise, Grantor will forever warrant and defend such described Property, subject to the matters described on Schedule 1 attached hereto.

DATED this 23rd day of Jun 2014.

WELLS FARGO BANK, National Association

By: [Signature]

Name: Delores L. Pomerinke

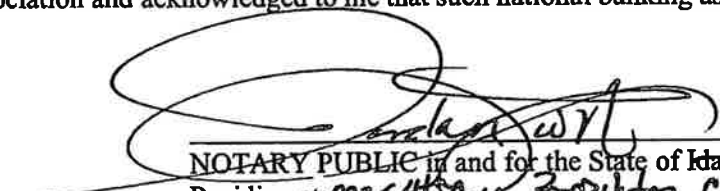
Title: Officer

[Notary acknowledgement on following page.]

STATE OF COLORADO)

COUNTY OF Adams) ss.

On this 23 day of June 2014, before me Jordan Scott, a notary public, personally appeared Delores L. Pomerinke, known or identified to me to be an Officer of Wells Fargo Bank, National Association, and the person who executed the instrument on behalf of said national banking association and acknowledged to me that such national banking association executed the same.


NOTARY PUBLIC in and for the State of ~~Idaho~~ Colorado SS
Residing at: 9254 Ave Brighton, CO 80601
My Commission expires: 02/08/2018

[Seal or Stamp]



Schedule 1
to Special Warranty Deed

This conveyance is made and accepted subject to all restrictions, reservations, covenants, and exceptions appearing of record in the official public records of real property (and related and predecessor Property records) of the County in which the Property is located, to the extent such matters are applicable to the Property, including without limitation: all restrictions, reservations, covenants, and exceptions listed in the commitment for title insurance issued in connection with this Deed.

This conveyance is also made and accepted subject to the following, but only to the extent that they are still in effect and affect the Property: (1) existing deed restrictions and restrictive covenants affecting the Property; (2) discrepancies, conflicts and shortages in area or boundary lines, or any encroachments or any overlapping of improvements; (3) taxes for the current year and subsequent years and subsequent assessments for prior years due to change in land usage or ownership; (4) existing building and zoning restrictions and ordinances; (5) easements or roads, easements visible upon the ground, easements of record; (6) liens created or assumed as security for the purchase price; (7) rights or privileges of public service companies and utility easements of record or common to any platted subdivision of which the Property is a part; (8) reservations or other exceptions of record or known to the Grantee; (9) the terms and provisions of any declaration, by-laws and rules and regulations of any condominium regime or homeowner's association pertaining to the Property, as amended, including the platted easements and assessments set out therein; (10) the terms of any ground rent, ground lease or similar agreements, if any; (11) any matters that would be reflected on a current survey of the Property; (12) any other liens, encumbrances, easements, covenants or restrictions of record or known to the Grantee; (13) rights of parties in possession; (14) any and all other restrictions and zoning laws, regulations and ordinances of municipal and/or other governmental authorities.

Grantee and its agents having completed a full inspection of the Property and any improvements located thereon, there is no warranty, express or implied, made or given by Grantor except as to title as herein given and limited; the Property is conveyed "AS-IS," "WHERE IS," and no warranty or representation of any kind, express or implied, is made as to the condition of the Property, whether improvements or fixtures, sub-soil conditions, or natural or man-made conditions on or under the Property or otherwise; GRANTEE DOES HEREBY WAIVE, AND GRANTOR DOES HEREBY DISCLAIM, ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF ANY KIND, NATURE OR TYPE WHATSOEVER WITH RESPECT TO THE PROPERTY, including by way of description but not limitation, those of CONDITION, CHARACTERISTICS, MERCHANTABILITY, TENANTABILITY, HABITABILITY, SUITABILITY, and FITNESS FOR A PARTICULAR PURPOSE OR USE, and Grantee releases Grantor from any claim, cause of action or other assertion of right with regard thereto.

6739737_1.DOCX

STATE OF IDAHO

County of Teton } ss

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of the original thereof, on file in my office

Dated . . . 4/27/2022 . . .

Ex-Officio Auditor & Recorder
Clerk of the District Court

By  Deputy Clerk



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 17, 2022

DRIGGS RANCH LLC
181 S 1100 W
BLACKFOOT ID 83221-6073

Re: Change in Ownership for Water Right No(s): 22-14126, 22-14127

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: WATER DISTRICT 01