

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

MAR 22 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?
22-256A <i>OK</i>	Yes ☒	Yes ☐	22-11399 <i>OK</i>	Yes ☐	Yes ☐
22-2053B <i>OK</i>	Yes ☒	Yes ☐		Yes ☐	Yes ☐
22-14138 <i>OK</i>	Yes ☒	Yes ☐	22-256 A (Split into 22-256 A and 22-14457), 22-2053 B (Split into 22-2053 B and 22-14458), 22-14138 (Split into 22-14138 and 22-14459), 22-14139 (Split into 22-14139 and 22-14460),		
22-14139 <i>OK</i>	Yes ☒	Yes ☐			
22-11398 <i>OK</i>	Yes ☐	Yes ☐			

2. Previous Owner's Name: Sunrain Varieties LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Highland Ranch LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 552 Silicon Drive, Suite 101 Southlake TX 76092
Mailing address City State Zip
612-940-8659 jscholl@scholl.com J SCHOLL@SCHOLL.COM
Telephone Email *905*
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: November 22, 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.

8. Signature: *Jeffrey John Scholl* Title, if applicable: _____ Date: 3-1-2022
 Signature of new owner/claimant
JEFFREY John Scholl
 Print name

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

 Print name

Received by *JB* Date 3/22/2022 For IDWR Office Use Only: \$450.- for this app Receipt No. E047930 Receipt Amt. \$475.-
 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 5/12/2022

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 # 273259

TETON COUNTY, IDAHO
12-23-2021 09:05:00 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

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1012987-T (JP)**

Date: **November 22, 2021**

For Value Received, **Sunrain Varieties, LLC, a Delaware limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Highland Ranch LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **552 Silicon Drive Suite 101, Southlake, TX 76092**, the following described premises, situated in **Teton County, Idaho**, to-wit:

Parcel 1:

The Southeast one-quarter of the Southwest one-quarter (SE1/4 SW1/4), The Southwest one-quarter of the Southeast one-quarter (SW1/4 SE1/4), the South one-half of the Southeast Quarter of the Southeast Quarter (S1/2 SE1/4 SE1/4) of Section 13, Township 4 North, Range 44 East, Boise Meridian, Teton County Idaho;

Parcel 2:

Together with that 30 Foot wide road and utility easement for Ballhead Drive, said easement being fifteen (15) feet each side of the North line of said S1/2SE1/4SE1/4 of Section 13, Township 4 North,, Range 44 East, Boise Meridian, Teton County, Idaho as Shown on record of survey recorded November 8, 2021 as Instrument No. 272164.

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; th at 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.

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First American Title Company

AND WHEN RECORDED MAIL TO:
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81 North Main Street/P.O. Box 42
Driggs, ID 83422

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Date: 11/22/2021

Warranty Deed
- continued

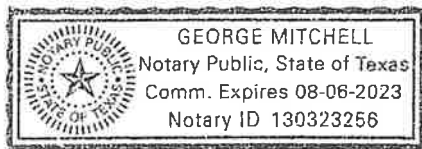
File No.: 1012987-T (JP)

Sunrain Varieties, LLC, a Delaware limited liability
company

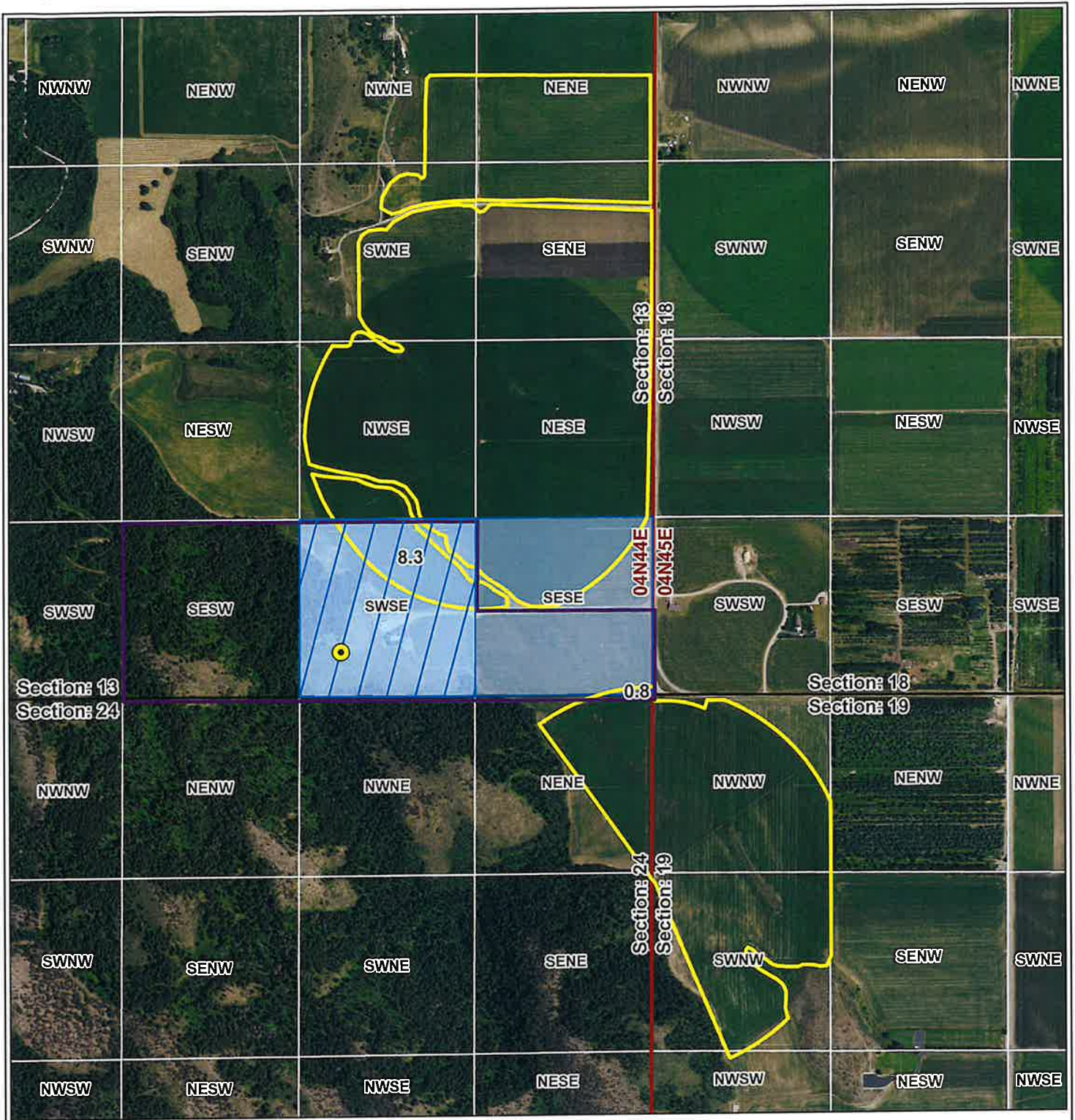
By: Melvin Davenport
Name: Melvin Davenport
Title: Manager

STATE OF Texas)
COUNTY OF Tarrant)
SS.

On this 22nd day of November, 2021, before me, a Notary Public in and for said State, personally appeared **Melvin Davenport**, 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 **Sunrain Varieties, 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.



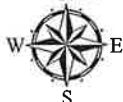
George Mitchell
Notary Public of Texas
Residing at: Tarrant County
Commission Expires: 08/06/2023



0 0.13 0.25 0.5 Miles

2021 NAIP

- WR POD 22-256A et al
- WR POU 22-11399 Domestic
- POU WR# 22- 256A, 2053B, 14138, 14139
- WR POU 22-11398 (Stockwater)
- Highland Ranch Property (RP04N44E136601)
- Twn & Rng
- Section
- QQ



Ownership Change

Highland Ranch LLC

Project #: 22-0019

Drawn by: AD

Date: 3/1/2022



Rocky Mountain
ENVIRONMENTAL
ASSOCIATES, INC.



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 12, 2022

HIGHLAND RANCH LLC
552 SILICON DR STE 101
SOUTHLAKE TX 76092-7526

Re: Change in Water Right Ownership: 22-256 A (Split into 22-256 A and 22-14457), 22-2053 B (Split into 22-2053 B and 22-14458), 22-14138 (Split into 22-14138 and 22-14459), 22-14139 (Split into 22-14139 and 22-14460), 22-11398, 22-11399

Dear Water Right Holder(s):

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) 497-3787.

Sincerely,

Jonie Barg
Technical Records Specialist 1

Enclosure(s)

cc: SUNRAIN VARIETIES LLC
THOMAS HILL
LEXIE HILL
WATER DISTRICT 01



March 22, 2022

RMEA 22-0019 & 20-0032

Idaho Department of Water Resources
900 N Skyline Dr. Ste A
Idaho Falls, ID 83404

Re: Ownership Changes

Dear Agent,

Please find enclosed two forms to update ownership for a set of water rights formerly owned by Sunrain Varieties LLC. Highland Ranch LLC has purchased a portion of the original Sunrain Varieties property and seeks to split and update their proportionate share of the overlapping water rights.

One stockwater right 22-11398 overlaps Highland Ranch LLC property and also the neighboring farm owned by Thomas E. Hill and Lexie G. Hill. Both parties have agreed to be listed as "Current Owners" rather than try to determine how the right should be split and/or conveyed to one party. Therefore, enclosed is also a form for the Hills proposing to add them as a current owner to water right 22-11398.

A check for filing fees is included and anticipated to be divided as described below:

Highland Ranch LLC

Change in Ownership (Split)	\$400
Change in Ownership (No Split)	\$50

Thomas E Hill and Lexie G. Hill

Change in Ownership (No Split)	<u>\$25</u>
	\$475

Please contact our office with any questions regarding these applications.

Thank you,

A handwritten signature in blue ink that reads "Kristin Moore".

Kristin Moore
Senior Water Rights Analyst

Enclosures: Notice of Ownership Change for Highland Ranch LLC
 Notice of Ownership Change for Thomas E. Hill and Lexie G. Hill