

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JAN 21 2022

DEPT OF WATER RESOURCES
SOUTHERN 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?
37-21581	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-21590	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37 37-21584	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-21587	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: IRENE FAYE BARKER
3. New Owner(s)/Claimant(s): TORQUEFLITE, LLC, a Idaho limited liability company, Matthew Thornton, Manager
Name of current water right holder/claimant Thornton
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
PO Box 751 Bellevue ID 83333
Mailing address City State Zip
208-471-0408 matt@thornton-heating.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: 1.12.2022
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 # 37-21581

8. Signature: Matthew Thornton 1/11/2022
Signature of new owner/claimant Title, if applicable Date
Print name
- Signature: _____
Signature of new owner/claimant Title, if applicable Date
Print name

Received by SG Date 1/21/22 For IDWR Office Use Only: Receipt No. 5039046 Receipt Amt. \$100.00
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 AA Date 2/10/2022

Instrument # 690737

HAILEY, BLAINE, IDAHO
01-18-2022 12:33:27 PM No. of Pages: 2
Recorded for: BLAINE COUNTY TITLE
STEPHEN MCDUGALL GRAHAM Fee: \$15.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile

Electronically Recorded

Do not remove the county stamped
first page as it is now incorporated as
part of the original document.

BCT
BLAINE COUNTY TITLE

QUITCLAIM DEED

THIS INDENTURE, made this 13TH day of January, 2022, between

Cindy F. Karst, Trustee, or her successors in interest, of the Irene Faye Barker Family Protection Trust dated August 27, 2019, as **GRANTOR** and

Torqueflite, LLC, an Idaho Limited Liability Company, as **GRANTEE(S)**

whose current address is: 308 North 4th Street, Bellevue, Idaho 83313

WITNESS, that said Grantor(s), for and in consideration in lawful money of the United States of America, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these premises remise, release and forever QUITCLAIM, unto the said Grantee(s) and to its heirs and assigns all that certain lot, piece or parcel of land, bounded and particularly described as follows, to wit:

Water Rights filed with the Idaho Department of Water Resources as Water Right/Claim Number 37-21581, 37-21590, 37-21584 and 37-21587.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

IRENE FAYE BARKER FAMILY PROTECTION TRUST

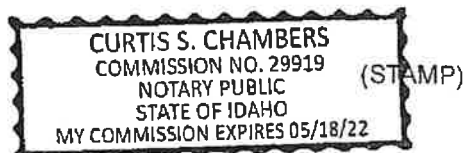
dated August 27, 2019

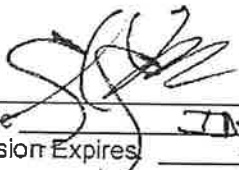
Cindy F. Karst

Cindy F. Karst
Trustee

State of Idaho
County of Blaine

This record was acknowledged before me on 13TH day of January, 2022, by Cindy F. Karst Trustee of the Irene Faye Barker Family Protection Trust.




Notary Public J. J. H. H.
My Commission Expires 5.18.22

Instrument # 690650

HAILEY, BLAINE, IDAHO
01-12-2022 4:18:06 PM No. of Pages: 2
Recorded for: BLAINE COUNTY TITLE
STEPHEN MCDUGALL GRAHAM Fee: \$15.00
Ex-Officio Recorder Deputy: GWB
Electronically Recorded by Simplifile



WARRANTY DEED

For Value Received

Cindy F. Karst, Trustee, or her successors in interest, of the Irene Faye Barker Family Protection Trust dated August 27, 2019,

the Grantor, hereby grants, bargains, sells, conveys and warrants unto

Torqueflite, LLC, an Idaho Limited Liability Company

the Grantee, whose current address is: PO Box 751, Bellevue, ID 83313

the following described premises, to-wit:

Lot 1, Block 1 of BARKER SUBDIVISION, as shown on the official plat thereof, recorded as Instrument No. 417004, records of Blaine County, Idaho.

SUBJECT TO: Current General Taxes, a lien in the process of assessment, not yet due or payable. Easements, restrictions, reservations, provisions of record, and assessments, if any.

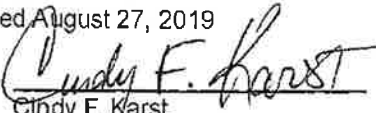
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject to and those made, suffered or done by the Grantee; and subject to all existing patent reservations; restrictions in railroad deeds of record; easements and rights of way established and of record; protective covenants of record; zoning ordinances and applicable building codes, use restrictions, ordinances, laws and regulations of any governmental unit; general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable; and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated this 10 day of January, 2022.

IRENE FAYE BARKER FAMILY PROTECTION
TRUST

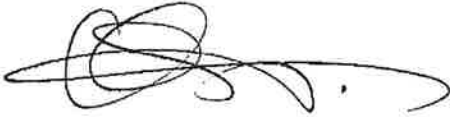
dated August 27, 2019

By:


Cindy F. Karst
Trustee

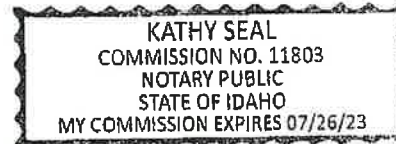
State of Idaho
County of Blaine

This record was acknowledged before me on 10 day of January, 2022, by Cindy F. Karst, Trustee, or her successors in interest, of the Irene Faye Barker Family Protection Trust dated August 27, 2019.



Notary Public Kathy Seal
My Commission Expires: 7.26.2023

(STAMP)





0004273654

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***ANNUAL REPORT**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0004273654

Date Filed: 5/5/2021 8:27:51 AM

Entity Name and Mailing Address:

Entity Name: TORQUEFLITE, LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0003474381
Address: PO BOX 751
BELLEVUE, ID 83313-0751

Entity Details:

Entity Status: Active-Existing
This entity is organized under the laws of: IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:

The registered agent on record is:

Registered Agent: MATTHEW THORNTON
Registered Agent
Physical Address
60 GANNETT RD
BELLEVUE, ID 83313
Mailing Address
PO BOX 751
BELLEVUE, ID 83313-0751

Agent or Address Change

☐ Select if you are appointing a new agent.

Limited Liability Company Managers and Members

Name	Title	Business Address
MATTHEW THORNTON	Manager	PO BOX 751 BELLEVUE, ID 83313-0751

The annual report must be signed by an authorized signer of the entity.

Job Title: ATTORNEY

Steven D. Peterson

Sign Here

05/05/2021

Date

BUBU/-118 / 03/03/2021 8:27 AM received by ID secretary of state Lawrence Denney



IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

February 10, 2022

TORQUEFLITE LLC
PO BOX 751
BELLEVUE ID 83313-0751

Re: Change in Ownership for Water Right Nos: 37-21581, 37-21584, 37-21587 & 37-21590

Dear Water Right Holder:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water rights 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) 736-3033.

Sincerely,

Bill Mills
Water Resource Agent, Senior

Enclosures

c: Blaine County Title, Inc.; Water District 37



360 Sun Valley Road
PO Box 3176
Ketchum, ID 83340
Phone: (208) 726-0700 Fax: (208) 726-8406

RECEIVED
JAN 21 2022
DEPT OF WATER RESOURCES
SOUTHERN REGION

Date: January 13, 2022

Escrow Number: 2224314

IDWR Southern Region
650 Addison Ave W Ste 500
Twin Falls, Idaho 83301-5858

RE: Faye / Torqueflite, LLC

Transfer of Ownership

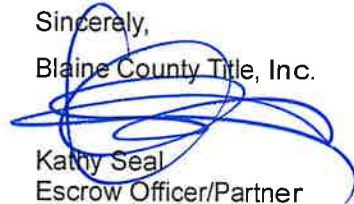
Dear Team,

With regards to the above described real estate transaction, please find enclosed the following:

- ☐ Title Commitment
- ☐ Closing Statement
- ☐ Deed of Trust
- ☐ Note
- ☒ Warranty Deed
- ☒ Quitclaim Deed
- ☐ Escrow Instructions
- ☐ Tax Notice
- ☐ Insurance Binder
- ☐ Lender's Documents
- ☐ Lot Book Report
- ☐ Lien Affidavit
- ☐ Other:
- ☒ Check in the Amount of: \$ 100.00
Representing: Transfer Fees

If you should have any questions, please do not hesitate to contact the undersigned. Thank You.

Sincerely,
Blaine County Title, Inc.



Kathy Seal
Escrow Officer/Partner