

RECEIVED

JAN 03 2022

DEPT OF WATER RESOURCES
SOUTHERN REGIONSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
47-17731	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-17732	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-17733	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Brian A. Tubbs and Michelle R. Tubbs
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Tyknot Idaho, LLC (66.8%) and GVCC Investments, LLC (36.2%) ** DM
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
P.O. Box 624 Lakeview OR 97630
Mailing address City State Zip
phouret@gmail.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: November 30th, 2021
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.
**Per phone call with Sandra @ First American Title 1/26/2022: WR's should be in name of Tyknot Idaho LLC only. (Refer to Deed)
☐ 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: Paul J. Hout Nov. 23, 2021
Signature of new owner/claimant Title, if applicable Date
Print name
Signature: DM
Signature of new owner/claimant Title, if applicable Date
Print name

For IDWR Office Use Only:
Received by sq Date 12.3.2021 Receipt No. 5038960 Receipt Amt. \$15-
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 DM Approved by DM Processed by DM Date 1-25-2022

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
1502 Locust Street North, Bldg. 300
Twin Falls, ID 83301

TWIN FALLS COUNTY
RECORDED FOR:
FIRST AMERICAN TITLE - TWIN F/
11:52:06 AM 11-30-2021
2021028048
NO. PAGES 2 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: AR
Electronically Recorded by Simplifile

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DEC 22 2021

DEPT OF WATER RESOURCES
SOUTHERN REGION

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **999686-TF (sg)**

Date: **November 11, 2021**

For Value Received, **Brian A. Tubbs and Michelle R. Tubbs, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Tyknott Idaho, LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **P.O. Box 624, Lakeview, OR 97630**, the following described premises, situated in **Twin Falls County, Idaho**, to-wit:

Parcel 1

Township 11 South, Range 15 East, Boise Meridian, Twin Falls County, Idaho

Section 1: W $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$

Parcel 2

Township 11 South, Range 15 East, Boise Meridian, Twin Falls County, Idaho

Section 1: N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$

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: 11/11/2021

Warranty Deed
- continued

File No.: 999686-TF (sg)

Brian A. Tubbs

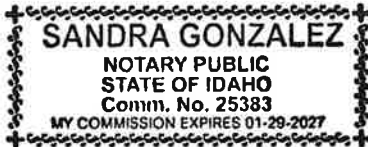
Brian A. Tubbs

Michelle R. Tubbs

Michelle R. Tubbs

STATE OF Idaho)
COUNTY OF Twin Falls)
SS.

On this 23 day of November, 2021, before me, a Notary Public in and for said State, personally appeared **Brian A. Tubbs and Michelle R. Tubbs**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Sandra
Notary Public for the State of Idaho
Residing at: Julia ID
My Commission Expires: 1-29-2027



0004487151

**STATE OF IDAHO****Office of the secretary of state, Lawrence Denney
AMENDMENT TO CERTIFICATE OF ORGANIZATION OF
LIMITED LIABILITY COMPANY**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$30.00

For Office Use Only

-FILED-

File #: 0004487151

Date Filed: 11/4/2021 5:45:36 PM

Amendment to Certificate of Organization of Limited Liability Company

Select one: Standard, Expedited or Same Day Service (see descriptions below) Standard (filing fee \$30)

The current name of the limited liability company is: Tyknot Investments, LLC

The file number of this entity on the records of the Idaho Secretary of State is: 0004387891

Entity Type: Limited Liability Company

Entity Subtype: Limited Liability Company

The date the certificate of organization was originally filed: 2021-08-18 11:38:50.370

Limited Liability Company Name

Entity name Tyknot Idaho, LLC

2. The complete street address of the principal office is amended to:

Principal Office Address 20732 THOMAS CREEK ROAD
LAKEVIEW, OR 97630

3. The mailing address of the principal office is amended to:

Mailing Address PO BOX 624
LAKEVIEW, OR 97630-0024

4. Managers and Members

Name	Title	Address
☒ Paul J. Houret	Manager	P.O. BOX 624 LAKEVIEW, OR 97630

Signature of Authorized Person:

Paul J. Houret

Sign Here

11/04/2021

Date

BUBBU-36/1 11/04/2021 5:45 PM RECEIVED BY ID SECRETARY OF STATE LAWRENCE DENNEY



0004387891

**STATE OF IDAHO**

Office of the secretary of state, Lawrence Denney

CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$100.00

For Office Use Only

-FILED-

File #: 0004387891

Date Filed: 8/18/2021 11:38:50 AM

Certificate of Organization Limited Liability Company

Select one: Standard, Expedited or Same Day Service (see descriptions below)

Expedited (+\$40; filing fee \$140)

1. Limited Liability Company Name

Type of Limited Liability Company

Limited Liability Company

Entity name

Tyknot Investments, LLC

2. The complete street address of the principal office is:

Principal Office Address

20732 THOMAS CREEK ROAD
LAKEVIEW, OR 97630

3. The mailing address of the principal office is:

Mailing Address

PO BOX 624
LAKEVIEW, OR 97630-0024

4. Registered Agent Name and Address

Registered Agent

INCORPORATING SERVICES, LTD.
Commercial Registered Agent

Physical Address

921 S ORCHARD ST STE G
BOISE, ID 83705

Mailing Address

921 S ORCHARD ST STE G
BOISE, ID 83705☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.

5. Governors

Name	Address
Paul J. Houret	P.O. BOX 624 LAKEVIEW, OR 97630

Signature of Organizer:

Paul J. Houret

Sign Here

08/18/2021

Date

50051-05394 08/18/2021 11:39 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 9, 2022

TYKNOT IDAHO LLC
PO BOX 624
LAKEVIEW OR 97630-0024

Re: Change in Ownership & Notice of Security Interest for Water Right No(s): 47-17731, 47-17732
and 47-17733

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 also acknowledges receipt of correspondence adding security interest of the above referenced water rights to American AgCredit PCA and American AgCredit FLCA. 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) 293-9908.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: American AgCredit FLCA, American AgCredit PCA
First American Title Company, Twin Falls (File #999686)



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DEC 22 2021

DEPT OF WATER RESOURCES
SOUTHERN REGION

First American Title Company
1502 Locust Street North, Bldg. 300, Twin Falls, ID 83301
Phone (208)734-2905 Fax (208)734-2945

Idaho Department of Water Resources
650 Addison Avenue W
Twin Falls, ID 83301-5858

December 20, 2021
File No.: 999686-TF (sg)

Attn:

Re:

Property: **2086 East 3400 North, 3450 North 2100 East Filer, ID 83328**
Buyer: **Tyknnot Idaho, LLC**
Seller: **Brian A. Tubbs and Michelle R. Tubbs**

Enclosed is ~~check~~ and a copy of the Warranty Deed for your records. If you have any questions please reach out, thank you.

Sincerely,

Estela Alvarez, Assistant for
Sandra Gonzalez, Escrow Officer

ea/lm



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

December 14, 2021

FIRST AMERICAN TITLE COMPANY
1502 LOCUST ST N BLDG 300
TWIN FALLS ID 83301

RE: Property transaction from Brian & Michelle Tubbs to Tyknot Idaho LLC

Dear First American Title Co.:

The Department of Water Resources (Department) recently received a copy of a Deed of Trust and a \$75 check (#88990) for a property transaction in Filer. We were not able to move forward with processing due to the following reasons:

- A Notice of Change in Water Right Ownership form with the necessary signatures from the new owners is required, however it was not received.
- A Deed of Trust is not sufficient proof of ownership. Sufficient proof of ownership can be a Warranty Deed, Quit Claim Deed, Contract of Sale or Court Decree; and must also include the legal description of the property being conveyed.

Please submit the necessary information within thirty (30) days of the date of this letter and we will be able to move forward with processing this request. If the information is not received within thirty (30) days, a refund in the amount of \$75 will be submitted for processing.

If you have any questions regarding this matter, please contact me at (208) 736-3033.

Sincerely,

Denise Maline

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: Brian & Michelle Tubbs
Tyknot Idaho LLC



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DEC 03 2021

DEPT OF WATER RESOURCES
SOUTHERN REGION

First American Title Company
1502 Locust Street North, Bldg. 300, Twin Falls, ID 83301
Phone (208)734-2905 Fax (208)734-2945

Idaho Department of Water Resources
650 Addison Avenue W
Twin Falls, ID 83301-5858

November 30, 2021
File No.: 999686-TF (sg)

Attn:

Re:

Property: **2086 East 3400 North, 3450 North 2100 East Filer, ID 83328**
Buyer: **Tyknot Idaho, LLC**
Seller: **Brian A. Tubbs and Michelle R. Tubbs**

Enclosed is check and a copy of the deed for your records. If you have any questions please reach out, thank you. Check #88990 for \$ 75.00

Sincerely,

Estela Alvarez, Assistant for
Sandra Gonzalez, Escrow Officer

ea/lm