

RECEIVED

OCT 18 2021

WATER RESOURCES
WESTERN REGION

RECEIVED

OCT 20 2021

DEPARTMENT OF
WATER RESOURCESSTATE 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. DE

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
78-12354 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
78-12358 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Gregory Curtis Coman

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): T&K Land Company, LLC

New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or11498 Edwards AvenueMaryland HeightsMO63043

Mailing address

City

State

Zip

314-302-0907notatkmom@aol.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: William F. French Member 10-11-21

Signature of new owner/claimant

Title, if applicable

Date

William F. French

Print name

- Signature: Nola J. French Member 10-11-21

Signature of new owner/claimant

Title, if applicable

Date

Nola J. French

Print name

For IDWR Office Use Only:

Received by LE Date 10/18/2021 Receipt No. W049664 Receipt Amt. \$50.00

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 chDate 11/8/2021

COPY WARRANTY DEED

For Value Received, TRIPLE 'C' RANCH, LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell and convey unto
T&K LAND COMPANY, LLC, a Missouri limited liability company

the grantee, whose current address is 11498 Edwards Avenue, Maryland Heights, MO 63043

the following described premises, in Adams County, Idaho, to-wit:

Lot 3, MeadowCreek River Ranch, Adams County, Idaho, as set forth on the official plat thereof recorded in
Book 3 Plats page 3 in the Adams County Recorder's Office.

TO HAVE AND TO HOLD THE said premises, with their appurtenances unto the said Grantees, their
heirs and assigns forever. And the said Grantor hereby covenants to and with the said Grantees, that it is
the owner in fee simple of said premises; that it is free from all encumbrances excepting for all easements
of record, rights of way, matters visible, and all matters of record and title and that it will warrant and
defend the same from all lawful claims whatsoever.

Date: October 7, 2021

TRIPLE 'C' RANCH, LLC, an Idaho limited liability company

BY: [Signature]
GREG C. COMAN, Manager

STATE OF Idaho)
: ss
COUNTY OF Ada)

On this 8th day of October, in the year of 2021, before me, a Notary Public in and for said State, personally appeared
GREG C. COMAN, known or identified to me to be the person whose name is subscribed to the within instrument as
one of the Manager/Members of TRIPLE 'C' RANCH, LIMITED LIABILITY COMPANY, 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.



#21-1514

[Signature]
Notary Public
Residing at: Boise ID
Commission expires: Aug 25 2025

Bk3-Pg3

Instrument # 100239

COUNCIL, ADAMS, IDAHO

2001-08-15

01:44:04 No. of Pages: 1

Recorded for : TIMBERLINE TITLE & ESCROW

MICHAEL EISK

Fee: 11.00

Office Recorder Deputy

Index to: SUBDIVISION PLAT & PUD'S

MEADOWCREEK RIVER RANCH

Situate in Sections 11 & 12, T. 19 N., R. 1 E., B.M.,
Adams County, Idaho

Line	Bearing	Distance	Line	Bearing	Distance
1	N 82°24'49"E	179.89	24	N 52°52'34"E	38.91
2	N 88°34'47"E	110.00	25	N 60°00'00"E	106.40
3	N 89°09'31"E	83.37	26	N 52°52'34"E	61.43
4	N 89°13'01"W	110.00	27	N 52°52'34"E	151.42
5	N 89°09'31"E	110.00	28	N 52°52'34"E	87.96
6	N 89°09'31"E	110.00	29	N 52°52'34"E	154.37
7	N 89°09'31"E	110.00	30	N 52°52'34"E	112.82
8	N 89°09'31"E	110.00	31	N 52°52'34"E	148.49
9	N 89°09'31"E	110.00	32	N 52°52'34"E	37.38
10	N 89°09'31"E	110.00	33	N 52°52'34"E	151.23
11	N 89°09'31"E	110.00	34	N 52°52'34"E	87.96
12	N 89°09'31"E	110.00	35	N 52°52'34"E	154.37
13	N 89°09'31"E	110.00	36	N 52°52'34"E	112.82
14	N 89°09'31"E	110.00	37	N 52°52'34"E	148.49
15	N 89°09'31"E	110.00	38	N 52°52'34"E	37.38
16	N 89°09'31"E	110.00	39	N 52°52'34"E	151.23
17	N 89°09'31"E	110.00	40	N 52°52'34"E	87.96
18	N 89°09'31"E	110.00	41	N 52°52'34"E	154.37
19	N 89°09'31"E	110.00	42	N 52°52'34"E	112.82
20	N 89°09'31"E	110.00	43	N 52°52'34"E	148.49
21	N 89°09'31"E	110.00	44	N 52°52'34"E	37.38
22	N 89°09'31"E	110.00	45	N 52°52'34"E	151.23
23	N 89°09'31"E	110.00	46	N 52°52'34"E	87.96
24	N 89°09'31"E	110.00	47	N 52°52'34"E	154.37
25	N 89°09'31"E	110.00	48	N 52°52'34"E	112.82
26	N 89°09'31"E	110.00	49	N 52°52'34"E	148.49
27	N 89°09'31"E	110.00	50	N 52°52'34"E	37.38
28	N 89°09'31"E	110.00	51	N 52°52'34"E	151.23
29	N 89°09'31"E	110.00	52	N 52°52'34"E	87.96
30	N 89°09'31"E	110.00	53	N 52°52'34"E	154.37
31	N 89°09'31"E	110.00	54	N 52°52'34"E	112.82
32	N 89°09'31"E	110.00	55	N 52°52'34"E	148.49
33	N 89°09'31"E	110.00	56	N 52°52'34"E	37.38
34	N 89°09'31"E	110.00	57	N 52°52'34"E	151.23
35	N 89°09'31"E	110.00	58	N 52°52'34"E	87.96
36	N 89°09'31"E	110.00	59	N 52°52'34"E	154.37
37	N 89°09'31"E	110.00	60	N 52°52'34"E	112.82
38	N 89°09'31"E	110.00	61	N 52°52'34"E	148.49
39	N 89°09'31"E	110.00	62	N 52°52'34"E	37.38
40	N 89°09'31"E	110.00	63	N 52°52'34"E	151.23
41	N 89°09'31"E	110.00	64	N 52°52'34"E	87.96
42	N 89°09'31"E	110.00	65	N 52°52'34"E	154.37
43	N 89°09'31"E	110.00	66	N 52°52'34"E	112.82
44	N 89°09'31"E	110.00	67	N 52°52'34"E	148.49
45	N 89°09'31"E	110.00	68	N 52°52'34"E	37.38
46	N 89°09'31"E	110.00	69	N 52°52'34"E	151.23
47	N 89°09'31"E	110.00	70	N 52°52'34"E	87.96
48	N 89°09'31"E	110.00	71	N 52°52'34"E	154.37
49	N 89°09'31"E	110.00	72	N 52°52'34"E	112.82
50	N 89°09'31"E	110.00	73	N 52°52'34"E	148.49
51	N 89°09'31"E	110.00	74	N 52°52'34"E	37.38
52	N 89°09'31"E	110.00	75	N 52°52'34"E	151.23
53	N 89°09'31"E	110.00	76	N 52°52'34"E	87.96
54	N 89°09'31"E	110.00	77	N 52°52'34"E	154.37
55	N 89°09'31"E	110.00	78	N 52°52'34"E	112.82
56	N 89°09'31"E	110.00	79	N 52°52'34"E	148.49
57	N 89°09'31"E	110.00	80	N 52°52'34"E	37.38
58	N 89°09'31"E	110.00	81	N 52°52'34"E	151.23
59	N 89°09'31"E	110.00	82	N 52°52'34"E	87.96
60	N 89°09'31"E	110.00	83	N 52°52'34"E	154.37
61	N 89°09'31"E	110.00	84	N 52°52'34"E	112.82
62	N 89°09'31"E	110.00	85	N 52°52'34"E	148.49
63	N 89°09'31"E	110.00	86	N 52°52'34"E	37.38
64	N 89°09'31"E	110.00	87	N 52°52'34"E	151.23
65	N 89°09'31"E	110.00	88	N 52°52'34"E	87.96
66	N 89°09'31"E	110.00	89	N 52°52'34"E	154.37
67	N 89°09'31"E	110.00	90	N 52°52'34"E	112.82
68	N 89°09'31"E	110.00	91	N 52°52'34"E	148.49
69	N 89°09'31"E	110.00	92	N 52°52'34"E	37.38
70	N 89°09'31"E	110.00	93	N 52°52'34"E	151.23
71	N 89°09'31"E	110.00	94	N 52°52'34"E	87.96
72	N 89°09'31"E	110.00	95	N 52°52'34"E	154.37
73	N 89°09'31"E	110.00	96	N 52°52'34"E	112.82
74	N 89°09'31"E	110.00	97	N 52°52'34"E	148.49
75	N 89°09'31"E	110.00	98	N 52°52'34"E	37.38
76	N 89°09'31"E	110.00	99	N 52°52'34"E	151.23
77	N 89°09'31"E	110.00	100	N 52°52'34"E	87.96

Ditch Line Table

Line	Bearing	Distance
1	N 11°32'03"W	22.97
2	N 27°40'12"E	62.18
3	N 7°09'28"W	106.44
4	N 1°09'28"W	106.44
5	N 1°09'28"W	106.44
6	N 1°09'28"W	106.44
7	N 1°09'28"W	106.44
8	N 1°09'28"W	106.44
9	N 1°09'28"W	106.44
10	N 1°09'28"W	106.44

Curve Table

Curve	Delta Angle	Radius	ARC	Tangent	Chord	Chord Bearing
1	9°37'54"	11400.18	1256.81	62.91	128.81	S 62°23'21"W
2	10°20'10"	11400.18	1256.81	62.91	128.81	N 62°23'21"E
3	14°36'32"	21.00	63.87	20.44	47.50	S 76°56'28"W
4	14°36'32"	21.00	63.87	20.44	47.50	N 76°56'28"E
5	10°20'10"	98.40	62.91	18.53	36.33	S 72°03'30"W
6	9°37'54"	2970.00	108.57	30.22	176.38	N 19°06'04"E
7	9°37'54"	2970.00	108.57	30.22	176.38	N 19°06'04"E
8	12°27'06"	30.00	63.88	64.12	88.45	N 41°20'24"E
9	23°54'18"	30.00	66.79	66.79	88.45	N 41°20'24"E
10	9°24'28"	340.00	340.66	198.17	336.59	S 62°30'00"E
11	7°03'01"	550.00	550.00	32.63	63.18	S 24°34'30"E
12	1°17'01"	27.00	15.72	10.70	20.30	N 72°03'00"E
13	0°23'04"	4030.00	87.09	10.52	27.48	N 08°33'50"E
14	0°37'21"	89.07	87.09	87.40	87.40	S 49°40'00"E
15	38°37'31"	154.00	23.03	23.03	21.89	N 48°11'50"E
16	128°52'52"	60.00	152.81	119.57	107.20	N 08°34'30"E
17	178°32'58"	164.14	152.81	119.57	107.20	N 88°52'10"E
18	90°00'00"	25.00	29.27	25.00	33.33	N 01°31'11"E
19	90°00'00"	25.00	74.14	40.42	88.18	N 08°51'18"E
20	58°36'32"	25.00	49.93	25.93	41.44	N 08°11'55"E
21	108°52'52"	125.00	30.14	30.14	36.48	S 39°04'00"E
22	0°19'48"	122.00	122.07	115.32	115.32	S 99°04'00"E
23	0°7'18"R	60.00	60.04	42.86	27.98	N 61°02'08"E
24	90°00'00"	122.00	122.07	115.32	115.32	N 61°02'08"E
25	13°46'38"R	60.00	76.89	38.10	73.17	S 62°02'39"E
26	0°19'48"R	150.00	150.09	97.86	100.47	S 42°22'14"E
27	0°19'48"R	150.00	150.09	97.86	100.47	N 41°20'24"E
28	0°19'48"R	150.00	150.09	97.86	100.47	N 41°20'24"E
29	80°00'00"	25.00	39.37	29.00	35.36	S 19°01'31"E
30	100°39'00"	25.00	39.37	29.00	35.36	S 19°01'31"E
31	100°39'00"	25.00	39.37	29.00	35.36	S 19°01'31"E

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IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

November 9, 2021

T&K LAND COMPANY, LLC
11498 EDWARDS AVE
MARYLAND HTS MO 63043-1817

Re: Change in Ownership for Water Right Nos: 78-12354 and 78-12358

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) 287-4920 or debbi.judd@idwr.idaho.gov.

Sincerely,

Debbi Judd
Technical Records Specialist

Enclosures