

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 16 2021

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPARTMENT OF
WATER RESOURCES

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. D E

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
See Attached Exhibit A	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Thomas M. O'Gara, as Trustee of The Thomas M. O'Gara Family Trust
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Big Hat, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 5350 River Road 112 Price Ln. Bozeman Bellevue MT ID 59718 83313
Mailing address City State Zip
- (406) 223-4484 speths@bridgerorthopedie.com ssranchidaho@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: December 29, 2020
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: Stu Speth Member 8/6/21
Signature of new owner/claimant Title, if applicable Date
- Steven R. Speth
Print name
- Signature: Beth A. Speth Member 8/6/21
Signature of new owner/claimant Title, if applicable Date
- Beth A. Speth
Print name

For IDWR Office Use Only:

Received by lu Date 8-16-21 Receipt No. C110761 Receipt Amt. 1080-

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 [Signature] Date 9-10-21

Exhibit A
to
Notice of Change of Water Right Ownership

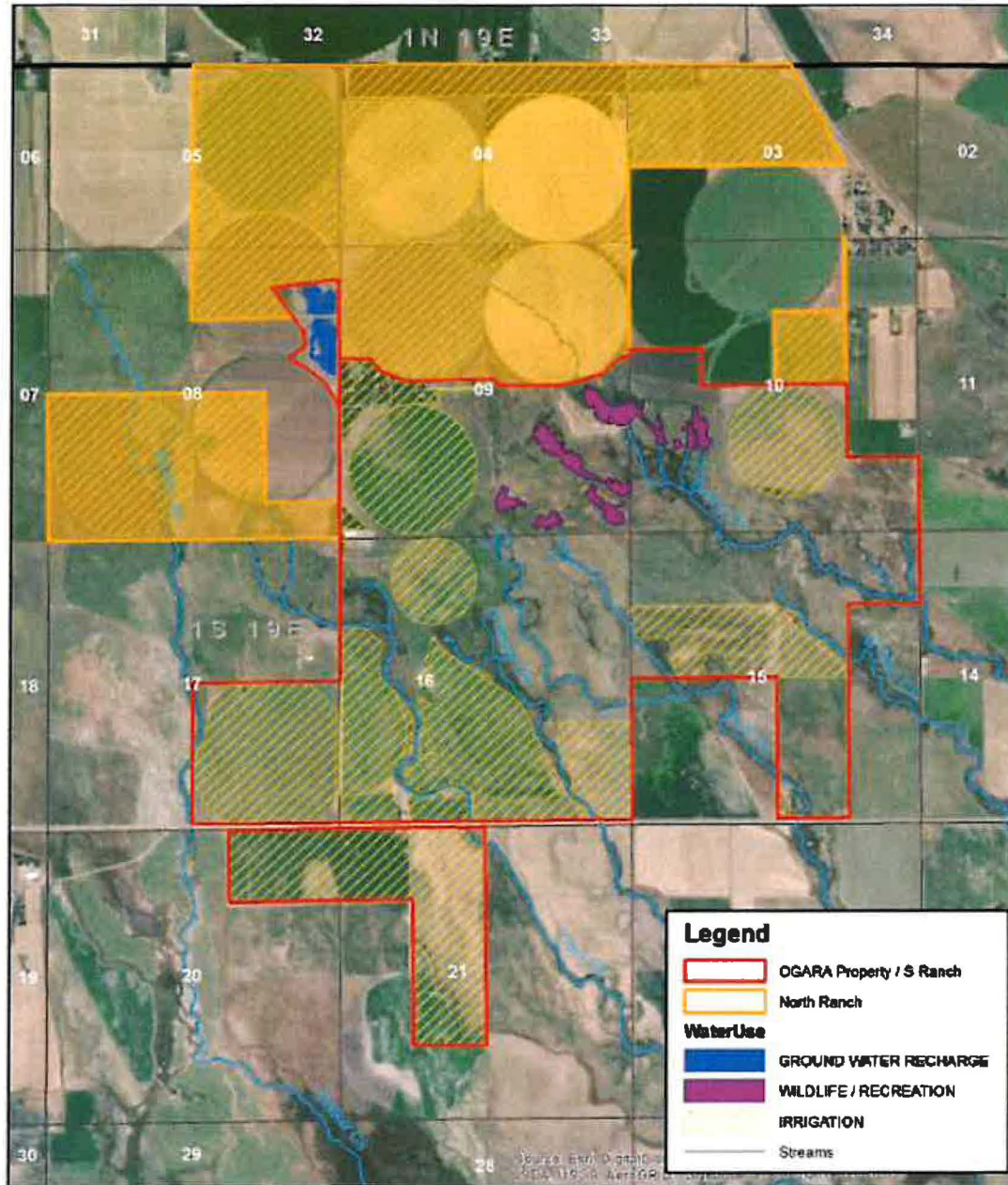
Big Hat, LLC Water Right List -

Silver Spring Ranch Irrigation Water Rights (45% Ownership)

BASIN	WR #		PRIORITY	USE	FLOW (cfs)	Volume (acft)
37	115	F	6/12/1886	Irrigation	1.00	-
37	501	B	5/1/1886	Irrigation	0.40	-
37	501	C	5/1/1886	Irrigation	2.00	-
37	590	B	5/1/1886	Irrigation	1.00	-
37	597	B	5/1/1886	Irrigation	0.70	-
37	2502		5/3/1949	Irrigation	5.00	938
37	577	K	3/24/1883	Irrigation	1.38	-
37	2568		4/25/1955	Irrigation	3.20	539
37	804		4/1/1947	Irrigation	2.61	319.2
37	11830		3/24/1883	Irrigation	1.38	-
37	2581		8/16/1955	Irrigation	3.00	1188
37	2599		9/30/1957	Irrigation	1.50	594
37	2604		7/29/1958	Irrigation	2.50	990
37	2616		6/3/1959	Irrigation	2.98	1180.1
37	7758		2/6/1979	Irrigation	3.50	525
37	20635		3/8/1977	Irrigation	8.88	2419.5
37	20637		2/12/1947	Irrigation	1.58	238.3
37	20639		6/15/1946	Irrigation	2.45	287
37	20641		7/10/1884	Irrigation	0.96	-
37	20643		3/24/1883	Irrigation	0.67	-
37	20645		5/17/1883	Irrigation	5.40	-
37	20647		4/17/1883	Irrigation	0.48	-
37	20649		6/20/1884	Irrigation	4.34	-
37	20651		6/2/1890	Irrigation	0.96	-

Exhibit B
to
Notice of Change of Water Right Ownership

Big Hat Property Maps –



Silver Spring Ranch

Property and Water Rights POU (N /S Ranch Combined)

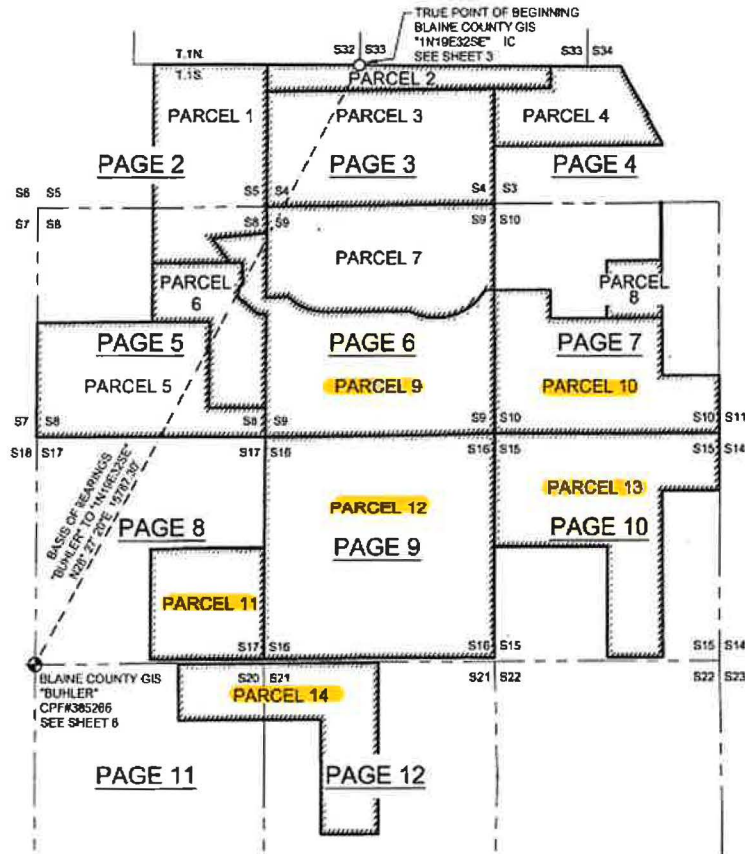


Ecosystem Sciences, LLC
Science Design Planning
Disclaimer: This map or data product is for informational purposes only. It is not intended to be used for litigation, construction, or other purposes without the assistance of a professional.

O'GARA LAND TRANSFER PARCELS

LOCATED WITHIN SECTIONS 3, 4, 5, 8, 9, 10, 15, 16, 17, 20, & 21, T.1 S., R.19 E., B.M., BLAINE COUNTY, IDAHO

Big Hat Parcels (South Transfer Parcels) – Parcel 9, 10, 11, 12, 13 and 14



South Transfer Parcels		
Parcel #	Area (± s.f.)	Area (± Acs.)
9	16,882,547	387.57
10	13,148,500	301.85
11	6,841,391	157.06
12	27,704,378	636.00
13	15,681,145	359.99
14	9,667,356	221.93
TOTAL	89,925,317	2,064.40



QUITCLAIM DEED

THIS INDENTURE, made this 29 day of December, 2020, between

Thomas M. O'Gara, as Trustee of The Thomas M. O'Gara Family Trust, as **GRANTOR** and

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

whose current address is 5350 River Road, Bozeman, MT 59718

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 45%**, unto the said Grantee(s) and to its heirs and assigns the following **Water Rights: 37-115F, 37-501B, 37-501C, 37-590B, 37-597B, 37-2502, 37-577K, 37-2568, 37-804, 37-11830, 37-2581, 37-2599, 37-2604, 37-2616, 37-7758, 37-20635, 37-20637, 37-20639, 37-37-20641, 37-20643, 37-20645, 37-20647, 37-20649, 37-20651** appurtenant to all that certain lot, piece or parcel of land, bounded and particularly described as follows, to wit:

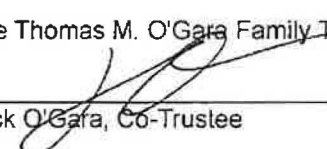
SEE EXHIBIT "A" ATTACHED HERETO

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.

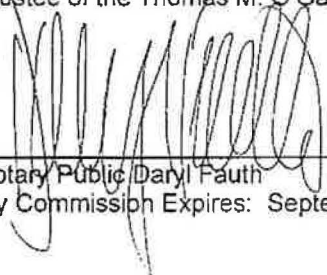
The Thomas M. O'Gara Family Trust



Jack O'Gara, Co-Trustee

State of Idaho
County of Blaine

This record was acknowledged before me on 29th day of December, 2020, by Jack O'Gara, Co-Trustee of the Thomas M. O'Gara Family Trust.



Notary Public Daryl Fauth
My Commission Expires: September 24, 2024

(STAMP)



EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 9

A parcel of land situated in Sections 8 & 9, Township 1 South, Range 19 East, Boise Meridian, Blaine County, Idaho, and being more particularly described as follows:

Commencing at the Southeast Corner of Section 8, being Blaine County GIS control point "Horse", witness by a Brass Cap on 2" pipe that lies South 88°57'57" West, 22.16 feet distance, from which the ¼ corner common to Section 9 & 16 lies North 89°36'29" East, 2657.35 feet distant and being the TRUE POINT OF BEGINNING;

Thence North 00°12'18" East, 663.39 feet;
Thence North 00°12'18" East, 1990.17 feet;
Thence North 00°12'00" East, 174.35 feet;
Thence North 86°11'46" West, 202.74 feet;
Thence North 50°38'49" West, 592.48 feet;
Thence North 07°18'31" East, 240.87 feet;
Thence North 46°52'56" East, 129.64 feet;
Thence North 03°54'56" West, 476.56 feet;
Thence South 89°30'53" West, 322.79 feet;
Thence North 36°55'50" West, 698.40 feet;
Thence North 84°31'17" East, 1322.69 feet;
Thence South 00°12'00" West, 1489.03 feet;
Thence North 87°36'41" East, 524.49 feet;
Thence 970.79 feet along a non-tangential curve to the left, with a radius of 1265.00 feet, a delta of 13° 58'13", a tangent of 510.71 feet, and a chord length of 947.14 feet that bears South 68°00'54" East;
Thence North 89°41'17" East, 1985.83 feet;
Thence 1962.26 feet along a non-tangential curve to the left, with a radius of 1298.00 feet, a delta of 86° 37'03", a tangent length of 1223.55 feet, and a chord length of 1780.67 feet that bears North 73°56'49" East;
Thence North 89°44'43" East, 206.56 feet;
Thence South 00°14'14" East, 655.63 feet;
Thence South 00°10'04" East, 2655.02 feet;
Thence South 88°48'42" West, 2671.12 feet;
Thence South 89°36'29" West, 2657.35 feet to the TRUE POINT OF BEGINNING

Parcel 10

A parcel of land situated in Section 10, Township 1 South, Range 19 East, Boise Meridian, Blaine County, Idaho, and being more particularly described as follows:

Commencing at the Center ¼ Corner of Section 10, being an Aluminum Cap on 5/8" Rebar, from which the Northwest Corner of the Southwest Quarter of the Northeast Quarter of Section 10 lies North 00° 06'49" West, 1328.32 feet distant, and being the TRUE POINT OF BEGINNING;

Thence North 89°47'20" East, 1321.31 feet;
Thence South 00°15'30" East, 655.69 feet;
Thence South 00°14'23" East, 673.68 feet;
Thence North 89°51'08" East, 1323.98 feet;
Thence South 00°21'49" East, 1330.84 feet;
Thence South 89°54'13" West, 2653.79 feet;
Thence South 89°57'40" West, 2634.36 feet;
Thence North 00°10'04" West, 2655.02 feet;
Thence North 00°14'14" West, 655.63 feet;
Thence North 89°44'43" East, 1318.98 feet;

Thence South 00°10'11" East, 659.93 feet;
Thence North 89°55'56" East, 1318.21 feet to the TRUE POINT OF BEGINNING

Parcel 11

A parcel of land situated in Section 17, Township 1 South, Range 19 East, Boise Meridian, Blaine County, Idaho, and being more particularly described as follows:

Commencing at the Southeast Corner of Section 17, being Blaine County GIS control point "Price", marked by a Brass Cap in concrete, from which the ¼ Corner common to Sections 16 & 21 lies North 89° 41'11" East, 2683.70 feet distant; thence proceeding North 00°07'13" East, 78.76 feet to the Northerly Right of Way of State Highway 20, marked by a 5/8" rebar by PLS16670, and being the TRUE POINT OF BEGINNING;

Thence South 89°37'55" West, 2391.91 feet;
Thence North 87°30'20" West, 200.26 feet;
Thence South 89°37'55" West, 72.33 feet;
Thence North 00°11'53" East, 74.00 feet;
Thence South 89°48'07" East, 20.00 feet;
Thence North 00°11'53" East, 20.00 feet;
Thence North 89°48'07" West, 20.00 feet;
Thence North 00°11'53" East, 2461.25 feet;
Thence North 89°24'43" East, 2660.97 feet;
Thence South 00°07'13" West, 2575.44 feet, to the TRUE POINT OF BEGINNING

Parcel 12

A parcel of land situated in Section 16, Township 1 South, Range 19 East, Boise Meridian, Blaine County, Idaho, and being more particularly described as follows:

Commencing at the Southeast Corner of Section 17, being Blaine County GIS control point "Price", marked by a Brass Cap in concrete, from which the ¼ Corner common to Section 16 & 21 lies North 89° 41'11" East, 2683.70 feet distant; thence proceeding North 00°07'13" East, 78.76 feet to the Northerly Right of Way of State Highway 20, marked by a 5/8" rebar by PLS16670, and being the TRUE POINT OF BEGINNING;

Thence North 00°07'13" East, 2575.44 feet;
Thence North 00°11'56" East, 2601.75 feet;
Thence North 89°36'29" East, 2657.35 feet;
Thence North 88°48'42" East, 2671.12 feet;
Thence South 00°00'24" East, 2656.11 feet;
Thence South 00°25'54" East, 1324.39 feet;
Thence South 00°24'50" East, 1243.97 feet;
Thence South 89°59'45" West, 352.97 feet;
Thence North 87°19'27" West, 200.10 feet;
Thence North 89°33'36" West, 100.00 feet;
Thence South 87°09'06" West, 200.25 feet;
Thence South 89°58'02" West, 564.88 feet;
Thence South 89°37'27" West, 1335.85 feet;
Thence North 87°33'15" West, 200.23 feet;
Thence South 89°41'16" West, 99.97 feet;
Thence South 86°43'03" West, 200.11 feet;
thence South 89°37'55" West, 2108.25 feet to the TRUE POINT OF BEGINNING

Parcel 13

A parcel of land situated in Section 15, Township 1 South, Range 19 East, Boise Meridian, Blaine County, Idaho, and being more particularly described as follows:

Commencing at the Northwest Corner of Section 15, marked by a Brass Cap on 2" pipe, from which the

¼ Corner common to Sections 10 & 15 lies North 89°57'40" East, 2634.36 feet distant, and being the TRUE POINT OF BEGINNING;

Thence North 89°57'40" East, 2634.36 feet;
Thence North 89°54'13" East, 2653.79 feet;
Thence South 00°14'46" East, 1326.66 feet;
Thence South 89°54'48" West, 1325.39 feet;
Thence South 00°15'11" East, 1326.87 feet;
Thence South 00°15'11" East, 2564.91 feet;
Thence South 89°59'54" West, 1320.33 feet;
Thence North 00°20'20" West, 2562.68 feet;
Thence South 89°54'04" West, 2649.85 feet;
Thence North 00°00'24" West, 2656.11 feet to the TRUE POINT OF BEGINNING

Parcel 14

A parcel of land situated in Sections 20 & 21, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Northeast Corner of section 20, being Blaine County GIS control point "Price", marked by a Brass Cap in concrete, from which the ¼ Corner common to Sections 16 & 21 lies North 89° 41'11" East, 2683.70 feet distant; thence proceeding South 00°15'01" East, 21.25 feet, to the Southerly Right of Way of State Highway 20, marked by a 5/8" rebar by PLS16670, and being the TRUE POINT OF BEGINNING;

Thence North 89°37'55" East, 2108.98 feet;
Thence South 87°32'23" East, 200.16 feet;
Thence North 89°47'18" East, 99.82 feet;
Thence North 86°42'17" East, 200.28 feet;
Thence North 89°48'07" East, 74.93 feet;
Thence South 00°08'16" East, 3962.15 feet;
Thence South 89°46'33" West, 1337.95 feet;
Thence North 00°11'38" West, 1324.06 feet;
Thence North 00°11'38" West, 1327.42 feet;
Thence South 89°45'50" West, 1340.55 feet;
Thence South 89°31'24" West, 2001.02 feet;
Thence North 00°08'08" West, 1308.17 feet;
Thence North 89°37'55" East, 1998.40 feet, to the TRUE POINT OF BEGINNING



Brad Little
Governor

Gary Spackman
Director

September 10, 2021

BIG HAT LLC
112 PRICE LN
BELLEVUE ID 83313-5126

Re: Change in Water Right Ownership:

37-115 F (Split into **37-115 F** and 37-23321), 37-501 B (Split into **37-501 B** and 37-23322),
37-501 C (Split into **37-501 C** and 37-23323), 37-577 K (Split into **37-577 K** and 37-23325),
37-590 B (Split into **37-590 B** and 37-23324), 37-597 B (Split into **37-597 B** and 37-23326),
37-804 (Split into **37-804** and 37-23327), 37-2502 (Split into **37-2502** and 37-23328),
37-2568 (Split into **37-2568** and 37-23329), 37-2581 (Split into **37-2581** and 37-23330),
37-2599 (Split into **37-2599** and 37-23331), 37-2604 (Split into **37-2604** and 37-23332),
37-2616 (Split into **37-2616** and 37-23333), 37-7758 (Split into **37-7758** and 37-23334),
37-11830 (Split into **37-11830** and 37-23335), 37-20635 (Split into **37-20635** and 37-23336),
37-20637 (Split into **37-20637** and 37-23337), 37-20639 (Split into **37-20639** and 37-23338),
37-20641 (Split into **37-20641** and 37-23339), 37-20643 (Split into **37-20643** and 37-23340),
37-20645 (Split into **37-20645** and 37-23341), 37-20647 (Split into **37-20647** and 37-23342),
37-20649 (Split into **37-20649** and 37-23343) & 37-20651 (Split into **37-20651** and 37-23344),
37-7663, 37-8116, 37-11732, 37-12401, 37-12402, 37-12403, 37-20636, 37-20638, 37-20640, 37-20642, 37-20644, 37-20646, 37-20648, 37-20650, 37-20652, 37-20653 & 37-20654

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 water rights are after the split are highlighted in yellow. Water rights 37-7663, 37-8116, 37-11732, 37-12401, 37-12402, 37-12403, 37-20636, 37-20638, 37-20640, 37-20642, 37-20644, 37-20646, 37-20648, 37-20650, 37-20652, 37-20653 & 37-20654 were not splits. The ownership of these rights has been updated to Big Hat LLC.

Additionally, water rights 37-12370, 37-12400, 37-12529 & 37-20899 were not updated. These water rights are not appurtenant to the land conveyed to you from the Thomas M. O'Gara Family Trust. A refund of \$100 will be issued to you under separate cover from the State Controller's Office.

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.

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) 287-4942.

Sincerely,

A handwritten signature in cursive script, reading "Jean Hersley". The signature is written in dark ink and is positioned above the printed name and title.

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: D L EVANS BANK