

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

APR 14 2021

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 #6 of the instructions.

| Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? | Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 37-20573              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> | 37-23152              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 37-20576              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> | 37-23153              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 37-20580              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> | 37-23154              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 37-20583              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> | 37-23155              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 37-20586              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> | 37-23156              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Nachtman Family Trust  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Three Broncs Ranch LLC  
New owner(s) as listed on the conveyance document      Name connector ☐ and ☐ or ☐ and/or
- 921 Airport Way      Hailey      ID      83333  
Mailing address      City      State      ZIP  
208-721-1984      todd@idlumber.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: 09/15/2020
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
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: [Signature]  
Signature of new owner/claimant

Managing Member, TBR  
Title, if applicable

4/14/21  
Date

Signature: \_\_\_\_\_  
Signature of new owner/claimant

\_\_\_\_\_  
Title, if applicable

\_\_\_\_\_  
Date

For IDWR Office Use Only:

Received by Sg/156 Date 7-1-2021

Receipt No. 5038516

Receipt Amt. \$125-

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 lm

Date 6-3-2021

SUPPORT DATA

IN FILE # 37-20573

4 7-6-2021

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

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| 37-20580              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
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| 37-20586              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

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     ☐ \$25 per *undivided* water right.  
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8. Signature: \_\_\_\_\_  
 Signature of new owner/claimant      Title, if applicable      Date

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

For IDWR Office Use Only:

Received by SG      Date 4/8/21      Receipt No. 5038516      Receipt Amt. \$125.00

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 \_\_\_\_\_

**SUPERSEDED**



491 N. Main Street, Suite 102  
Ketchum, ID 83340

**ELECTRONICALLY RECORDED-DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT**

File No. 738881 /TG

**Instrument # 672962**

HAILEY, BLAINE, IDAHO  
09-11-2020 4:55:50 PM No. of Pages: 3  
Recorded for: PIONEER TITLE COMPANY OF BLAINE COUNT  
JOLYNN DRAGE Fee: \$15.00  
Ex-Officio Recorder Deputy: GWB  
Electronically Recorded by Simplifile

**WARRANTY DEED**

For Value Received Frank Nachtman as trustee of the Nachtman Family Trust UAD November 4, 2002 and Frank Nachtman  
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Three Broncs Ranch LLC, an Idaho limited liability company  
hereinafter referred to as Grantee, whose current address is 921 Airport Way Hailey, ID 83333  
The following described premises, to-wit:

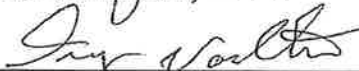
See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: September 9, 2020

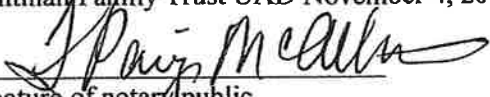
The Nachtman Family Trust UAD November 4, 2002

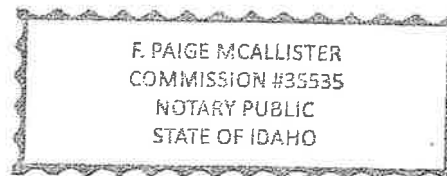
By:   
Frank Nachtman, Trustee

  
Frank Nachtman

State of Idaho, County of Blaine

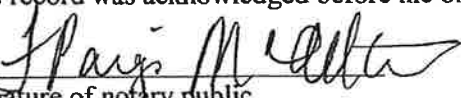
This record was acknowledged before me on September 9, 2020 by Frank Nachtman as trustee of the Nachtman Family Trust UAD November 4, 2002.

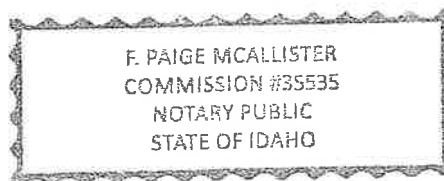
  
Signature of notary public  
Commission Expires: 1/5/24



State of Idaho, County of Blaine

This record was acknowledged before me on September 9, 2020 by Frank Nachtman.

  
Signature of notary public  
Commission Expires: 1/5/24



## EXHIBIT A

### Parcel 1:

Lot 1, Block 1 of Dove Flats Subdivision No. 3, Blaine County, Idaho, according to the official plat thereof, recorded as Instrument No. 580121, records of Blaine County, Idaho.

### Parcel 2:

Lot 2, Block 1 of Dove Flats Subdivision No. 3, Blaine County, Idaho, according to the official plat thereof, recorded as Instrument No. 580121, records of Blaine County, Idaho.



0004084412



**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 #: 0004084412

Date Filed: 12/3/2020 9:41:48 AM

## Entity Name and Mailing Address:

Entity Name: Three Broncs Ranch LLC  
The file number of this entity on the records of the Idaho Secretary of State is: 0003712577  
Address: TODD HUNTER  
921 AIRPORT WAY  
HAILEY, ID 83333-8467

## 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: Todd Hunter  
Registered Agent  
Physical Address  
921 AIRPORT WAY  
HAILEY, ID 83333  
Mailing Address  
921 AIRPORT WAY  
HAILEY, ID 83333

## Agent or Address Change

☐ Select if you are appointing a new agent.

## Limited Liability Company Managers and Members

| Name          | Title   | Business Address                    |
|---------------|---------|-------------------------------------|
| + Todd Hunter | Manager | 921 AIRPORT WAY<br>HAILEY, ID 83333 |

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

Todd Hunter

Sign Here

12/03/2020

Date

Job Title: Managing Member

B0557-1998 12/03/2020 9:41 AM Received by ID Secretary of State Lawrence Denney





State of Idaho

**DEPARTMENT OF WATER RESOURCES**

Southern Region • 650 ADDISON AVE W STE 500 • TWIN FALLS, ID 83301-5858

Phone: (208)736-3033 • Fax: (208)736-3037 • Website: [www.idwr.idaho.gov](http://www.idwr.idaho.gov)

Brad Little  
Governor

Gary Spackman  
Director

July 6, 2021

THREE BRONCS RANCH LLC  
921 AIRPORT WAY  
HAILEY ID 83333-8467

Re: Change in Ownership for Water Right No(s): 37-23152, 37-23153, 37-23154, 37-23155 & 37-23156

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 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*

Denise Maline  
Administrative Assistant 1

Enclosure(s)

c: Water District 37