Form 42-248 42-1409(6) Rev. 1/15

RECEIVED
APR 14 2021
DEPT OF WATER RESOURCES
SOUTHERN REGION

STATE 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 #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 ☐	Yes ☐	37-23152	Yes ☐	Yes ☐
37-20576	Yes ☐	Yes ☐	37-23153	Yes ☐	Yes ☐
37-20580	Yes ☐	Yes ☐	37-23154	Yes ☐	Yes ☐
37-20583	Yes ☐	Yes ☐	37-23155	Yes ☐	Yes ☐
37-20586	Yes ☐	Yes ☐	37-23156	Yes ☐	Yes ☐

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 — Mailing address
Hailey — City
ID — State
83333 — ZIP
208-721-1984 — Telephone
todd@idlumber.com — 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: T. [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:
Receipted by SG / SG Date 4-8-2021 Receipt No. S038516 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 DM Date 6-3-2021

SUPPORT DATA
IN FILE # 37-20573

Form 42-248/42-1409(6) Rev. 1/15

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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APR 08 2021
DEPT OF WATER RESOURCES
SOUTHERN REGION

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37-20573	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-20576	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-20580	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-20583	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-20586	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Nachtman Family Trust
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   New owner(s) as listed on the conveyance document — Name connector ☐ and ☐ or ☐ and/or

921 Airport Way — Mailing address
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5. Date you acquired the water rights and/or claims listed above: 09/15/2020.

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   - ☐ 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 of new owner/claimant — _____ Title, if applicable — _____ Date

   Signature: _____ Signature of new owner/claimant — _____ Title, if applicable — _____ Date

SUPERSEDED

For IDWR Office Use Only:

Receipted 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 _____

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

PioneerTitleCo.
GOING BEYOND
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

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

F. PAIGE MCALLISTER
COMMISSION #35535
NOTARY PUBLIC
STATE OF IDAHO

State of Idaho, County of Blaine

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

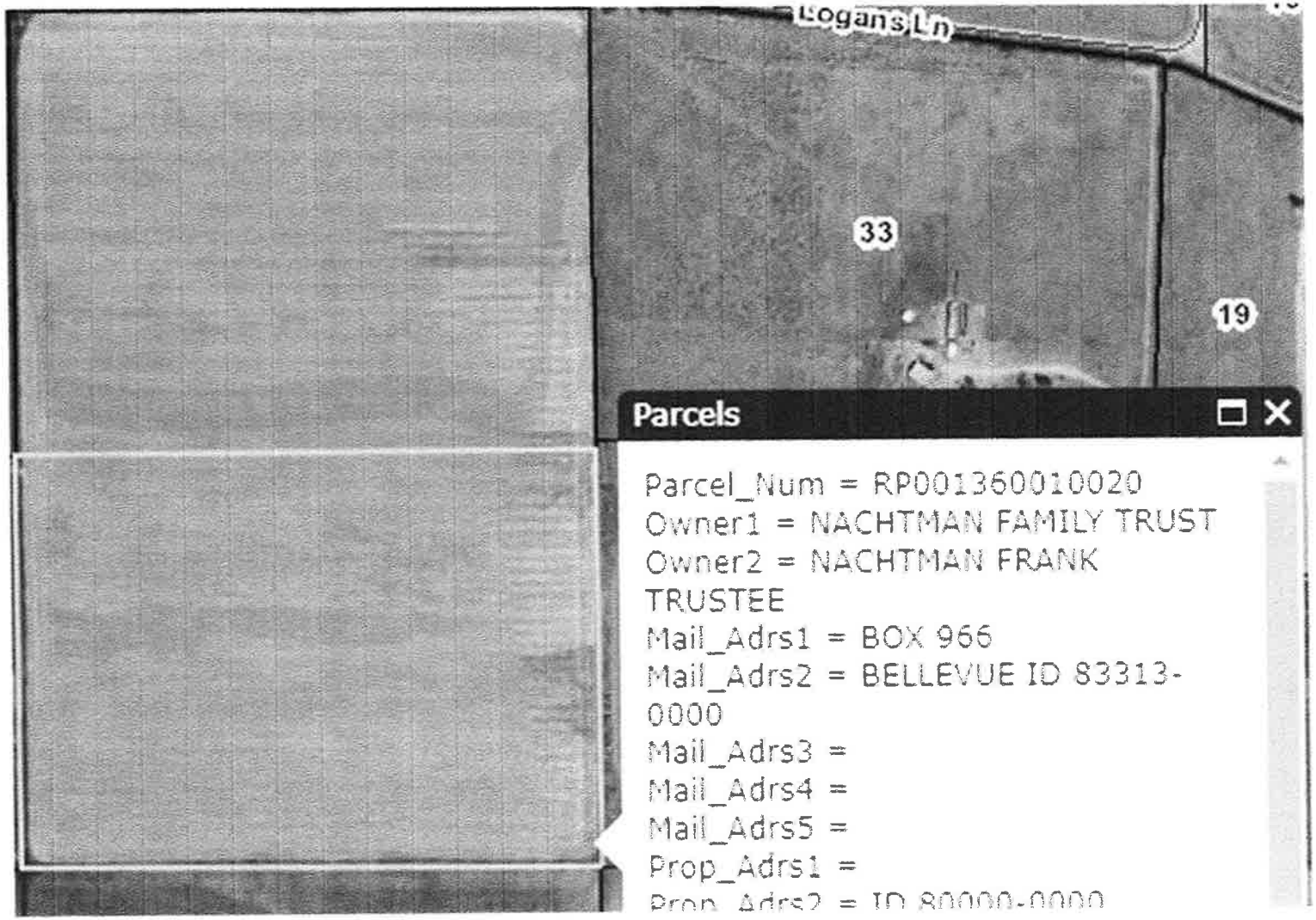
Signature of notary public
Commission Expires: 1/5/24

F. PAIGE MCALLISTER
COMMISSION #35535
NOTARY PUBLIC
STATE OF IDAHO

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.


Logans Ln
33
19
Parcels
Parcel_Num = RP001360010020
Owner1 = NACHTMAN FAMILY TRUST
Owner2 = NACHTMAN FRANK
TRUSTEE
Mail_Adrs1 = BOX 966
Mail_Adrs2 = BELLEVUE ID 83313-
0000
Mail_Adrs3 =
Mail_Adrs4 =
Mail_Adrs5 =
Prop_Adrs1 =

0004084412

STATE OF IDAHO
Office of the secretary of state, Lawerence 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 HAILEY, ID 83333

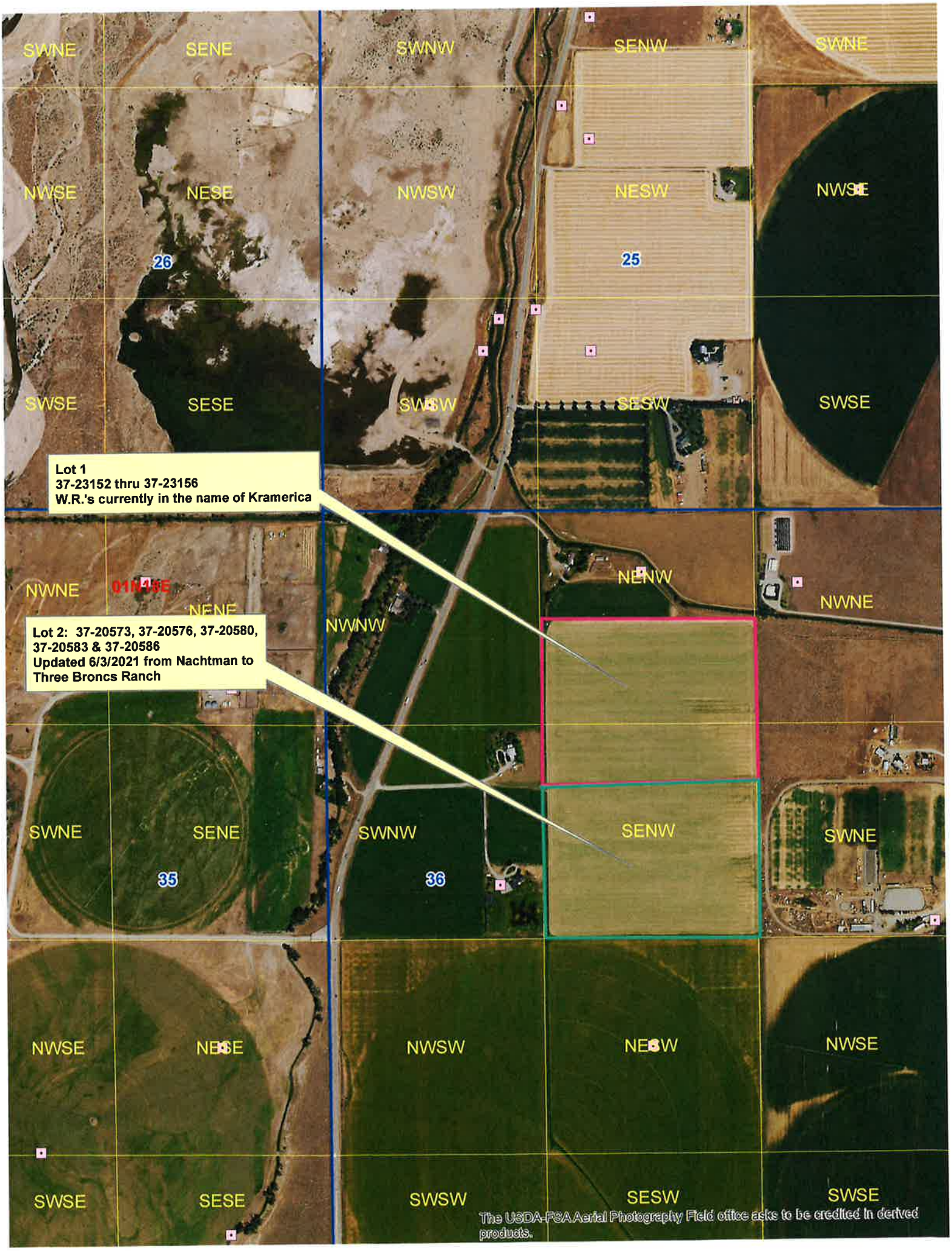
The annual report must be signed by an authorized signer of the entity.

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 Lawerence Denney


SWNE
SENE
SWNW
SENW
SWNE
NWSE
NESE
NWSW
NESW
NWSE
26
25
SWSE
SESE
SWSW
SESW
SWSE
Lot 1
37-23152 thru 37-23156
W.R.'s currently in the name of Kramerica
NWNE
NENE
NWNW
NENW
NWNE
Lot 2: 37-20573, 37-20576, 37-20580,
37-20583 & 37-20586
Updated 6/3/2021 from Nachtman to
Three Broncs Ranch
SWNE
SENE
SWNW
SENW
SWNE
35
36
NWSE
NESE
NWSW
NESW
NWSE
SWSE
SESE
SWSW
SESW
SWSE
The USDA-FSA Aerial Photography Field office asks to be credited in derived products.

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

Brad Little
Governor

Gary Spackman
Director

June 3, 2021

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

Re: Change in Ownership for Water Right No(s): 37-20573, 37-20576, 37-20580, 37-20583 & 37-20586
Lot 2, Blk 1, Dove Flats Subdivision #3

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.

Water District 37 has reached out to me regarding the ownership on neighboring water right(s) 37-23152, 37-23153, 37-23154, 37-23155 & 37-23156; which are appurtenant to Lot 1, Blk 1, Dove Flats Subdivision #3. As you are aware, these rights are currently in the name of Kramerica Industries of Idaho LLC. To date, the Department has not received any information indicating that the ownership has changed to Three Broncs Ranch LLC. I have enclosed the necessary information for future use, if you choose to change the ownership on these 5 water rights.

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

RECEIVED
APR 08 2021
DEPT OF WATER RESOURCES
SOUTHERN REGION

April 5, 2021

To Whom It May Concern:

Three Broncs Ranch, LLC purchased this parcel from Nachtman Family Trust, with whom we previously split all 5 water rights on the property, in September 2020. Three Broncs Ranch now solely owns the entire property.

Supporting documentation from Pioneer Title enclosed.

Please contact me with any questions at 208-721-1984.

Thank you,

Todd Hunter