

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APR 16 2021

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?
22-11077 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-11080 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Smith Teton Ranch, LLC
 Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Don Roth and Leslie Roth
 Name connector ☒ and ☐ or ☐ and/or

1320 E. Sheridan St. Laramie WY 82070
 Mailing address City State ZIP

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: April 1, 2021

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: <u><i>Robert L. Harris</i></u>	<u>Attorney</u>	<u>April 9, 2021</u>
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 JB Date 4/16/2021 Receipt No. E046852 Receipt Amt. \$50. -
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 JB Processed by JB Date 4/26/2021

OCT 23 1992

35-7785-N
American Land Title Co.
P.O. Box 644
Driggs, ID 83422

TETON CO. CL.
Clerk Recorder

WARRANTY DEED

For Value Received

Donald C. Harlander and Mary Lou Harlander, HUSBAND AND WIFE.

the grantors, do hereby grant, bargain, sell and convey unto

James W. Bush and Mary Lou Bush, HUSBAND AND WIFE.

whose current address is

549 W. 1050 N. Felt, Idaho 83452

the grantees, the following described premises, in Teton County Idaho, to wit:

A portion of the S1/2 S1/2 of Section 25, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho.

Being further described as commencing at a point 694 feet East of the Southwest corner of said Section 25, and running thence East 1949 feet; thence North 1320 feet; thence West 889 feet; thence South 1034 feet; thence West 650 feet; thence Southwesterly 409 feet to a point 241 feet North of the point of beginning; thence South 241 feet to the point of beginning.

ALSO described by survey as:

SEE ATTACHED SCHEDULE A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that they are free from all incumbrances

except: Subject to all existing patent reservations, easements, rights of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations.

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated:

October 19, 1992

Donald C. Harlander

Mary Lou Harlander

STATE OF IDAHO, COUNTY OF Teton
On this 21st day of October, 1992,
before me, a notary public in and for said State, personally
appeared
Donald C. Harlander and Mary Lou Harlander

Husband and Wife

known to me to be the persons whose names are
subscribed to the within instrument, and acknowledged to
me that they executed the same.

Notary Public

Residing at Teton, Idaho

Comm. Expires 6-28-97

111317

FILED

AT THE REQUEST OF

American Land Title Co.

30 MINUTES EAST 9 a.m.

DATE Oct. 23, 1992

Asa J. Drake

CLERK OF RECORDER

BY Nora R. Ralston

DEPUTY



Furnished by the AMERICAN LAND TITLE CO., Pocatello, Idaho

111317

SCHEDULE A

Beginning at the $S\frac{1}{4}$ corner of Sec. 25, T6N, R45 EBM, Teton County, Idaho and running
S $89^{\circ}37'00''$ W. 1970.16 feet along the section line to a point;
thence N $00^{\circ}23'16''$ E. 266.79 feet along the fenceline;
thence N $68^{\circ}54'56''$ E. 133.80 feet;
thence N $86^{\circ}30'40''$ E. 735.86 feet;
thence S $76^{\circ}28'40''$ E. 226.52 feet to a point on the fenceline;
thence N $00^{\circ}56'33''$ W. 1023.12 feet to the North line of
the $S\frac{1}{2}$ $S\frac{1}{2}$ of said Sec. 25;
thence along the North line of the said $S\frac{1}{2}$ $S\frac{1}{2}$, N $89^{\circ}38'19''$ E.
895.19 feet to the NE corner of the $SE\frac{1}{4}$ $SW\frac{1}{4}$;
Thence S $00^{\circ}27'01''$ E., 1322.21 feet to the point of beginning.

Subject to a 30 foot county road and utility easement along the southern property line.

Instrument # 138153

DRIGGS TETON, IDAHO

2000-06-19 10:39:23 No. of Pages: 3

Recorded for: WILLIAM DENNIS

NOLAN G. BOYLE

Fee: 9.00

Ex-Officio Recorder Deputy

Index to: TRUST TRANSFER DEED

RECORDING REQUESTED BY:
WILLIAM E. DENNIS
Attorney at Law

WHEN RECORDED MAIL TO:
WILLIAM E. DENNIS
P.O. BOX 1180
CLAREMONT, CA 91711

MAIL TAX STATEMENTS TO:
JAMES AND MARY LOU BUSH
P.O. BOX 180
TETONIA, ID 83452

138153

TRUST TRANSFER DEED

THE UNDERSIGNED GRANTOR declares under penalty of perjury that the following is true and correct: THERE IS NO CONSIDERATION FOR THIS TRANSFER. NO TRANSFER TAX IS DUE. TRANSFERS GRANTOR'S INTEREST TO GRANTOR'S REVOCABLE TRUST - R&T11911.

GRANTOR: JAMES W. BUSH AND MARY LOU BUSH, HUSBAND AND WIFE

hereby GRANTS TO: JAMES W. BUSH AND MARY LOU BUSH, TRUSTEES OF THE JAMES W. BUSH AND MARY LOU BUSH FAMILY TRUST, UTD MAY 15, 2000

the following described real property in the County of TETON, State of IDAHO, legally described as:

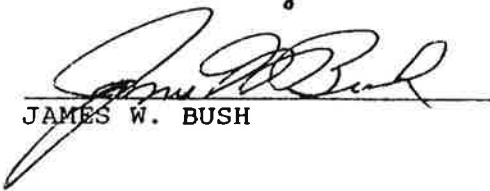
A portion of the S1/2 S1/2 of Section 25, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho.

Being further described as commencing at a point 694 feet East of the Southwest corner of said Section 25, and running thence East 1949 feet; thence North 1320 feet; thence West 889 feet; thence South 1034 feet; thence West 650 feet; thence Southwesterly 409 feet to a point 241 feet North of the point of beginning; thence South 241 feet to the point of beginning.

ALSO described by survey as:
SEE ATTACHED SCHEDULE A

PARCELS # RP6N45E256600BA & RP6N45E256600AA

IN WITNESS WHEREOF, this instrument is executed this 15th day of May, 2000.


JAMES W. BUSH


MARY LOU BUSH

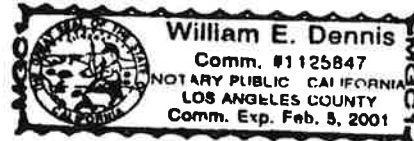
138153

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On this 15th day of May, 2000, before me, WILLIAM E. DENNIS, a Notary Public in and for the State of California, personally appeared JAMES W. BUSH AND MARY LOU BUSH, personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signature on the instrument the persons executed the instrument.

WITNESS my hand and official seal.

William E. Dennis
WILLIAM E. DENNIS, Notary Public



138153

SCHEDULE A

Beginning at the S1/4 corner of Sec. 25, T6N, R45 EBM, Teton County, Idaho and running 89° 37' 00" W. 1970.16 feet along the section line to a point;
thence N 00° 23' 16" E. 266.79 feet along the fenceline;
thence N 68° 54' 56" E. 133.80 feet;
thence N 86° 30' 40" E. 735.86 feet;
thence N 76° 28' 40" E. 226.52 feet to a point on the fenceline;
thence N 00° 56' 33" W. 1023.12 feet to the North line to the S1/2 S1/2 of said Sec. 25;
thence along the North line of the said S1/2 S1/2, N 89° 38' 19" E. 895 feet to the NE corner of the SE1/4 SW1/4;
Thence S 00° 27' 01" E., 1322.21 feet to the point of beginning.

Subject to a 30 foot country road and utility easement along the southern property line.

138153

Instrument # 229582

TETON COUNTY, IDAHO

9-16-2013 02:57:00 No. of Pages: 3

Recorded for: WOODS, WILLIAM F III

MARY LOU HANSEN

Ex-Officio Recorder Deputy

Index to: DEED, QUIT-CLAIM

Fee: 16.00

RECORDING REQUESTED BY:
WILLIAM F. WOODS, III
ATTORNEY AT LAW

WHEN RECORDED MAIL TO:

WILLIAM F. WOODS, III
2878 Camino del Rio South, #200
San Diego, CA 92108

MAIL TAX STATEMENTS TO:

MARY LOU BUSH
448 East, 6000 North
Tetonia, ID 83452

ASSESSOR'S PARCEL NUMBER: RP06N45E256601

Space above this line for recorder's use

INDIVIDUAL QUITCLAIM DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ zero

☐ computed on full value of property conveyed, or

☐ computed on full value less value of liens and encumbrances remaining at time of sale

☐ Unincorporated area: ☒ Teton County, State of Idaho, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MARY LOU BUSH, TRUSTEE OF THE JAMES W. BUSH AND MARY LOU BUSH FAMILY TRUST, UTD
MAY 15, 2000,

hereby **REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S)** to

MARY LOU BUSH as Trustee of the JAMES W. BUSH AND MARY LOU BUSH FAMILY TRUST -
BYPASS TRUST,

the following described real property in the County of Teton, State of Idaho:

SEE EXHIBIT "A" ATTACHED HERETO

NOTE 1: Conveyance to A Trust: This conveyance is to a trust (The JAMES W. BUSH AND MARY LOU BUSH FAMILY TRUST - BYPASS TRUST, MARY LOU BUSH Trustor and Trustee) which is not pursuant to a sale and is exempt pursuant to Revenue and Taxation Code Section 11911, 11930.

NOTE 2: Quitclaim MARY LOU BUSH is the same person as Trustee MARY LOU BUSH. This conveyance is to a irrevocable trust and does not constitute a change in ownership and is not subject to reassessment pursuant to Revenue and Taxation Code Section 62(d)(2).

Dated: April 11, 2013

Mary Lou Bush - Trustee
MARY LOU BUSH

EXHIBIT "A"

A portion of the S1/2 S1/2 of Section 25, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho.

Being further described as commencing at a point 694 feet East of the Southwest corner of said Section 25, and running thence East 1949 feet; thence North 1320 feet; thence West 889 feet; thence South 1034 feet; thence West 650 feet; thence Southwesterly 409 feet to a point 241 feet North of the point of beginning; thence South 241 feet to the point of beginning.

Beginning at the S1/4 corner of Sec. 25, T6N, R45 EBM, Teton County, Idaho and running 89° 37' 00" W. 1970.16 feet along the section line to a point;
thence N 00° 23' 16" E. 266.79 feet along the fenceline;
thence N 68° 54' 56" E. 133.80 feet;
thence N. 86° 30' 40" E. 735.86 feet;
thence N. 76° 28' 40" E. 226.52 feet to a point on the fenceline;
thence N 00° 56' 33" W. 1023.12 feet to the North line to the S1/2 S1/2 of said Sec. 25;
thence along the North line of the said S1/2 S1/2, N 89° 38' 10" E. 895 feet to the NE corner of the SE1/4 SW1/4;
Thence S 00° 27' 01" E., 1322.21 feet to the point of beginning.

Subject to a 30 foot country road and utility easement along the southern property line.

Assessors Parcel No. RP06N45E256601

State of California)
) SS
County of San Diego)

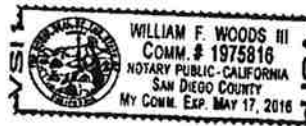
On April 11, 2013, before me, WILLIAM F. WOODS, III, a notary public, personally appeared MARY LOU BUSH, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California, that the foregoing is true and correct.

WITNESS my hand and official seal.

William F. Woods III

(Seal)



WARRANTY DEED

THIS INDENTURE is made this 07 day of June, 2019, by Bob G. Bush, Jeanette Keyes, and Sandra Vogelmann, acting not individually, but as Co-Trustees of the James W. Bush and Mary Lou Bush Family Trust – Bypass Trust, the "Grantor", to Smith Teton Ranch, LLC, an Idaho Limited Liability Company, whose mailing address is 682 Villa Street, Suite G, Mountain View, California, 94041-1375, the "Grantee".

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, and to the Grantee's successors and assigns forever, all of the following described real property in the County of Teton, State of Idaho, to-wit:

A portion of the S $\frac{1}{2}$ S $\frac{1}{2}$ of Section 25, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho:

Being further described as commencing at a point 694 feet East of the Southwest corner of said Section 25, and running thence East 1949 feet; thence North 1320 feet; thence West 889 feet; thence South 1034 feet; thence West 650 feet; thence southwesterly 409 feet to a point 241 feet North of the point of beginning; thence South 241 feet to the point of beginning.

ALSO DESCRIBED BY SURVEY AS:

Beginning at the S $\frac{1}{4}$ corner of Section 25, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho and running S 89°37'00" W. 1970.16 feet along the section line to a point;

thence N 00°23'16" E. 266.79 feet along the fenceline;

thence N 68°54'56" E. 133.80 feet;

thence N 86°30'40" E. 735.86 feet;

thence S 76°28'40" E. 226.52 feet to a point on the fenceline;

thence N 00°56'33" W. 1023.12 feet to the North line to the S $\frac{1}{2}$ S $\frac{1}{2}$ of said Sec. 25;

thence along the North line of the said S $\frac{1}{2}$ S $\frac{1}{2}$, N 89°38'19" E. 895.19 feet to the NE corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$;

Thence S 00°27'01" E., 1322.21 feet to the point of beginning.

SUBJECT TO THE FOLLOWING:

1. All real property taxes and assessments; all existing patent reservations, easements, rights of way, restrictive covenants, and matters of record; all

- applicable zoning ordinances, building codes, laws and regulations; all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property.
2. Rights-of-way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States.
 3. Right-of-way or easement of E. 6000 N.
 4. Right-of-way or easement of Little Dry Creek.
 5. Purchase of Power Agreement upon the terms, conditions and provisions contained therein:
Parties: Don Harlander-Harlander Farms and Fall River Rural Electric Cooperative, Inc.
Recorded: November 7, 1985, Instrument No. 97780
 6. Easement for Electric Line Right-of-Way granted to Fall River Rural Electric Cooperative, Inc., recorded July 20, 1990, as Instrument No. 106251.
 7. Provisions in deed to James W. Bush and Mary Lou Bush, husband and wife, recorded October 23, 1992, as Instrument No. 111317.
 8. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by survey recorded March 3, 1993, as Instrument No. 112332.

TOGETHER with the tenements, hereditaments, water rights, and other appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues and profits therefrom; and all estate, right, title and interest in and to the property, as well in law as in equity, of the Grantor.

TO HAVE AND TO HOLD the property and the appurtenances unto the Grantee, and to the Grantee's successors and assigns forever. The Grantor and the Grantor's successors shall warrant and defend the property in the quiet and peaceable possession of the Grantee and the Grantee's successors and assigns, against the Grantor and the Grantor's successors, and against every person whomsoever who lawfully holds (or who later lawfully claims to have held) rights in the property as of the date hereof, subject to the matters set forth above.

In construing this Warranty Deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

GRANTOR:

THE JAMES W. BUSH AND MARY LOU BUSH
FAMILY TRUST – BYPASS TRUST

By: 
Bob G. Bush, Co-Trustee

By: _____
Jeanette Keyes, Co-Trustee

By: _____
Sandy Volgelman, Co-Trustee

\\Law\data\WPDATA\CAH\18232-001\Documents\Closing Documents\Warranty Deed v4.docx

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

GRANTOR:

THE JAMES W. BUSH AND MARY LOU BUSH
FAMILY TRUST – BYPASS TRUST

By: [Signature]
Bob G. Bush, Co-Trustee

By: [Signature]
Jeanette Keyes, Co-Trustee

By: [Signature]
Sandra Vogelmann, Co-Trustee

\\Law\data\WPDATA\CAH\18232-001\Documents\Closing Documents\Warranty Deed v4.docx

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

GRANTOR:

THE JAMES W. BUSH AND MARY LOU BUSH
FAMILY TRUST - BYPASS TRUST

By: _____
Bob G. Bush, Co-Trustee

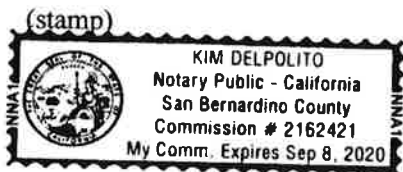
By: _____
Jeanette Keyes, Co-Trustee

By: Sandy Vogelmann
Sandy Vogelmann Co-Trustee SKV

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STATE OF California)
)ss.
 County of San Bernardino)

This record was acknowledged before me on the 28th day of June, 2019, by Bob G. Bush, as Co-Trustee of James W. Bush and Mary Lou Bush Family Trust – Bypass Trust.



Kim DelPolito
 Signature of Notary Public
 My Commission Expires: 9-8-20

STATE OF _____)
)ss.
 County of _____)

This record was acknowledged before me on the _____ day of June, 2019, by Jeanette Keyes, as Trustee of James W. Bush and Mary Lou Bush Family Trust – Bypass Trust.

(stamp)

 Signature of Notary Public
 My Commission Expires: _____

STATE OF _____)
)ss.
 County of _____)

This record was acknowledged before me on the _____ day of June, 2019, by Sandy Volgelman, as Trustee of James W. Bush and Mary Lou Bush Family Trust – Bypass Trust.

(stamp)

 Signature of Notary Public
 My Commission Expires: _____



A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California,
COUNTY OF San Bernardino)SS

ON June 28, 2019 BEFORE ME, Kim DelPolito A NOTARY PUBLIC,
PERSONALLY APPEARED Bob G. Bush

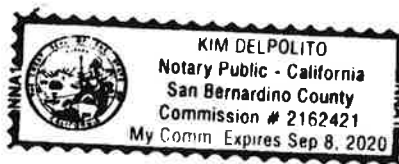
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE

Kim DelPolito



STATE OF _____)
)ss.
 County of _____)

This record was acknowledged before me on the _____ day of June, 2019, by Bob G. Bush, as Co-Trustee of James W. Bush and Mary Lou Bush Family Trust – Bypass Trust.

(stamp)

 Signature of Notary Public
 My Commission Expires: _____

STATE OF Idaho)
)ss.
 County of Teton)

This record was acknowledged before me on the 07 day of June, 2019, by Jeanette Keyes, as Trustee of James W. Bush and Mary Lou Bush Family Trust – Bypass Trust.



Teresa K. Mangum
 Signature of Notary Public
 My Commission Expires: 07-24-21

STATE OF _____)
)ss.
 County of _____)

This record was acknowledged before me on the _____ day of June, 2019, by Sandra Vogelmann, as Trustee of James W. Bush and Mary Lou Bush Family Trust – Bypass Trust.

(stamp)

 Signature of Notary Public
 My Commission Expires: _____

STATE OF Washington)County of Spokane) ss.

This record was acknowledged before me on the 27 day of June, 2019, by Bob G. Bush, as Co-Trustee of James W. Bush and Mary Lou Bush Family Trust – Bypass Trust.

(stamp)

Lace Queen
Signature of Notary Public

My Commission Expires: 12.20.2022

STATE OF _____)

County of _____) ss.

This record was acknowledged before me on the _____ day of June, 2019, by Jeanette Keyes, as Trustee of James W. Bush and Mary Lou Bush Family Trust – Bypass Trust.

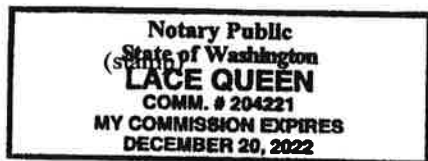
(stamp)

Signature of Notary Public

My Commission Expires: _____

STATE OF Washington)County of Spokane) ss.

27 This record was acknowledged before me on the 27 day of June, 2019, by Sandy Vogelmann, as Trustee of James W. Bush and Mary Lou Bush Family Trust – Bypass Trust.



Lace Queen
Signature of Notary Public

My Commission Expires: 12.20.2022

GRANT DEED

THIS INDENTURE is made this 25 day of MARCH, 2021, by Smith Teton Ranch, LLC, an Idaho limited liability company, the "Grantor," to Don Roth and Leslie Roth, husband and wife, whose mailing address is 1320 E Sheridan St., Laramie, WY, 82070, "Grantee,"

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's successors and assigns forever, all of the following described property in the County of Teton, State of Idaho, to-wit:

A portion of the S½S½ of Section 25, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho:

Being further described as commencing at a point 694 feet East of the Southwest corner of said Section 25, and running thence East 1949 feet; thence North 1320 feet; thence West 889 feet; thence South 1034 feet; thence West 650 feet; thence southwesterly 409 feet to a point 241 feet North of the point of beginning; thence South 241 feet to the point of beginning.

ALSO DESCRIBED BY SURVEY AS:

Beginning at the S¼ corner of Section 25, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho and running S 89°37'00" W. 1970.16 feet along the section line to a point;
thence N 00°23'16" E. 266.79 feet along the fenceline;
thence N 68°54'56" E. 133.80 feet;
thence N 86°30'40" E. 735.86 feet;
thence S 76°28'40" E. 226.52 feet to a point on the fenceline;
thence N 00°56'33" W. 1023.12 feet to the North line to the S½S½ of said Sec. 25;
thence along the North line of the said S½S½, N 89°38'19" E. 895.19 feet to the NE corner of the SE¼SW¼;
Thence S 00°27'01" E., 1322.21 feet to the point of beginning.

RESERVING AND EXCEPTING UNTO GRANTOR ALL WATER RIGHTS APPURTENANT TO THE ABOVE DESCRIBED PROPERTY, EXCEPT FOR THE DOMESTIC WATER RIGHTS IDENTIFIED IN THE RECORDS OF IDAHO DEPARTMENT OF WATER RESOURCES AS 22-11077 AND 22-11080. THE

GRANT DEED

THIS INDENTURE is made this 25 day of MARCH, 2021, by Smith Teton Ranch, LLC, an Idaho limited liability company, the "Grantor," to Don Roth and Leslie Roth, husband and wife, whose mailing address is 1320 E Sheridan St., Laramie, WY, 82070, "Grantee,"

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's successors and assigns forever, all of the following described property in the County of Teton, State of Idaho, to-wit:

A portion of the S½S½ of Section 25, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho:

Being further described as commencing at a point 694 feet East of the Southwest corner of said Section 25, and running thence East 1949 feet; thence North 1320 feet; thence West 889 feet; thence South 1034 feet; thence West 650 feet; thence southwesterly 409 feet to a point 241 feet North of the point of beginning; thence South 241 feet to the point of beginning.

ALSO DESCRIBED BY SURVEY AS:

Beginning at the S¼ corner of Section 25, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho and running S 89°37'00" W. 1970.16 feet along the section line to a point;

thence N 00°23'16" E. 266.79 feet along the fenceline;

thence N 68°54'56" E. 133.80 feet;

thence N 86°30'40" E. 735.86 feet;

thence S 76°28'40" E. 226.52 feet to a point on the fenceline;

thence N 00°56'33" W. 1023.12 feet to the North line to the S½S½ of said Sec. 25;

thence along the North line of the said S½S½, N 89°38'19" E. 895.19 feet to the NE corner of the SE¼SW¼;

Thence S 00°27'01" E., 1322.21 feet to the point of beginning.

RESERVING AND EXCEPTING UNTO GRANTOR ALL WATER RIGHTS APPURTENANT TO THE ABOVE DESCRIBED PROPERTY, EXCEPT FOR THE DOMESTIC WATER RIGHTS IDENTIFIED IN THE RECORDS OF IDAHO DEPARTMENT OF WATER RESOURCES AS 22-11077 AND 22-11080. THE

DOMESTIC WATER RIGHTS IDENTIFIED IN THE RECORDS OF IDAHO DEPARTMENT OF WATER RESOURCES AS 22-11077 AND 22-11080 SHALL BE TRANSFERRED BY THIS GRANT DEED. NO OTHER WATER RIGHTS ARE TRANSFERRED BY THIS GRANT DEED. THE FOLLOWING WATER RIGHTS AS IDENTIFIED BY THE IDAHO DEPARTMENT OF WATER RESOURCES ARE SPECIFICALLY RESERVED AND SHALL NOT BE TRANSFERRED BY THIS GRANT DEED: (i) 22-130E, (ii) 22-136D, (iii) 22-515C, (iv) 22-516C and (v) 22-517C.

SUBJECT TO THE FOLLOWING:

1. All real property taxes and assessments; all existing patent reservations, easements, rights of way, restrictive covenants, and matters of record; all applicable zoning ordinances, building codes, laws and regulations; all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property.
2. Rights-of-way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States.
3. Right-of-way or easement of E. 6000 N.
4. Right-of-way or easement of Little Dry Creek.
5. Purchase of Power Agreement upon the terms, conditions and provisions contained therein:
Parties: Don Harlander-Harlander Farms and Fall River Rural Electric Cooperative, Inc.
Recorded: November 7, 1985, Instrument No. 97780
6. Easement for Electric Line Right-of-Way granted to Fall River Rural Electric Cooperative, Inc., recorded July 20, 1990, as Instrument No. 106251.
7. Provisions in deed to James W. Bush and Mary Lou Bush, husband and wife, recorded October 23, 1992, as Instrument No. 111317.
8. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by survey recorded March 3, 1993, as Instrument No. 112332.

EXCEPT FOR THE WATER RIGHTS RETAINED BY GRANTOR AS DESCRIBED ABOVE AND OTHER RESERVATIONS AND EXCEPTIONS DESCRIBED ABOVE, together with any other tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said premises and the appurtenances unto the Grantee, and to Grantee's successors and assigns forever.

In construing this Grant Deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

GRANTOR:

SMITH TETON RANCH, LLC

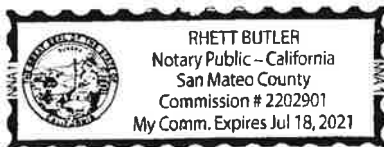
By: *Boyd Charles Smith*
Boyd Charles Smith, Manager

By: *Jill Johnson Smith*
Jill Johnson Smith, Manager

STATE OF CALIFORNIA)
)ss.
County of SANTA CLARA)

This record was acknowledged before me on the 25 day of MARCH, 2021, by Boyd Charles Smith, as Manager of Smith Teton Ranch, LLC.

(stamp)



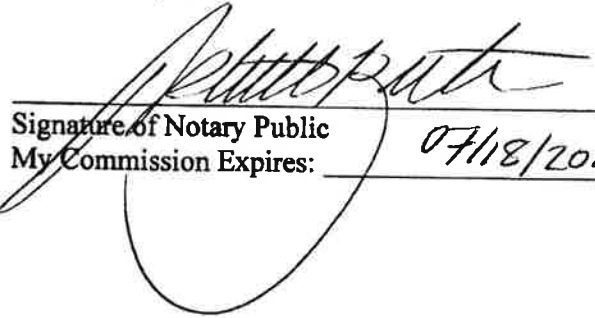
Rhett Butler
Signature of Notary Public
My Commission Expires: 07/18/2021

STATE OF CALIFORNIA
County of SANTA CLARA)ss.

This record was acknowledged before me on the 25 day of MARCH, 2021,
by Jill Johnson Smith, as Manager of Smith Teton Ranch, LLC.

(stamp)




Signature of Notary Public
My Commission Expires: 07/18/2021

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State of Idaho

DEPARTMENT OF WATER RESOURCES

Eastern Region • 900 N SKYLINE DR STE A • IDAHO FALLS, ID 83402-1718
Phone: (208)525-7161 • Fax: (208)525-7177 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

April 26, 2021

DON A ROTH
LESLIE ROTH
1320 E SHERIDAN ST
LARAMIE WY 82070-4150

Re: Change in Ownership for Water Right No(s): 22-11077 & 22-11080

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) 497-3787.

Sincerely,

Jonie Barg
Technical Records Specialist 1

Enclosure(s)

cc: HOLDEN KIDWELL HAHN & CRAPO



Holden Kidwell
Hahn & Crapo P.L.L.C.
LAW OFFICES

Established in 1896

1000 Riverwalk Drive, Suite 200
PO Box 50130
Idaho Falls, Idaho 83405
Tel: (208) 523-0620
Fax: (208) 523-9518
www.holdenlegal.com
rharris@holdenlegal.com

April 13, 2021

Jonie Barg
Idaho Department of Water Resources
900 N. Skyline Dr., Ste A
Idaho Falls, ID 83402

Re: Notice of Change in Water Right Ownership for WR Nos. 22-11077 and 22-11080.

Dear Jonie:

Enclosed for processing is a *Notice of Change in Water Right Ownership* for the above-referenced water rights. We represent Smith Teton Ranch, LLC, who is the seller in this transaction, but as you can see from the deed conveying title to the new owners, Smith Teton Ranch, LLC retained the irrigation rights associated with the property that it will eventually move to other property it owns. Accordingly, we are submitting this *Notice of Change in Water Right Ownership* to make sure that it is done correctly. As provided in the enclosed *Grant Deed*, WR Nos. 22-130E, 22-136D, 22-515C, 22-516C, and 22-517C are to be retained by Smith Teton Ranch, LLC. We have enclosed a check in the amount of \$50.00 for the above-referenced water rights. You will also note that the above-referenced water rights are currently in the name of Donald and Mary Lou Harlander. We have included additional deeds that complete the chain of title from them to the new owners, Don and Leslie Roth. If you have any questions or concerns, please let me know.

Best regards,

Robert L. Harris
HOLDEN, KIDWELL, HAHN & CRAPO, P.L.L.C.

Enclosures