

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUL 27 2020

Notice of Change in Water Right Ownership

DEPT OF WATER RESOURCES
SOUTHERN REGION

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?
37-918	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
37-11801	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
37-11800	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>

2. Previous Owner's Name: Henricus P Beekwilder & Beatrys M Beekwilder, Co-T Henricus P Beekwilder Fam Rev Trust
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Sawtooth Livestock LLC, Tough Cookie LLC & MTRT Idaho Falls LLC - TIC
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or
- 950 W Bannock Street, Suite 420 Boise ID 83702
Mailing address City State ZIP
(208) 720-2000 david@icbre.com & mindy@icbre.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: 7/20/2020
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):
 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.

SUPPORT DATA

IN FILE # 37-918

8. Signature: [Signature] Manager 7-17-20
Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only: sq 10-5-2020 5038182 \$25-
Received by DM Date 7-27-2020 Receipt No. 5038045 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 _____ Processed by BW Date 8/13/20
Am 10-28-2020



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. 711335 /TG

Instrument # 670903

HAILEY, BLAINE, IDAHO
07-20-2020 3:07:18 PM No. of Pages: 2
Recorded for: PIONEER TITLE COMPANY OF BLAINE COUNT
JOLYNN DRAGE Fee: \$15.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile

WARRANTY DEED

For Value Received Henricus P. Beekwilder and Beatrys M. Beekwilder, as co-trustees of the
Henricus P. Beekwilder Family Revocable Trust dated March 27, 1979

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Sawtooth Livestock, LLC, an Idaho limited liability company and Tough Cookie, LLC, an Idaho limited
liability company and MTRT Idaho Falls LLC, an Idaho limited liability company, as Tenants-in-
Common

hereinafter referred to as Grantee, whose current address is 950 W Bannock Street, Suite 420 Boise, ID
83702

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: July 16, 2020

The Henricus P. Beekwilder Family Revocable Trust dated March 27, 1979

By: [Signature]
Henricus P. Beekwilder, Co-Trustee

By: [Signature]
Beatrys M. Beekwilder, Co-Trustee

State of North Carolina, County of Mecklenburg

This record was acknowledged before me on July 17th, 2020 by Henricus P. Beekwilder and Beatrys M.
Beekwilder, as Co-Trustees of the Henricus P. Beekwilder Family Revocable Trust dated March 27,
1979.

[Signature]
Signature of notary public
Commission Expires: 02/26/2025

KENNETH A McCRAY JR.
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 02/26/2025

EXHIBIT A

A parcel of land located in the Northwest Quarter of Section 4, Township 2 North, Range 18 East, Boise Meridian, Blaine County, Idaho.

Commencing at the northwest corner of Section 4; thence South 02°25'28" East, 1,253.74 feet to the southwest corner of Lot 1, Block 2, West Meadows Subdivision, said point also being the POINT OF BEGINNING; thence North 89°36'11" East, 607.92 feet to the southeast corner of Lot 2, Block 1, Northridge Subdivision No. 1; thence South 12°46'08" East, 950.20 feet along the westerly boundary of said Northridge Subdivision; thence along the northerly boundary of Tax Lot 6845 and Booth Subdivision South 89°09'15" West, 603.53 feet to the easterly right of way boundary of U.S. Highway 75, also being the northwest corner of Lot 1, Block 1, Booth Subdivision; thence North 12°46'52" West, 763.49 feet along said easterly Highway right of way; thence along said easterly Highway right of way 192.31 feet along the arc of a curve to the left, having a central angle of 1°54'34" and a radius of 5,770.00 feet to the POINT OF BEGINNING.

Also known as Tax Lot 7137.



0003646319

**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 #: 0003646319

Date Filed: 10/10/2019 1:51:22 PM

Entity Name and Mailing Address:

SAWTOOTH LIVESTOCK, LLC

The file number of this entity on the records of the Idaho Secretary of State is: 0000217253

Address

950 W BANNOCK ST
STE 420
BOISE, ID 83702-6117

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: W68835

The registered agent on record is:

Registered Agent

DAVID S MCDONALD
Registered Agent

Physical Address

121 N 9TH ST STE 402
BOISE, ID 83702

Mailing Address

The new physical (street) address of the existing agent in Idaho is:

Physical Address

BRENDA MURPHY
950 W BANNOCK ST
STE 420
BOISE, ID 83702

The new mailing address of the existing agent in Idaho is:

Mailing Address

BRENDA MURPHY
950 W BANNOCK ST
STE 420
BOISE, ID 83702-6117

Limited Liability Company Managers and Members

Name	Title	Address
DAVID S MCDONALD	Manager	PO BOX 5 KETCHUM, ID 83340

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

David McDonald

Sign Here

10/10/2019

Date

Signer's Title: Manager

B0372-2888 10/10/2019 1:51 PM Received by ID Secretary of State Lawrence Denney



0003939025

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$100.00

*For Office Use Only***-FILED-**

File #: 0003939025

Date Filed: 7/13/2020 4:42:51 PM

Certificate of Organization Limited Liability Company					
Select one: Standard, Expedited or Same Day Service (see descriptions below)	Standard (filing fee \$100)				
1. Limited Liability Company Name					
Type of Limited Liability Company	Limited Liability Company				
Entity name	Tough Cookie, LLC				
2. The complete street address of the principal office is:					
Principal Office Address	RAIN S. MCDONALD 210 PRIMROSE LANE HAILEY, ID 83333				
3. The mailing address of the principal office is:					
Mailing Address	RAIN S. MCDONALD 210 PRIMROSE LN HAILEY, ID 83333-5520				
4. Registered Agent Name and Address					
Registered Agent	RAIN S MCDONALD Registered Agent Physical Address 210 PRIMROSE LANE HAILEY, ID 83333 Mailing Address PO BOX 11 KETCHUM, ID 83340-0001				
<input checked="" type="checkbox"/> I affirm that the registered agent appointed has consented to serve as registered agent for this entity.					
5. Governors					
<table border="1"><thead><tr><th>Name</th><th>Address</th></tr></thead><tbody><tr><td>Rain S. McDonald</td><td>RAIN S. MCDONALD 210 PRIMROSE LANE HAILEY, ID 83333</td></tr></tbody></table>		Name	Address	Rain S. McDonald	RAIN S. MCDONALD 210 PRIMROSE LANE HAILEY, ID 83333
Name	Address				
Rain S. McDonald	RAIN S. MCDONALD 210 PRIMROSE LANE HAILEY, ID 83333				
Signature of Organizer:					
<u>Rain S. McDonald</u>	<u>07/13/2020</u>				
Sign Here	Date				

B0524-9453 07/13/2020 4:44 PM Received by ID Secretary of State Lawrence Denney



0003777391

**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 #: 0003777391

Date Filed: 2/10/2020 10:30:45 AM

Entity Name and Mailing Address:

MTRT IDAHO FALLS LLC

The file number of this entity on the records of the Idaho Secretary
of State is: 0000600450

Address

MOE THERRIEN
490 W FALL DR
BOISE, ID 83706-4822

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: W199064

The registered agent on record is:

Registered Agent

MAURICE J THERRIEN
Registered Agent
Physical Address
490 FALL DR BOISE, ID 83706
Mailing Address

Limited Liability Company Managers and Members

Name	Title	Business Address
MAURICE J THERRIEN	Member	490 FALL DR BOISE, ID 83706
 Roxy J Therrien	Member	1459 TYRELL LN #B BOISE, ID 83706

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

*Maurice Therrien**02/10/2020*

Sign Here

Date

Job Title: Manager

B0483-5882 02/10/2020 10:30 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

Brad Little
Governor

Gary Spackman
Director

October 28, 2020

SAWTOOTH LIVESTOCK LLC
TOUGH COOKIE LLC
MTRT IDAHO FALLS LLC
950 W BANNOCK ST STE 420
BOISE ID 83702-6117

Re: Change in Ownership for Water Right No(s): 37-11800

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.

In addition, per your letter dated October 5, 2020, attorneys Fritz Haemmerle and James Speck have been removed from water right records 37-918, 37-11800 & 37-11801.

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

September 30, 2020

RECEIVED

OCT 05 2020

DEPT OF WATER RESOURCES
SOUTHERN REGION

State of Idaho Department of Water Resources
Southern Region
Attn: Benny Walker, Senior Water Resource Agent
650 Addison Avenue W., Ste 500
Twin Falls, ID 83301-5858

Re: Change in Ownership for Water Right No(s): 37-918, 37-11801 and 37-11800

Dear Mr. Walker,

In regard to the notice dated August 13, 2020 please consider this letter our formal request to change the ownership of water right 37-11800 into our names. Enclosed is our check for the filing fee of \$25.00.

Please remove James P. Speck, Speck & Aanestad PC and Haemmerle Law PLLC as attorneys on the water rights. All correspondence should be sent to the following address:

Sawtooth Livestock LLC
Tough Cookie LLC
MTRT Idaho Falls LLC
950 W Bannock Street, Suite 420
Boise, ID 83702-6117

Sincerely,



David S. McDonald
Sawtooth Livestock, LLC
208-720-2000

Enclosures

✓
DM 10-28-2020

\$25- 10/5/2020 S038182



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

August 13, 2020

SAWTOOTH LIVESTOCK LLC
TOUGH COOKIE LLC
MTRT IDAHO FALLS LLC
950 W BANNOCK ST STE 420
BOISE ID 83702-6117

Re: Change in Ownership for Water Right No(s): 37-918, and 37-11801

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.

Please note that an additional water right, 37-11800 Domestic/Stockwater appears to be appurtenant to this property. I have enclosed a computer-generated report of this right. In order to change the ownership of the right into your names, please submit the filing fee of \$25 to our office.

Also note, the water rights identify James P. Speck, Speck & Aanestad PC, and the firm of Haemmerle Law PLLC as the attorneys. If this is no longer correct, the Department can remove and/or update the attorney on the water rights with your written authorization. Identifying an attorney on the water rights is not required, but will ensure that they receive copies of any correspondence related to the 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) 736-3033.

Sincerely,

Benny Walker
Senior Water Resource Agent
Enclosure(s)

cc: SPECK & AANESTAD PC
HAEMMERLE LAW PLLC
PIONEER TITLE CO (File 711335)
WD 37



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

July 27, 2020

PIONEER TITLE COMPANY OF BLAINE COUNTY
PO BOX 6756
KETCHUM ID 83340

RE: Change in Ownership for Water Right No(s): 37-918 & 37-11801

Dear Pioneer Title Company:

The Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership (Notice) for the above referenced water rights. The Notice was filed on behalf of Sawtooth Livestock LLC, Tough Cookie LLC, and MTRT Idaho Falls LLC; however it could not be processed due to the following reasons:

- Sufficient proof of ownership was not included with the Notice. Proof of ownership can be a copy of a Warranty Deed, Quitclaim Deed, Court Decree, or Contract of Sale.

Please submit the necessary information within (30) thirty days of this letter, and the Department will be able to move forward with processing. If the information is not received within (30) thirty days, the Department will return the Notice and a refund for the fees paid will be issued.

Thank you in advance. If you have any questions regarding this matter, please contact me at (208) 736-3033.

Sincerely,

Denise Maline

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: Sawtooth Livestock LLC, Tough Cookie LLC, and MTRT Idaho Falls LLC