

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

NOV 04 2019

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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 37-21474              | 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"/> |
|                       | 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: Lita W. West, Trustee of the Lita W. West Living Trust UTA dated April 3, 2017  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): 5Bison, LLC, an Idaho limited liability company  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- PO Box 3430 Sun Valley ID 83353  
Mailing address City State ZIP  
(208) 721-0328 treeranch155@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: 10/30/19
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.

8. Signature: [Signature] Governor 10/28/19  
Signature of new owner/claimant Title, if applicable Date

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

**For IDWR Office Use Only:**

Received by SG Date 11/4/19 Receipt No. 5037621 Receipt Amt. \$25.00  
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 DM Date 11-19-2019



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. 697448 /TG

**Instrument # 664453**

HAILEY, BLAINE, IDAHO  
10-30-2019 2:02:34 PM No. of Pages: 1  
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 Lita W. West, trustee of the Lita W. West Living Trust UTA dated April 3, 2017

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

5Bison, LLC, an Idaho limited liability company

hereinafter referred to as Grantee, whose current address is PO Box 3430 Sun Valley, ID 83353-3430

The following described premises, to-wit:

Lot 1, Block 1, Highline Subdivision, Blaine County, Idaho, according to the official plat thereof recorded October 9, 2017 as Instrument No. 647279, records of Blaine County, Idaho.

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: October 28, 2019

Lita W. West Living Trust UTA dated April 3, 2017

By: Lita W. West Trustee  
Lita W. West, Trustee

State of Idaho, County of ADA

This record was acknowledged before me on October 30, 2019 by Lita W. West, as Trustee of the Lita W. West Living Trust UTA dated April 3, 2017.

Signature of notary public  
Commission Expires: \_\_\_\_\_

Josh Stafford  
Commission Expires 6-15-2023  
Residing Boise, ID

JOSH STAFFORD  
COMMISSION #32148  
NOTARY PUBLIC  
STATE OF IDAHO



0003636821

**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 - Make Checks Payable to Secretary of State

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

File #: 0003636821

Date Filed: 10/2/2019 12:39:24 PM

B0363-9682 10/02/2019 12:41 PM Received by ID Secretary of State Lawrence Denney

## 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

5Bison, LLC

## 2. The complete street address of the principal office is:

Principal Office Address

126 S MAIN STREET  
SUITE A1  
HAILEY, ID 83333

## 3. The mailing address of the principal office is:

Mailing Address

PO BOX 3430  
SUN VALLEY, ID 83353-3430

## 4. Registered Agent Name and Address

Registered Agent

Alex Kincaid  
Registered Agent  
Physical Address  
4401 N EAGLE ROAD  
102  
BOISE, ID 83713  
Mailing Address  
4401 N EAGLE ROAD  
102  
ALEX KINCAID LAW  
BOISE, ID 83713

## 5. Governors

| Name          | Address                                           |
|---------------|---------------------------------------------------|
| Russell Frank | 126 S MAIN STREET<br>SUITE A1<br>HAILEY, ID 83333 |

Signature of Organizer:

*Alex Kincaid*

Sign Here

*10/02/2019*

Date



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

November 19, 2019

5BISON LLC  
PO BOX 3430  
SUN VALLEY ID 83353-3430

Re: Change in Ownership for Water Right No(s): 37-21474

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,

A handwritten signature in blue ink that reads "Denise Maline".

Denise Maline  
Administrative Assistant 1

Enclosure(s)

c: Pioneer Title Company of Blaine County (file #697448)  
Water District 37