

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
MAY 02 2018
Department of Water Resources
Eastern 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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
22-141F	Yes ☒		Yes ☐		Yes ☐
22-14320	Yes ☐		Yes ☐		Yes ☐
22-14321	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name:

B-G Inc.

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

Mandi Wilkinson & Matthew L. Finnegan

Name of each new owner as listed on the conveyance document

New owner continued

Name connector ☒ and ☐ or ☐ and/or

1196 W 9500 S

Mailing address

Victor

City

208313-1004

Telephone

ID

State

83455

ZIP

mandi@mdlandscapinginc.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:

2/5/2008

6. 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.

7. Signature:

Mandi Wilkinson

Signature of new owner/claimant

Title, if applicable

4/22/18

Date

- Signature:

Matthew L. Finnegan

Signature of new owner/claimant

Title, if applicable

4/27/18

Date

For IDWR Office Use Only:

Received by

JB

Date

5/2/2018

Receipt No.

E043958

Receipt Amt.

\$100.-

Approved by

JB

Processed by

RT

Date

2/28/2019

MAHOGANY CREEK ENTERPRISES

N89°14'46"E
330.63'

N89°14'46"E
330.63'

PARCEL 3B
10.00 ACRES ±

PARCEL 3A
10.00 ACRES ±

DAVID ABRAMS

N0°13'07"W
1317.00'

N13°16'27"E
52°12'07"E

N0°13'07"W
1316.33'

SHANNON REITAN



SCALE 1" = 100'

ROBERT STILES

PARCEL 3A

A parcel of land located in the north half of the southeast quarter of Section 31, Township 6 North, Range 45 East of the Boise Meridian, Teton County, Idaho and more particularly described as follows:

Commencing at a rebar with a 2 1/2 inch aluminum cap marking the northeast corner of said Section 31;
thence S13°33'58"W 2,735.41 feet to a 5/8 inch rebar with aluminum cap inscribed "NELSON ENGR PLS 11543" and the northeast corner of said Parcel 3A and the POINT OF BEGINNING for this description;
thence S89°14'46"W 330.63 feet along the north line of said Parcel 3A to a 5/8 inch rebar with aluminum cap inscribed "NELSON ENGR PLS 11543" and the northwest corner of said Parcel 3A;
thence S00°13'07"E 1,316.67 feet along the west line of said Parcel 3A to a 5/8 inch rebar with aluminum cap inscribed "NELSON ENGR PLS 11543" and the southwest corner of said Parcel 3A;
thence N89°11'17"E 330.63 feet along the south line of said Parcel 3A to a rebar with a 1 1/2 inch aluminum cap inscribed "A W ENG 2860" and the southeast corner of said Parcel 3A;
thence N00°13'07"W 1,316.33 feet along the east line of said Parcel 3A to the POINT OF BEGINNING.
This description contains 10.00 acres more or less.

SUBJECT TO a 30-foot wide access and utility easement the south line of which is parallel and coincident with the south line of said Parcel 3A. The southeast corner of said 30-foot wide easement to begin at the west line of said Parcel 3A and to terminate at the east line of said Parcel 3A.

AND SUBJECT TO easements, rights-of-way, reservations, and restrictions, of right and/or of record.

The basis of bearing for this description is geodetic north based on the WGS 84 coordinate system.

RESTRICTION: This is a one time only split of one parcel of land and this parcel cannot be split again under this provision.

PARCEL 3B

A parcel of land located in the north half of the southeast quarter of Section 31, Township 6 North, Range 45 East of the Boise Meridian, Teton County, Idaho and more particularly described as follows:

Commencing at a rebar with a 2 1/2 inch aluminum cap marking the northeast corner of said Section 31;
thence S20°02'11"W 2,835.34 feet to a 5/8 inch rebar with aluminum cap inscribed "NELSON ENGR PLS 11543" and the northeast corner of said Parcel 3B and the POINT OF BEGINNING for this description;
thence S89°14'46"W 330.63 feet along the north line of said Parcel 3B to a 5/8 inch rebar with aluminum cap inscribed "NELSON ENGR PLS 11543" and the northwest corner of said Parcel 3B;
thence S00°13'07"E 1,317.00 feet along the west line of said Parcel 3B to a rebar with a 2 inch aluminum cap inscribed "JORGENSEN ENG" and the southwest corner of said Parcel 3B;
thence N89°11'17"E 330.63 feet along the south line of said Parcel 3B to a 5/8 inch rebar with aluminum cap inscribed "NELSON ENGR PLS 11543" and the southeast corner of said Parcel 3B;
thence N00°13'07"W 1,316.67 feet along the east line of said Parcel 3B to the POINT OF BEGINNING.
This description contains 10.00 acres more or less.

SUBJECT TO a 30-foot wide access and utility easement the south line of which is parallel and coincident with the south line of said Parcel 3B. The southeast corner of said 30-foot wide easement to begin at the west line of said Parcel 3B and to terminate at the east line of said Parcel 3B.

AND SUBJECT TO easements, rights-of-way, reservations, and restrictions, of right and/or of record.

The basis of bearing for this description is geodetic north based on the WGS 84 coordinate system.

RESTRICTION: This is a one time only split of one parcel of land and this parcel cannot be split again under this provision.

LEGEND

--- EASEMENT LINE

--- EXISTING PROPERTY LINE

--- NEW PROPERTY LINE



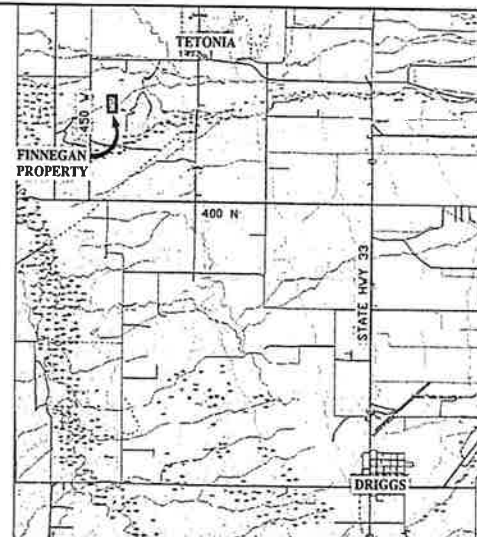
FOUND REBAR AND ALUMINUM CAP "JORGENSEN ENGINEERING"



FOUND REBAR WITH ALUMINUM CAP "A W ENG 2860"



SET REBAR WITH ALUMINUM CAP "NELSON ENGR PLS 11543"



VICINITY MAP
N.T.S.

Instrument # 195410

TETON COUNTY, IDAHO
2008-02-13 12:39:00 No. of Pages: 1
Recorded for: NELSON ENGINEERING
MARY LOU HANSEN Fee: \$300
Ex-Officio Recorder Deputy
Notary by PROPERTY SURVEY

TETON COUNTY FIRE MARSHALL CERTIFICATE

I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS PLAT MEET THE TETON COUNTY FIRE CODE AND HAVE BEEN APPROVED BY MY DEPARTMENT.

2/5/08
DATE

TETON COUNTY FIRE MARSHALL

PLANNING AND ZONING CERTIFICATE

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS ACCEPTED AND APPROVED.

2-13-08
DATE

ADMINISTRATOR, PLANNING AND ZONING



CERTIFICATE SURVEYOR

I, James F. Hanlon, a registered professional land surveyor in the State of Idaho, Registration No. 11543, do hereby certify, that I did cause the survey of the tract of land as herein shown and described in the month of November, 2007, that all corners are monumented as shown hereon.

ONE TIME ONLY SPLIT
OF ONE PARCEL OF
LAND
MATTHEW FINNEGAN

LOCATED IN THE
N 1/2 SE 1/4, SECTION 31,
TOWNSHIP 6 NORTH, RANGE 45 EAST
OF THE BOISE MERIDIAN, TETON COUNTY, IDAHO

PLAT PREPARED 22 NOV 2007

NELSON ENGINEERING 30 N. 1ST EAST DRIGGS, ID 83422 (208) 354 2087
DRAWN: JH PROJECT NO. 07-1060-01

SHEET
1 OF 1

186509 APR 6 '07 AM 11:15

ow

WARRANTY DEED

Instrument # 186509

TETON COUNTY, IDAHO

2007-04-06

12:50:55 No. of Pages: 1

Recorded for : ALLIANCE TITLE & ESCROW

MARY LOU HANSEN

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

Order No.:3050715357TD

FOR VALUE RECEIVED

Paul Yeager and Jennifer Leanne Austin Yeager, Husband and Wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Matthew L. Flinnegan and Mandi Wilkinson, * as 50% owners, and Thomas Sneed, ** as equal partner, 50% owner

whose current address is

118 West 950 South Victor, ID 83455

the grantee(s), the following described premises, in Teton County, Idaho, TO WIT:

Parcel 1: Commencing that the East Quarter corner of Section 31, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, thence South 89°32'08" West a distance of 659.77 feet to the true point of beginning; thence continuing West along said line, a distance of 661.70 feet; thence South 0°04'14" West a distance of 1317.00 feet; thence North 89°28'38" East a distance of 661.71 feet; thence North 0°04'14" East a distance of 1316.33 feet to the point of beginning. Subject to a 30 foot wide road and utility easement lying on the South line of said described tract.

Parcel 2: Together with a 60 foot wide road and utility easement being 30 feet on either side of the following described centerline: Commencing at the South Quarter corner of Section 31, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running North 0°04'14" East 969.44 feet along the center quarter line to the true point of beginning; thence North 86°45'00" East 356.46 feet along the South property line; thence North 34°28'15" East 485.57 feet to a point; thence South 89°32'08" East 73.93 feet to a point on the property line; thence North 89°28'38" East 1423.39 feet to a point; which is South 89°28'38" West 564.31 feet and North 0°07'37" West 1335.05 feet from the Southeast corner of said Section 31.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 4/06/2007

Paul Yeager

Jennifer Leanne Austin Yeager

State of Florida }
County of Pinellas } ss.

On this 3 day of April, in the year 2007 before me, a Notary Public in and for said state, personally appeared Paul Yeager and Jennifer Leanne Austin Yeager known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Notary Public for the State of Florida
Residing at: 7155 4th St North St Petersburg
Commission Expires: 9/13/29 FL 33702

* Husband and Wife

**a married man as his sole and separate property

Alliance Title & Escrow Corp.
P.O. Box 644
Driggs, Idaho 83422

Instrument # 195411

TETON COUNTY, IDAHO

2008-02-13

12:30:00 No. of Pages: 3

Recorded for : NELSON ENGINEERING

MARY LOU HANSEN

Ex-Officio Recorder Deputy

Index to DEED, WARRANTY

Fee: 9.00

195411 FEB13'08 PM12:30

**WARRANTY DEED
PARCEL 3A**

FOR VALUE RECEIVED, **Matthew L. Finnegan and Mandy Wilkinson as 50% owners and Thomas Sneed as equal partner, 50% owner**, whose current address is 118 West, 950 South, Victor, ID 83455, the Grantors, do hereby grant, bargain, sell and convey unto **Matthew L. Finnegan and Mandy Wilkinson**, whose current address is 118 West, 950 South, Victor, ID 83455, the Grantees, the following described property:

A parcel of land located in the north half of the southeast quarter of Section 31, Township 6 North, Range 45 East of the Boise Meridian, Teton County, Idaho and more particularly described as follows:

Commencing at a rebar with a 2 ½ inch aluminum cap marking the northeast corner of said Section 31;

thence S13°33'56"W 2,735.41 feet to a 5/8 inch rebar with aluminum cap inscribed "NELSON ENGR PLS 11543" and the northeast corner of said Parcel 3A and the POINT OF BEGINNING for this description;

thence S89°14'46"W 330.63 feet along the north line of said Parcel 3A to a 5/8 inch rebar with aluminum cap inscribed "NELSON ENGR PLS 11543" and the northwest corner of said Parcel 3A;

thence S00°13'07"E 1,316.67 feet along the west line of said Parcel 3A to a 5/8 inch rebar with aluminum cap inscribed "NELSON ENGR PLS 11543" and the southwest corner of said Parcel 3A;

thence N89°11'17"E 330.63 feet along the south line of said Parcel 3A to a rebar with a 1 ½ inch aluminum cap inscribed "AW ENG 2860" and the southeast corner of said Parcel 3A;

thence N00°13'07"W 1,316.33 feet along the east line of said Parcel 3A to the POINT OF BEGINNING.

This description contains 10.00 acres more or less.

The basis of bearing for this description is geodetic north based on the WGS 84 coordinate system.

SUBJECT TO a 30-foot wide access and utility easement the south line of which is parallel and coincident with the south line of said Parcel 3A. The sidelines of said 30-foot wide easement to begin at the west line of said Parcel 3A and to terminate at the east line of said Parcel 3A.

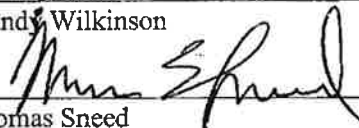
AND SUBJECT TO easements, rights-of-way, reservations, and restrictions, of sight and/or of record.

RESTRICTION: This is a one time only split of one parcel of land and this parcel cannot be split again under this provision.

WITNESS, the hand of said Grantors, this 5 day of February, ²⁰⁰⁸~~2007~~.


Matthew L. Finnegan


Mandy Wilkinson


Thomas Sneed
aka Thomas Edmund Sneed

State of The Kingdom of Spain } SS.
Province of Barcelona }
City of Barcelona }
County of Consulate General of the } SS
United States of America

On this 7th day of January in the year of ²⁰⁰⁸~~2007~~, before me, a U.S. Consul
~~Notary Public~~ in and for the State of city of Barcelona, Spain, personally, appeared
Thomas Edmund Sneed

known or identified to me to be the person whose name is subscribed to the within
instrument, acknowledged to me that he/she executed the same.

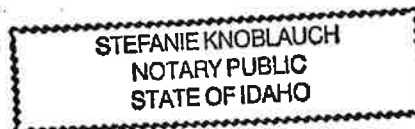

Notary Public **DAVID J. MICO**
Residing at: **CONSUL OF THE UNITED STATES**
My Commission Expires: **OF AMERICA**

State of IDAHO)
County of TELON) SS

On this 5 day of FEBRUARY in the year of 2008, before me, a
Notary Public in and for the State of IDAHO, personally, appeared
MANDI WILKINSON AND MATTHEW FINNEGAN

known or identified to me to be the person whose name is subscribed to the within
instrument, acknowledged to me that he/she executed the same.

Stefanie Knoblauch
Notary Public
Residing at: Victor 110
My Commission Expires: 12/16/11



DEC 05 1994

118351

WARRANTY DEED

TETON Co. Id.
Clerk Recorder

For Value Received R - G INC., a Wyoming Corporation

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

DAVID C. JOHNSON and FRANCES R. JOHNSON, husband and wife
whose address is: 30 BARTAL COURT, ATCO, NJ, 08004

Hereinafter called the Grantee, the following described premises situated in Teton County, Idaho, to-wit:

SEE ATTACHED EXHIBIT A

Subject to reservations in United States and State Patents; existing and recorded Right-of-ways, Easements, Zoning, Building and Subdivision ordinances; Taxes and Assessments as prorated between the parties hereto.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated:

R - G INC., a Wyoming Corporation

Robert B. Ranck
ROBERT B. RANCK, Secretary

STATE OF *Wyoming* ss.
County of *Teton*

On this *30th* day of *November*, 1994, before me, a Notary public in and for said State, personally appeared ROBERT B. RANCK, known to me to be the Secretary of the corporation that executed this instrument or the persons who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



118351

FILED

AT THE REQUEST OF

First American

AT 4 MINUTES PAST 4 M

DATE *December 5, 1994*

David J. Drake
CLERK OF RECORDER

BY *Susan Wristen*
DEPUTY

Filed ☒
Indexed ☒
Plotted ☒

Susan Wristen
Notary Public
Residing at *Blackfoot, Idaho*
Commission Expires *7/12/97*

EXHIBIT A

Commencing at the East 1/4 Corner of Section 31, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho;
Thence S 89 degrees 32' 08" W., a distance of 659.77 feet to the true point of beginning;
Thence continuing West along said line, a distance of 661.70 feet;
Thence S 0 degrees 04' 14" W., a distance of 1317.00 feet;
Thence N 89 degrees 28' 38" E., a distance of 661.71 feet;
Thence N 0 degrees 04' 14" E., a distance of 1316.33 feet to the point of beginning.

SUBJECT to a 30 foot wide road and utility easement lying along the South line of said described tract.

TOGETHER with a 60 foot wide Road and Utility Easement being 30 feet on either side of the following described centerline:
Commencing at the South 1/4 Corner of Section 31, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running North 0 degrees 04' 14" East, 969.44 feet along the center quarter line to the true point of beginning;
Thence North 86 degrees 45' 00" East, 356.46 feet along the South property line;
Thence North 34 degrees 28' 15" East, 405.57 feet to a point;
Thence South 89 degrees 32' 08" East, 73.93 feet to a point on the property line;
Thence North 89 degrees 28' 38" East, 1423.39 feet to a point;
Which is South 89 degrees 28' 38" West, 564.31 feet and North 0 degrees 07' 37" West, 1335.05 feet from the Southeast corner of said Section 31.

SUBJECT TO the following restrictions:

1. The property cannot be further subdivided into parcels less than five (5) acres.
2. No mobile homes are allowed.

173240

RECEIVED

DEC 10 2005

TETON CO. ID
CLERK RECORDER

WARRANTY DEED

Order No.: 3050514153TD

FOR VALUE RECEIVED

David C. Johnsen and Frances R. Johnsen, Husband and Wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Paul Yeager and Jennifer Leanne Austin Yeager, Husband and Wife

whose current address is

4206 Carrollwood Village Drive Tampa, FL 33618

the grantee(s), the following described premises, in Teton County, Idaho, TO WIT:

Commencing that the East Quarter corner of Section 31, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, thence South 89°32'08" West a distance of 659.77 feet to the true point of beginning; thence continuing West along said line, a distance of 661.70 feet; thence South 0°04'14" West a distance of 1317.00 feet; thence North 89°28'38" East a distance of 661.71 feet; thence North 0°04'14" East a distance of 1316.33 feet to the point of beginning.

Subject to a 30 foot wide road and utility easement lying on the South line of said described tract.

Together with a 60 foot wide road and utility easement being 30 feet on either side of the following described centerline: Commencing at the South Quarter corner of Section 31, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running North 0°04'14" East 969.44 feet along the center quarter line to the true point of beginning; thence North 86°45'00" East 356.46 feet along the South property line; thence North 34°28'15" East 405.57 feet to a point; thence South 89°32'08" East 73.93 feet to a point on the property line; thence North 89°28'38" East 1423.39 feet to a point; which is South 89°28'38" West 564.31 feet and North 0°07'37" West 1335.05 feet from the Southeast corner of said Section 31.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 12-1-05

David C. Johnsen
David C. Johnsen

Frances R. Johnsen
Frances R. Johnsen

Instrument # 173240

DRIGGS, TETON, IDAHO

2005-12-06

03:27:08 No. of Pages: 1

Recorded for: ALLIANCE TITLE & ESCROW

NOLAN G. BOYLE

Fee: 3.00

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

State of

} ss.

County of

On this 1st day of December, in the year 2005, before me, a Notary Public in and for said state, personally appeared David C. Johnsen and Frances R. Johnsen known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Andi Kasper
Notary Public for the State of Montana
Residing at: Bozeman
Commission Expires: August 30, 2009

173240

186509 APR 6 '07 AM 11:15

ow

WARRANTY DEED

Instrument # 186509

TETON COUNTY, IDAHO

2007-04-06

12:50:55 No. of Pages: 1

Recorded for : ALLIANCE TITLE & ESCROW

MARY LOU HANSEN

Fee: 3.00

Ex-Officio Recorder Deputy *M. Hansen*

Index to: DEED, WARRANTY

Order No.: 3050715357TD

FOR VALUE RECEIVED

Paul Yeager and Jennifer Leanne Austin Yeager, Husband and Wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Matthew L. Flanagan and Mandi Wilkinson, as 50% owners, and Thomas Sneed, as equal partner,
50% owner

whose current address is

118 West 950 South Victor, ID 83455

the grantee(s), the following described premises, in Teton County, Idaho, TO WIT:

Parcel 1: Commencing that the East Quarter corner of Section 31, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, thence South 89°32'08" West a distance of 659.77 feet to the true point of beginning; thence continuing West along said line, a distance of 661.70 feet; thence South 0°04'14" West a distance of 1317.00 feet; thence North 89°28'38" East a distance of 661.71 feet; thence North 0°04'14" East a distance of 1316.33 feet to the point of beginning.
Subject to a 30 foot wide road and utility easement lying on the South line of said described tract.

Parcel 2: Together with a 60 foot wide road and utility easement being 30 feet on either side of the following described centerline: Commencing at the South Quarter corner of Section 31, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running North 0°04'14" East 969.44 feet along the center quarter line to the true point of beginning; thence North 86°45'00" East 356.46 feet along the South property line; thence North 34°28'15" East 405.57 feet to a point; thence South 89°32'08" East 73.93 feet to a point on the property line; thence North 89°28'38" East 1423.39 feet to a point; which is South 89°28'38" West 564.31 feet and North 0°07'37" West 1335.05 feet from the Southeast corner of said Section 31.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 4/06/2007

Paul Yeager

Jennifer Leanne Austin Yeager

State of Florida

County of Pinellas

} ss.

On this 3 day of April, in the year 2007 before me, a Notary Public in and for said state, personally appeared Paul Yeager and Jennifer Leanne Austin Yeager known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Notary Public for the State of Florida

Residing at: 9655 40th St North St Petersburg

Commission Expires: 9/13/09 FL 33768

* Husband and Wife

**a married man as his sole and separate property

Alliance Title & Escrow Corp.
P.O. Box 644
Driggs, Idaho 83422

VICINITY MAP
N.T.S.

Instrument # 195410

TETON COUNTY, IDAHO

2008-02-13

12:29:00 No. of Pages: 1

Recorded for: NELSON ENGINEERING

MARY LOU HANSEN

Fee: 5.00

Ex-Officio Recorder Deputy

Index to: PROPERTY SURVEYS

TETON COUNTY FIRE MARSHALL CERTIFICATE

I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS PLAT MEET THE TETON COUNTY FIRE CODE AND HAVE BEEN APPROVED BY MY DEPARTMENT.

2/5/08
DATE

[Signature]
TETON COUNTY FIRE MARSHALL

PLANNING AND ZONING CERTIFICATE

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS ACCEPTED AND APPROVED.

2-13-08
DATE

[Signature]
ADMINISTRATOR, PLANNING AND ZONING



CERTIFICATE SURVEYOR

I, James F. Hanlon, a registered professional land surveyor in the State of Idaho, Registration No. 11543, do hereby certify, that I did cause the survey of the tract of land as herein shown and described in the month of November, 2007, that all corners are monumented as shown hereon.

ENGINEERING"

160"

PLS 11543"

VE TIME ONLY SPLIT
OF ONE PARCEL OF
LAND
MATTHEW FINNEGAN

LOCATED IN THE

N 1/2 SE 1/4, SECTION 31,
TOWNSHIP 6 NORTH, RANGE 45 EAST
OF THE BOISE MERIDIAN, TETON COUNTY, IDAHO

PLAT PREPARED 22 NOV 2007

SHEET
1 OF 1

SON ENGINEERING 30 N. 1ST EAST DRIGGS, ID 83422 (208) 354 2087
DRAWN: JH PROJECT NO. 07-1060-01

Instrument # 195411

TETON COUNTY, IDAHO

2008-02-13 12:30:00 No. of Pages: 3

Recorded for : NELSON ENGINEERING

MARY LOU HANSEN

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

Fee: 9.00

195411 FEB13'08 PM12:30

**WARRANTY DEED
PARCEL 3A**

FOR VALUE RECEIVED, **Matthew L. Finnegan and Mandy Wilkinson as 50% owners and Thomas Sneed as equal partner, 50% owner**, whose current address is 118 West, 950 South, Victor, ID 83455, the Grantors, do hereby grant, bargain, sell and convey unto **Matthew L. Finnegan and Mandy Wilkinson**, whose current address is 118 West, 950 South, Victor, ID 83455, the Grantees, the following described property:

A parcel of land located in the north half of the southeast quarter of Section 31, Township 6 North, Range 45 East of the Boise Meridian, Teton County, Idaho and more particularly described as follows:

Commencing at a rebar with a 2 ½ inch aluminum cap marking the northeast corner of said Section 31;

thence S13°33'56"W 2,735.41 feet to a 5/8 inch rebar with aluminum cap inscribed "NELSON ENGR PLS 11543" and the northeast corner of said Parcel 3A and the POINT OF BEGINNING for this description;

thence S89°14'46"W 330.63 feet along the north line of said Parcel 3A to a 5/8 inch rebar with aluminum cap inscribed "NELSON ENGR PLS 11543" and the northwest corner of said Parcel 3A;

thence S00°13'07"E 1,316.67 feet along the west line of said Parcel 3A to a 5/8 inch rebar with aluminum cap inscribed "NELSON ENGR PLS 11543" and the southwest corner of said Parcel 3A;

thence N89°11'17"E 330.63 feet along the south line of said Parcel 3A to a rebar with a 1 ½ inch aluminum cap inscribed "AW ENG 2860" and the southeast corner of said Parcel 3A;

thence N00°13'07"W 1,316.33 feet along the east line of said Parcel 3A to the POINT OF BEGINNING.

This description contains 10.00 acres more or less.

The basis of bearing for this description is geodetic north based on the WGS 84 coordinate system.

SUBJECT TO a 30-foot wide access and utility easement the south line of which is parallel and coincident with the south line of said Parcel 3A. The sidelines of said 30-foot wide easement to begin at the west line of said Parcel 3A and to terminate at the east line of said Parcel 3A.

AND SUBJECT TO easements, rights-of-way, reservations, and restrictions, of sight and/or of record.

RESTRICTION: This is a one time only split of one parcel of land and this parcel cannot be split again under this provision.

WITNESS, the hand of said Grantors, this 5 day of February, ²⁰⁰⁸~~2007~~.

Matthew L. Finnegan
Matthew L. Finnegan

Mandy Wilkinson
Mandy Wilkinson

Thomas Sneed
Thomas Sneed
aka Thomas Edmund Sneed

State of The Kingdom of Spain } S.S.
 Province of Barcelona }
 City of Barcelona }
County of Consulate General of the }
 United States of America }

On this 7th day of January in the year of ²⁰⁰⁸~~2007~~, before me, a U.S. Consul
~~Notary Public~~ in and for the State of city of Barcelona, Spain, personally, appeared
Thomas Edmund Sneed

known or identified to me to be the person whose name is subscribed to the within
instrument, acknowledged to me that he/she executed the same.

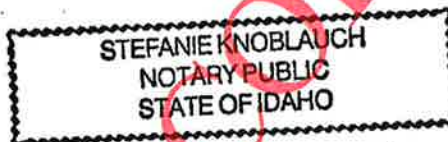
DAVID J. MICO
Notary Public
Residing at: CONSUL OF THE UNITED STATES
My Commission Expires: OF AMERICA

State of IDAHO)
County of TELON) SS

On this 5 day of FEBRUARY in the year of 2008, before me, a
Notary Public in and for the State of IDAHO, personally, appeared
MANDI WILKINSON AND MATTHEW FINNEGAN

known or identified to me to be the person whose name is subscribed to the within
instrument, acknowledged to me that he/she executed the same.

Stefanie Knoblauch
Notary Public
Residing at: Vicore 110
My Commission Expires: 12/16/11



NOT A LEGAL

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In Re SRBA)
Case No. 39576)

PARTIAL DECREE PURSUANT TO
I.R.C.P. 54(b) FOR
Water Right 22-00141F

NAME AND ADDRESS: R G INC
PO BOX 54
WILSON, WY 83014

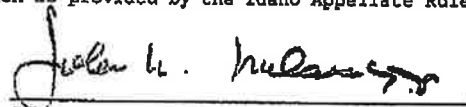
SOURCE: SOUTH LEIGH CREEK TRIBUTARY: TETON RIVER
QUANTITY: 1.60 CFS
PRIORITY DATE: 06/01/1898
POINT OF DIVERSION: T06N R45E S33 NWSWSE Within Teton County
PURPOSE AND PERIOD OF USE: PURPOSE OF USE PERIOD OF USE QUANTITY
Irrigation 04-15 TO 10-31 1.60 CFS
PLACE OF USE: Irrigation Within Teton County
T06N R45E S31 NESE 20.0
SWSE 40.0
80.0 Acres Total

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

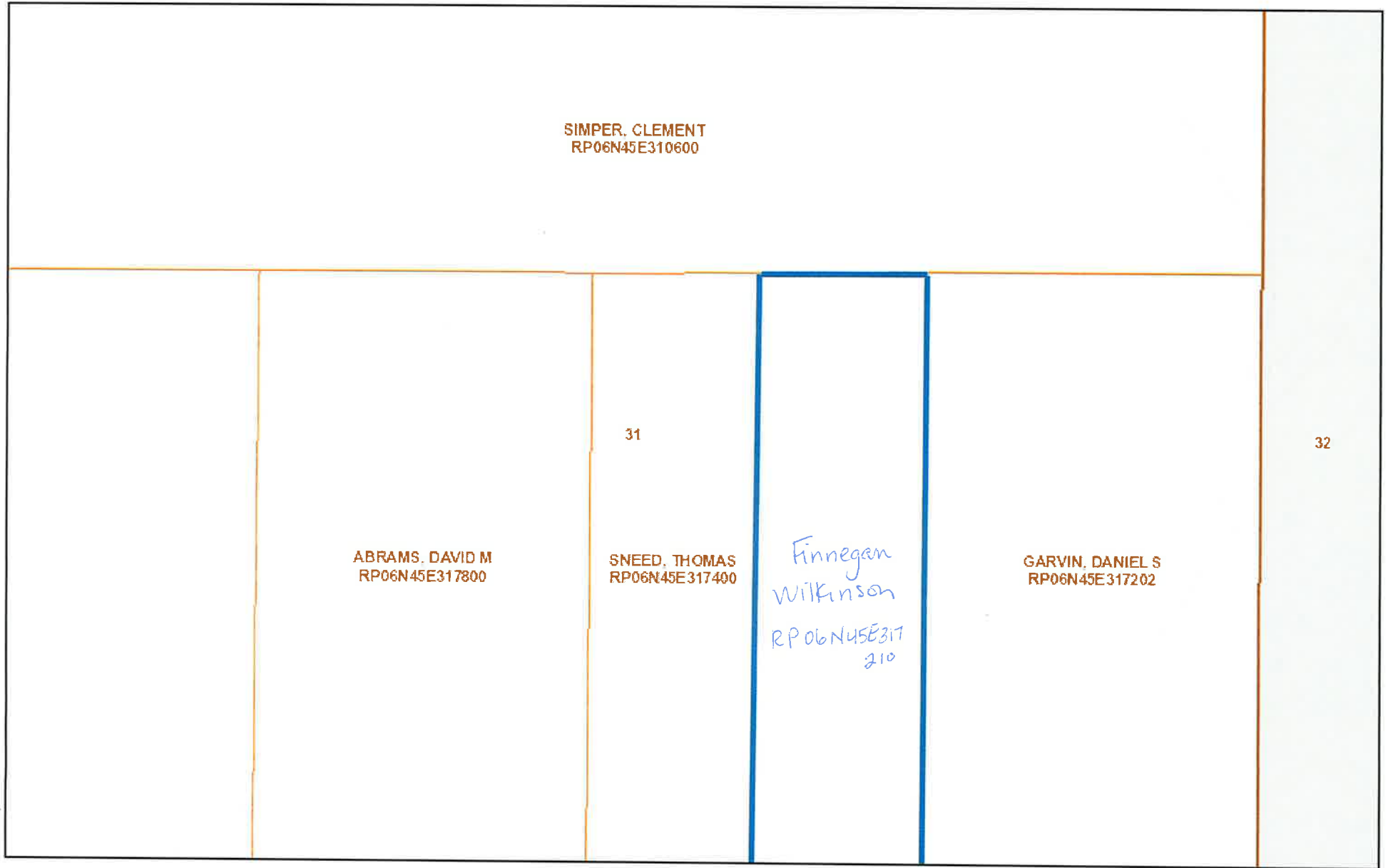
THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS
NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT
ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY
DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE
ENTRY OF A FINAL UNIFIED DECREE. I.C. SECTION 42-1412(6).

RULE 54(b) CERTIFICATE

With respect to the issues determined by the above judgment or order, it is hereby CERTIFIED, in accordance with Rule 54(b), I.R.C.P., that the court has determined that there is no just reason for delay of the entry of a final judgment and that the court has and does hereby direct that the above judgment or order shall be a final judgment upon which execution may issue and an appeal may be taken as provided by the Idaho Appellate Rules.

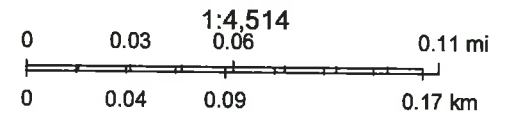

John M. Melanson
Presiding Judge of the
Snake River Basin Adjudication

Teton County, Idaho



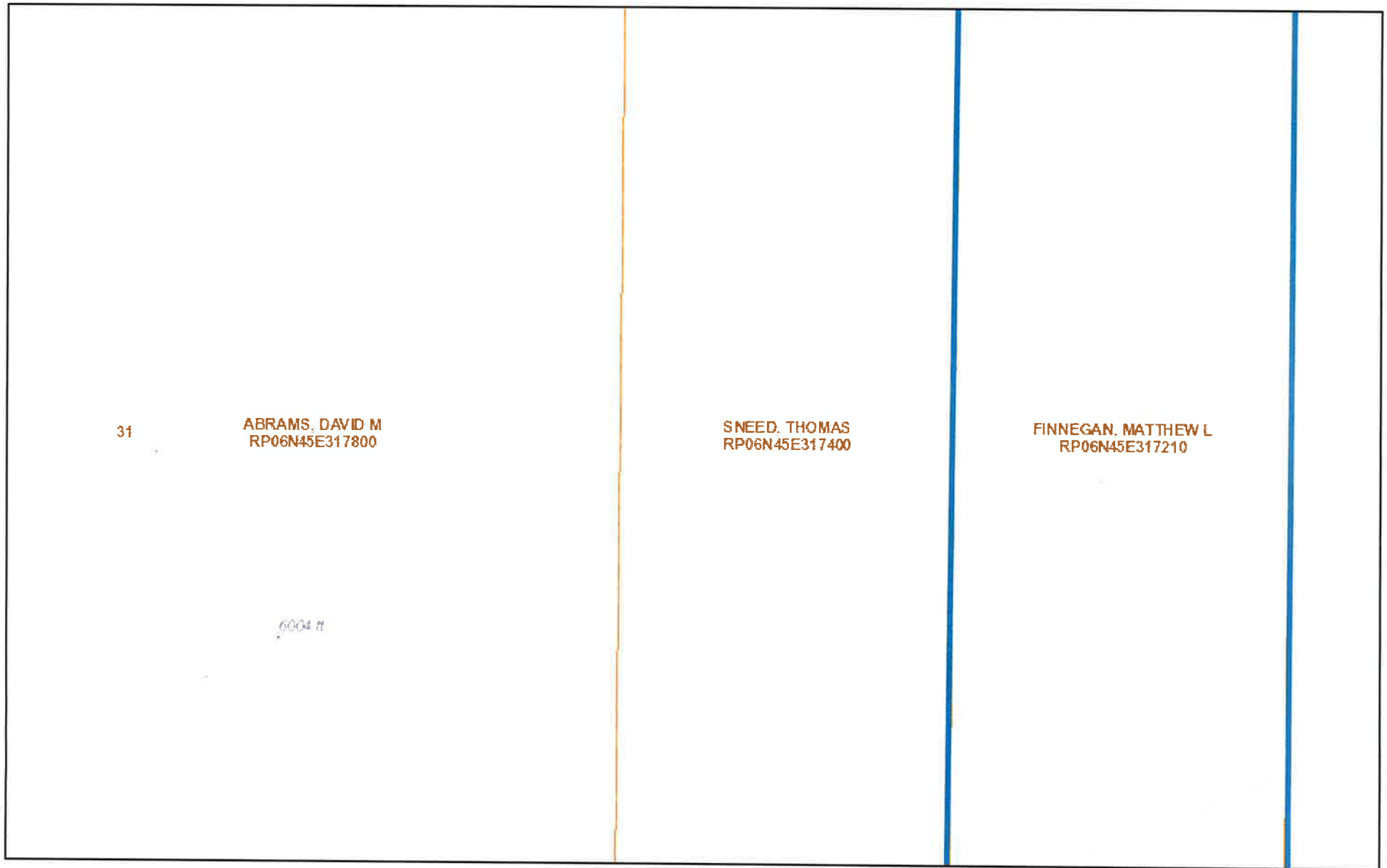
April 27, 2018

- County Boundary
- Road Surface
- Pavement (asphalt / chip seal)
- Gravel
- Earth / Unimproved
- Parcels
- Sections
- Township
- Sub Address
- Address
- Subdivision
- Recorded



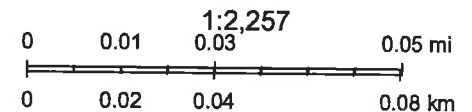
Teton County Idaho GIS, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,

Teton County, Idaho



April 27, 2018

- | | | | |
|--------------------------------|--------------------|-------------|-------------|
| County Boundary | Gravel | Sections | Address |
| Road Surface | Earth / Unimproved | Township | Subdivision |
| Pavement (asphalt / chip seal) | Parcels | Sub Address | Recorded |



Teton County Idaho GIS, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,

**IDAHO DEPARTMENT OF WATER RESOURCES
APPLICATION FOR TRANSFER OF WATER RIGHT
PART 2A**

Current Water Right No.: 22-141F

Current Owner: R G INC
Priority Date: 6/1/1898
Origin: Water Right
Status: Active
Basis: Decreed

Source

SOUTH LEIGH CREEK

Tributary

TETON RIVER

Beneficial Use

IRRIGATION

From To

04/15 to 10/31

Diversion Rate

1.6 CFS

Annual Volume

Total Diversion

1.6 CFS

Location of Point(s) of Diversion

SOUTH LEIGH CREEK

NW1/4SW1/4SE1/4

Sec. 33, Twp 06N, Rge 45E B.M.

TETON County

Place of Use

IRRIGATION Within TETON County

T06N R45E S31	NESE	20.00	T06N R45E S31	NWSE	20.00
T06N R45E S31	SWSE	40.00			

Total Acres: 80

Conditions of Approval:

1. F01 Water is delivered through Black Ditch.
2. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

Decreed Date: 11/24/2008

Teton County GIS Data

Finnegan/Sneed



Our property in the red. (Finnegan/Wilkinson)
our friends property is to
the west of ours. (Sneed)
2- 10 acre parcels

Finnegan/Wilkinson
We bought 20 then did
a one time split
w/ our friends (Sneed)



State of Idaho

DEPARTMENT OF WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls ID 83402-1718

Phone: (208) 525-7161 • Fax: (208) 525-7177

Website: idwr.idaho.gov • Email: easterninfo@idwr.idaho.gov

BRAD LITTLE
Governor

GARY SPACKMAN
Director

March 7, 2019

Mandi Wilkinson
Matthew L Finnigan
1196 W 9500 S
Victor ID 83455

RE: Change of Ownership for Water Rights 22-141F (Split into 22-141F, 22-14320 & 22-14321)

Dear Water Right Holder:

The department acknowledges receipt of correspondence changing ownership and splitting the above referenced water right. The department has modified its records to reflect the changes and has enclosed computer-generated reports for your records.

Your portion of the water right has a specified point of diversion, nature of use and place of use. If you plan on changing any of these, including adding a new point of diversion, then an Application for Transfer on your portion of this right is required. If you do not plan on changing any items on your water right, then no further action is required at this time.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing an ownership change notice, the department does not review the history of water use to determine if the right has been deliberately abandoned or forfeited 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 Sections 42-222 and 42-223, Idaho Code.

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact this office if you have any questions regarding this matter.

Sincerely,

Jonie Barg
Technical Records Specialist

Enclosures

cc: RG Inc
Thomas Sneed
Water District 01