

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
SEP 10 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. 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?
22-11533 <i>OK</i>	Yes ☐	Yes ☐	22-13933 <i>OK</i>	Yes ☒	Yes ☐
22-13925 <i>OK</i>	Yes ☒	Yes ☐		Yes ☐	Yes ☐
22-13927 <i>OK</i>	Yes ☒	Yes	22-13925 (split into 22-13925 & 22-14322), 22-13927 (split into 22-13927 & 22-14323), 22-13929 (split into 22-13929 & 22-14324), 22-13931 (split into 22-13931 & 22-14325), and 22-13933 (split into 22-13933 & 22-14326)		
22-13929 <i>OK</i>	Yes ☒	Yes			
22-13931 <i>OK</i>	Yes ☒	Yes ☐			

2. Previous Owner's Name: Ronnie Fullmer and Kay Fullmer
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Piedmont Capital LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 2910 N Swan Ste 204 Tucson AZ 85712
Mailing address City State ZIP
- 520-209-1630 _____
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: March 16, 2006
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. *N/A*
☐ 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. *N/A*

8. Signature: PIEDMONT CAPITAL, LLC By: FULLMER RANCH, LLC, Manager
Signature of new owner/claimant Title, if applicable Date
- Signature: By: Garrett Sutton Garrett Sutton, Manager 9/5/18
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by JB Date 9/10/2018 Receipt No. E044360 Receipt Amt. \$525.-

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 9/18/2018

GRANT DEED

175464

RECEIVED

MAR 16 2006

TETON CO., ID
CLERK RECORDS

THIS INDENTURE is made this 16 day of March, 2006, by RONALD BRENT FULLMER and KAY FULLMER, husband and wife, the "Grantor", to PIEDMONT CAPITAL, LLC, a Nevada limited liability company, whose mailing address is 348 Mill Street, Reno, Nevada 89501, 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, and by these presents does grant and confirm unto the Grantee and to Grantee's successors and assigns forever, all of the following described real property in the County of Teton, State of Idaho, to-wit:

Township 6 North, Range 44 East, Boise Meridian, Teton County,
Idaho

Section 25: S½ S½

Section 36: NW¼ NW¼

SUBJECT TO THE FOLLOWING:

Right, title and interest of State of Idaho within the natural bed of Spring Creek below the ordinary high water line, and also excepting any artificial accretions waterward of said ordinary high water line.

ALSO SUBJECT to 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 rights of tenants and other parties in possession, and 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.

TOGETHER with the tenements, hereditaments and 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 said 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 Grantee's successors and assigns forever.

175464

Instrument # 175464
DRIGGS, TETON, IDAHO
2006-03-16 03:31:00 No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE
NOLAN G. BOYLE
Ex-Officio Recorder Deputy
Index to DEED GRANT
Web Fee: 9.00

In construing this 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:

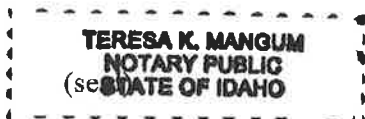
Ronald Brent Fullmer
Ronald Brent Fullmer

Kay Fullmer
Kay Fullmer

STATE OF IDAHO)
)ss.
County of *Teton*)

On the *16th* day of *March*, 2006, before me, the undersigned, a notary public in and for said State, personally appeared Ronald Brent Fullmer, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he 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.



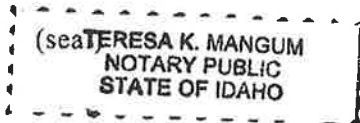
Teresa K. Mangum
Notary Public for Idaho
Residing at *Driggs*
My Commission Expires: *07-24-09*

175464

STATE OF IDAHO)
)ss.
County of Tetan)

On the 10th day of March, 2006, before me, the undersigned, a notary public in and for said State, personally appeared Kay Fullmer, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she 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.



Teresa K. Mangum
Notary Public for Idaho
Residing at *Driggs*
My Commission Expires: *07-24-09*

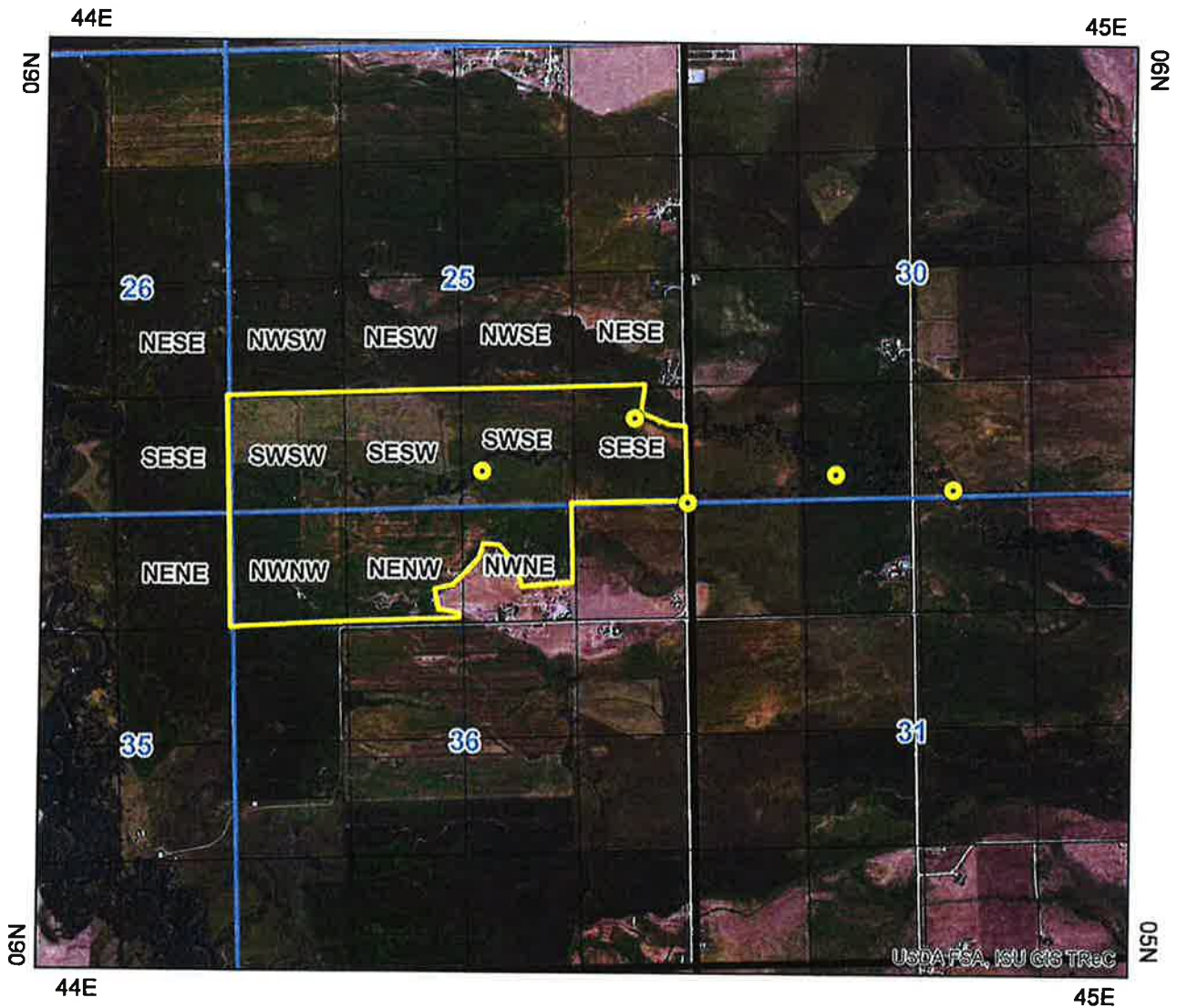
G:\WPDATA\CAIR\0718\Piedmont.GD.Nov3005.wpd

175464

State of Idaho
Department of Water Resources

Water Right License

22-13925, 22-13927, 22-13929
22-13931 + 22-13933



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections

0 0.225 0.45 0.9 Miles



IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

8/2/2018

Water Right 22-13925

Owner Type **Name and Address**
Current Owner RONNIE FULLMER
530 W 575 N
TETONIA, ID 83452
(208) 456-2559

Current Owner KAY FULLMER
530 W 575 N
TETONIA, ID 83452
(208) 456-2559

Priority Date: 6/1/1896

Basis: Decreed

Status: Active

Source

SPRING CREEK

Tributary

TETON RIVER

Beneficial Use

IRRIGATION

<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
04/15	10/31	0.650 CFS	
Total Diversion		0.650 CFS	

Source and Point(s) of Diversion

SPRING CREEK	L1(NWNWNW)	Sec. 31, Twp 06N, Rge 45E,	TETON County
SPRING CREEK	SWSESW	Sec. 30, Twp 06N, Rge 45E,	TETON County
SPRING CREEK	SWSWSE	Sec. 25, Twp 06N, Rge 44E,	TETON County
SPRING CREEK	NESESE	Sec. 25, Twp 06N, Rge 44E,	TETON County
SPRING CREEK	SWSWSE	Sec. 30, Twp 06N, Rge 45E,	TETON County

Place Of Use

IRRIGATION within TETON County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
06N	44E	25											40.0	40.0			40.0	35.0	155.0
06N	44E	36		23.0			37.0	40.0											100.0

Right Acre Limit: 64.0

POU Total Acres: 255.0

Conditions of Approval:

1. K06 This right is limited to the irrigation of 64 acres within the place of use described above in a single irrigation season.
2. C03 Right includes accomplished change in point of diversion pursuant to Section 42-1425, Idaho Code.
3. C05 Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.
4. F01 Water is delivered through Fullmer 1, Fullmer 2, Fullmer 3, Fullmer 4, and Fullmer 5 Ditches
5. E56 The rights listed below are limited to the irrigation of a combined total of 255 acres in a single irrigation season. Combined Right Nos.: 22-13925, 22-13927, 22-13929, 22-13931, 22-13933.
6. 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.

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

8/2/2018

Water Right 22-13927

Owner Type **Name and Address**
Current Owner RONNIE FULLMER
530 W 575 N
TETONIA, ID 83452
(208) 456-2559

Current Owner KAY FULLMER
530 W 575 N
TETONIA, ID 83452
(208) 456-2559

Priority Date: 6/1/1891

Basis: Decreed

Status: Active

Source

SPRING CREEK

Tributary

TETON RIVER

Beneficial Use

IRRIGATION

From

04/15

To

10/31

Diversion Rate

3.230 CFS

Volume

Total Diversion

3.230 CFS

Source and Point(s) of Diversion

SPRING CREEK	SWSWSE	Sec. 30, Twp 06N, Rge 45E,	TETON County
SPRING CREEK	SWSESW	Sec. 30, Twp 06N, Rge 45E,	TETON County
SPRING CREEK	SWSWSE	Sec. 25, Twp 06N, Rge 44E,	TETON County
SPRING CREEK	NESESE	Sec. 25, Twp 06N, Rge 44E,	TETON County
SPRING CREEK	L1(NWNWNW)	Sec. 31, Twp 06N, Rge 45E,	TETON County

Place Of Use

IRRIGATION within TETON County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
08N	44E	25											40.0	40.0			40.0	35.0	155.0
08N	44E	36		23.0			37.0	40.0											100.0

Right Acre Limit: 193.7

POU Total Acres: 255.0

Conditions of Approval:

1. F01 Water is delivered through Fullmer 1, Fullmer 2, Fullmer 3, Fullmer 4, and Fullmer 5 Ditches
2. E56 The rights listed below are limited to the irrigation of a combined total of 255 acres in a single irrigation season. Combined Right Nos.: 22-13925, 22-13927, 22-13929, 22-13931, 22-13933.
3. C05 Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.
4. K06 This right is limited to the irrigation of 193.7 acres within the place of use described above in a single irrigation season.
5. C03 Right includes accomplished change in point of diversion pursuant to Section 42-1425, Idaho Code.
6. 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.

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

8/2/2018

Water Right 22-13929

Owner Type **Name and Address**
Current Owner KAY FULLMER
 530 W 575 N
 TETONIA, ID 83452
 (208) 456-2559

Current Owner RONNIE FULLMER
 530 W 575 N
 TETONIA, ID 83452
 (208) 456-2559

Priority Date: 6/1/1897

Basis: Decreed

Status: Active

Source

SPRING CREEK

Tributary

TETON RIVER

Beneficial Use

IRRIGATION

<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
04/15	10/31	0.650 CFS	
Total Diversion		0.650 CFS	

Source and Point(s) of Diversion

SPRING CREEK	L1(NWNWNW)	Sec. 31, Twp 06N, Rge 45E,	TETON County
SPRING CREEK	SWSESW	Sec. 30, Twp 06N, Rge 45E,	TETON County
SPRING CREEK	SWSWSE	Sec. 25, Twp 06N, Rge 44E,	TETON County
SPRING CREEK	NESESE	Sec. 25, Twp 06N, Rge 44E,	TETON County
SPRING CREEK	SWSWSE	Sec. 30, Twp 06N, Rge 45E,	TETON County

Place Of Use

IRRIGATION within TETON County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
06N	44E	25											40.0	40.0			40.0	35.0	155.0
06N	44E	36		23.0			37.0	40.0											100.0

Right Acre Limit: 64.0

POU Total Acres: 255.0

Conditions of Approval:

1. 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.
2. F01 Water is delivered through Fullmer 1, Fullmer 2, Fullmer 3. Fullmer 4, and Fullmer 5 Ditches
3. C05 Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.
4. K06 This right is limited to the irrigation of 64 acres within the place of use described above in a single irrigation season.
5. E56 The rights listed below are limited to the irrigation of a combined total of 255 acres in a single irrigation season. Combined Right Nos.: 22-13925, 22-13927, 22-13929, 22-13931, 22-13933.
6. C03 Right includes accomplished change in point of diversion pursuant to Section 42-1425, Idaho Code.

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

8/2/2018

Water Right 22-13931

Owner Type **Name and Address**
 Current Owner KAY FULLMER
 530 W 575 N
 TETONIA, ID 83452
 (208) 456-2559

Current Owner RONNIE FULLMER
 530 W 575 N
 TETONIA, ID 83452
 (208) 456-2559

Priority Date: 6/1/1898

Basis: Decreed

Status: Active

Source

SPRING CREEK

Tributary

TETON RIVER

Beneficial Use

IRRIGATION

<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
04/15	10/31	0.650 CFS	
Total Diversion		0.650 CFS	

Source and Point(s) of Diversion

SPRING CREEK	NESESE	Sec. 25, Twp 06N, Rge 44E,	TETON County
SPRING CREEK	SWSWSE	Sec. 25, Twp 06N, Rge 44E,	TETON County
SPRING CREEK	SWSESW	Sec. 30, Twp 06N, Rge 45E,	TETON County
SPRING CREEK	SWSWSE	Sec. 30, Twp 06N, Rge 45E,	TETON County
SPRING CREEK	L1(NWNWNW)	Sec. 31, Twp 06N, Rge 45E,	TETON County

Place Of Use

IRRIGATION within TETON County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
06N	44E	25											40.0	40.0			40.0	35.0	155.0
06N	44E	36		23.0			37.0	40.0											100.0

Right Acre Limit: 64.0

POU Total Acres: 255.0

Conditions of Approval:

1. F01 Water is delivered through Fullmer 1, Fullmer 2, Fullmer 3, Fullmer 4, and Fullmer 5 Ditches
2. K06 This right is limited to the irrigation of 64 acres within the place of use described above in a single irrigation season.
3. E56 The rights listed below are limited to the irrigation of a combined total of 255 acres in a single irrigation season. Combined Right Nos.: 22-13925, 22-13927, 22-13929, 22-13931, 22-13933.
4. C03 Right includes accomplished change in point of diversion pursuant to Section 42-1425, Idaho Code.
5. 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.
6. C05 Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

8/2/2018

Water Right 22-13933

Owner Type **Name and Address**
Current Owner KAY FULLMER
530 W 575 N
TETONIA, ID 83452
(208) 456-2559

Current Owner RONNIE FULLMER
530 W 575 N
TETONIA, ID 83452
(208) 456-2559

Priority Date: 4/1/1938

Basis: Decreed

Status: Active

Source:

SPRING CREEK

Beneficial Use

IRRIGATION

Tributary

TETON RIVER

<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
04/15	10/31	2.600 CFS	
Total Diversion		2.600 CFS	

Source and Point(s) of Diversion

SPRING CREEK	L1(NWNWNW)	Sec. 31, Twp 06N, Rge 45E,	TETON County
SPRING CREEK	NESESE	Sec. 25, Twp 06N, Rge 44E,	TETON County
SPRING CREEK	SWSWSE	Sec. 25, Twp 06N, Rge 44E,	TETON County
SPRING CREEK	SWSESW	Sec. 30, Twp 06N, Rge 45E,	TETON County
SPRING CREEK	SWSWSE	Sec. 30, Twp 06N, Rge 45E,	TETON County

Place Of Use

IRRIGATION within TETON County

Tw p	Rn g	Se c	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
06 N	44 E	25											40. 0	40. 0			40. 0	35. 0	155.0
06 N	44 E	36		23. 0			37. 0	40. 0											100.0

Right Acre Limit: 129.0
POU Total Acres: 255.0

Conditions of Approval:

1. C02 Right includes accomplished change in source pursuant to Section 42-1425, Idaho Code.
2. C05 Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.
3. C03 Right includes accomplished change in point of diversion pursuant to Section 42-1425, Idaho Code.
4. 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.
5. E56 The rights listed below are limited to the irrigation of a combined total of 255 acres in a single irrigation season. Combined Right Nos.: 22-13925, 22-13927, 22-13929, 22-13931, 22-13933.
6. K06 This right is limited to the irrigation of 129 acres within the place of use described above in a single irrigation season.
7. F01 Water is delivered through Fullmer 1, Fullmer 2, Fullmer 3, Fullmer 4, and Fullmer 5 Ditches

State of Idaho
Department of Water Resources
Water Right License
22-11533



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections

0 0.175 0.35 0.7 Miles



8/2/2018

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	KAY FULLMER 530 W 575 N TETONIA, ID 83452 (208) 456-2559

Page 1 of 6



State of Idaho

DEPARTMENT OF WATER RESOURCES

900 N Skyline Dr., Ste A, Idaho Falls, Idaho 83402-1718

Phone: (208) 525-7161 FAX: (208) 525-7177 www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

September 21, 2018

Piedmont Capital LLC
2910 N Swan Ste 204
Tucson AZ 865712

RE: Change of Ownership for Water Rights 22-11533 (No Split Required), 22-13925 (split into 22-13925 & 22-14322), 22-13927 (split into 22-13927 & 22-14323), 22-13929 (split into 22-13929 & 22-14324), 22-13931 (split into 22-13931 & 22-14325), and 22-13933 (split into 22-13933 & 22-14326),

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.

Because water right 22-11533 is for stockwater covering your property and another parcel, the department added your name to water right and left Fullmer as a current owner as well until the owner of the rest of the stockwater right also files an ownership change. According to the parcel information update by the county the current owner of that parcel is a Daniel Neese.

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: Water District 01
Ronnie Fullmer
Kay Fullmer