

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
JUN 06 2016
Department of Water Resources
Eastern 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?
22-11526	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-11529	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-11530	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: ANDERSON DAIRY INC.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): TETON RIVER RANCH LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 801 SEARLES AVE. LAS VEGAS NV 89101
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: June 2, 2016
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: Karen M. Smith Manager 6/1/16
Signature of new owner/claimant Title, if applicable Date
- Signature: David R. Coon Manager 6/1/16
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by AS Date 6-6-16 Receipt No. E042142 Receipt Amt. \$7,509
 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 6/7/2016

WARRANTY DEED

FOR VALUE RECEIVED, Anderson Dairy, Inc., a Nevada corporation with its principal place of business located at 801 Searles, Ave., Las Vegas, NV 89101, hereinafter called "Grantor", hereby remises, releases, and forever warrants unto Teton River Ranch LLC, a Nevada limited liability company with its principal place of business located at 801 Searles Ave., Las Vegas, NV 89101, hereinafter called "Grantee", the following real property located in Teton County, State of Idaho, to-wit:

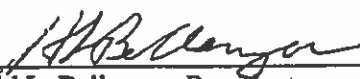
See Attached Exhibit "A"

Subject to all easements, recorded or unrecorded, and all city and county zoning and ordinance requirements.

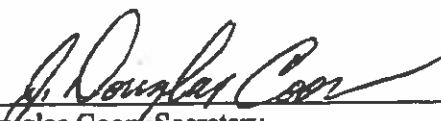
Together with all water and water rights appurtenant to the premises, including but not limited to IDWR water right number 22-11526; 22-11529 and 22-11530.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, unto the said Grantee, its successors and assigns forever. Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises; that they are free from all encumbrances, and that it will warrant and defend the same from all lawful claims whatsoever, except as noted.

DATED This 1 day of June, 2016.



Harold L. Bellanger, President



J. Douglas Coon, Secretary

WARRANTY DEED

FOR VALUE RECEIVED, **Anderson Dairy, Inc.**, a Nevada corporation with its principal place of business located at 801 Searles, Ave., Las Vegas, NV 89101, hereinafter called "Grantor", hereby remises, releases, and forever warrants unto **Teton River Ranch LLC**, a Nevada limited liability company with its principal place of business located at 801 Searles Ave., Las Vegas, NV 89101, hereinafter called "Grantee", the following real property located in Teton County, State of Idaho, to-wit:

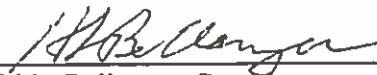
See Attached Exhibit "A"

Subject to all easements, recorded or unrecorded, and all city and county zoning and ordinance requirements.

Together with all water and water rights appurtenant to the premises, including but not limited to IDWR water right number 22-11526; 22-11529 and 22-11530.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, unto the said Grantee, its successors and assigns forever. Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises; that they are free from all encumbrances, and that it will warrant and defend the same from all lawful claims whatsoever, except as noted.

DATED This 1 day of June, 2016.

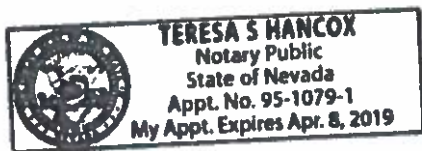

Harold L. Bellanger, President


J. Douglas Coon, Secretary

Corporate Acknowledgment

STATE OF Nevada)
 ss.
County of Clark.)

On this 1st day of June, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared **Harold L. Bellanger and J. Douglas Coon**, known to me to be the President and Secretary, of **Anderson Dairy, Inc.**, the corporation that executed the foregoing instrument, and acknowledged to me that such corporation executed the same.



Teresa S Hancox
Notary Public for Nevada
Residing at: Las Vegas, NV
My Commission expires: 04/08/2019

Exhibit "A"

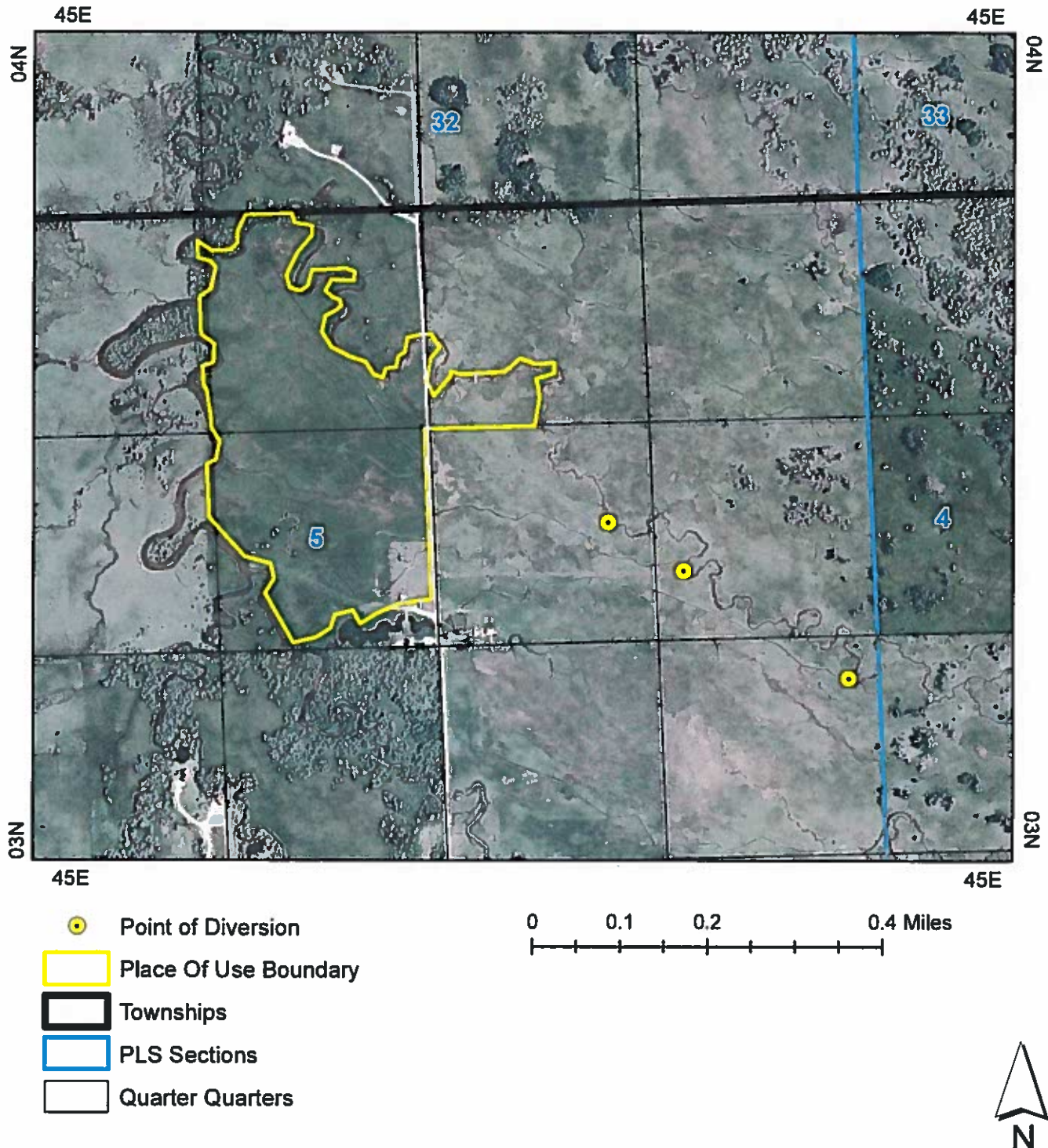
**The North One-half of the Northeast Quarter (N½NE¼) and
the East One-half of the Northwest Quarter (E½NW¼) of
Section Five (5), Township Three (3) North, Range 45 East,
Boise Meridian, Teton County, Idaho.**

State of Idaho
Department of Water Resources

Water Right
22-11526

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



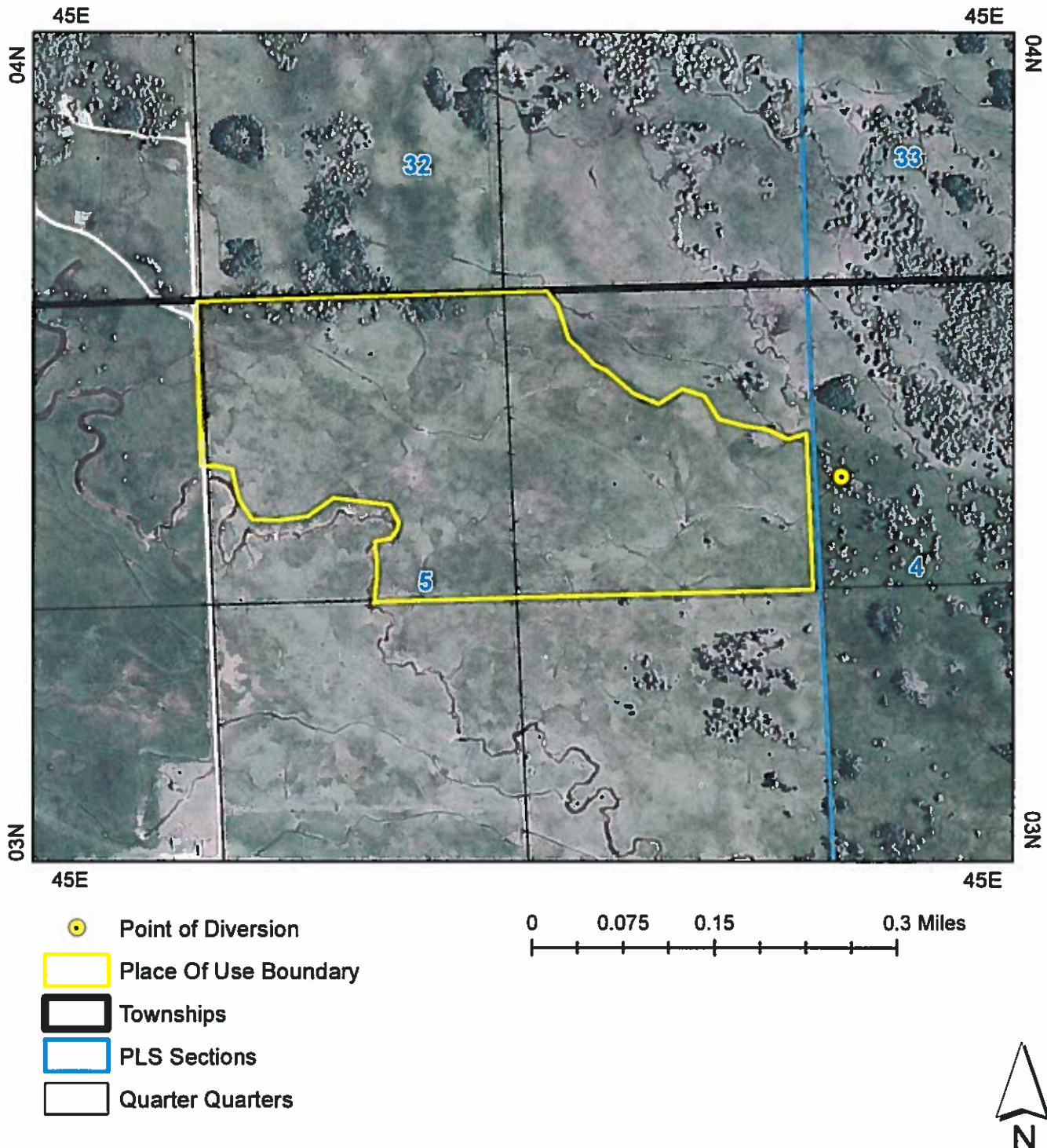
State of Idaho
Department of Water Resources

Water Right

22-11529

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



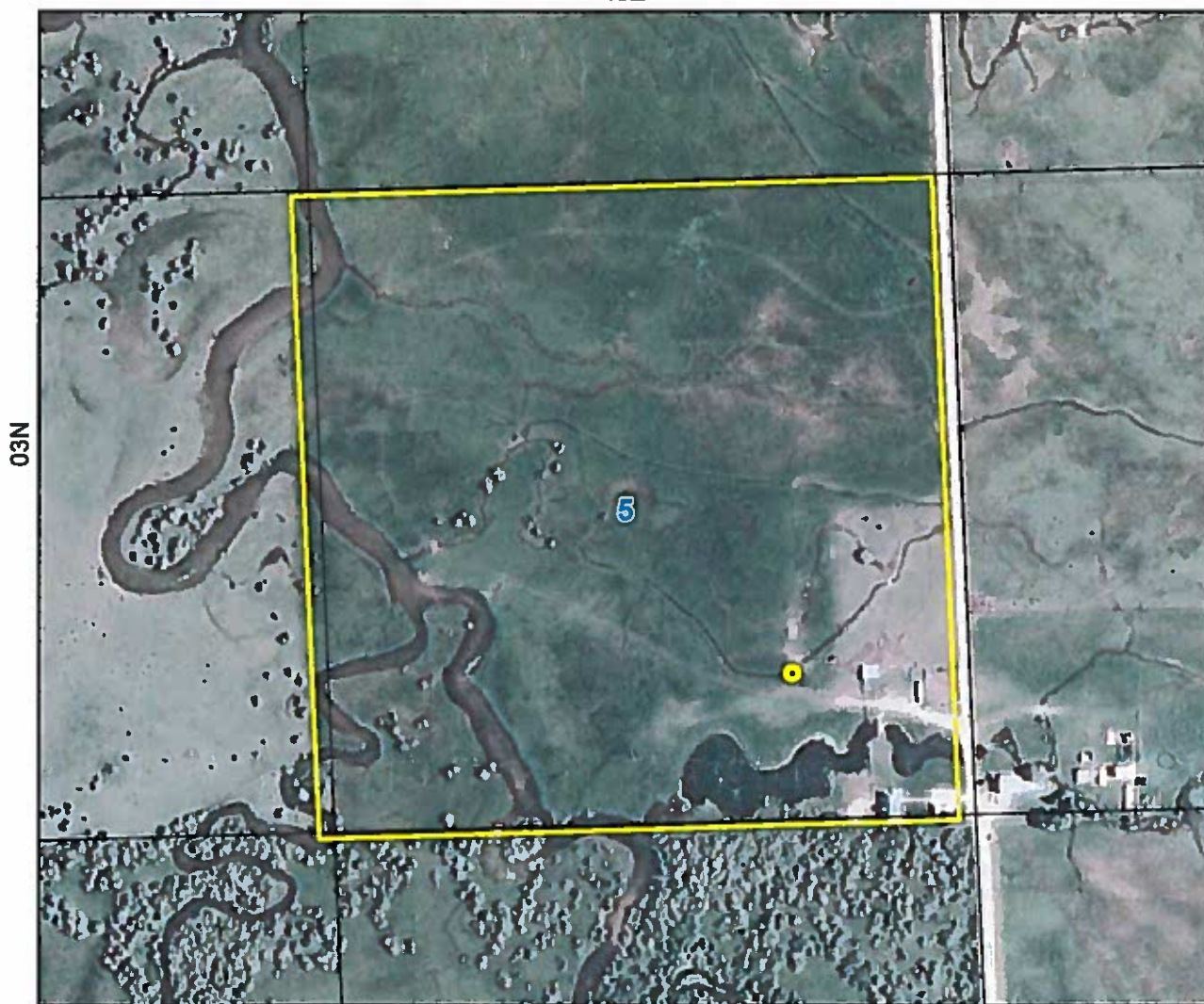
State of Idaho
Department of Water Resources

Water Right
22-11530

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

45E



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

0 0.045 0.09 0.18 Miles





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

June 8, 2016

Teton River Ranch LLC
801 Searles Ave
Las Vegas NV 89101

RE: Change of Ownership for Water Right No(s). 22-11526, 22-11529 & 22-11530

Dear Water Right Holder(s):

The department acknowledges receipt of correspondence changing ownership of the above referenced water right(s) to you. The department has modified its records to reflect the change in ownership and has enclosed computer-generated reports for your records.

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.

Also, 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

Enclosure(s)

cc: Water District 01