

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

DEC 16 2024

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPT. 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 #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
22-13800 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Tall Boy LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): 18 N. Main, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

970 W BROADWAY STE E #120
Mailing address

Jackson WY 83001
City State Zip

843-670-0439
Telephone

paul@kitchholdings.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: 05/27/2022
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
 o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
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] manager 11/19/24
 Signature of new owner/claimant Title, if applicable Date
Paul Kitchin
 Print name

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

 Print name

For IDWR Office Use Only:

Received by GAH Date 12/16/24 Receipt No. E050527 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 JB Processed by JB Date 12/19/2024



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:607013

FOR VALUE RECEIVED

Colter Investments, LLC, a Colorado limited liability company

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

18 N. Main, LLC, a Wyoming limited liability company

whose current address is

**970 W Broadway STE E, #120
Jackson, WY 83001**

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

TRACT 1:

Beginning at 49.5 feet West and 112.5 feet North of the Southeast Corner of the Southwest Quarter of Section 26, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho; being the true point of beginning and running thence North 89.9 feet, thence West 132 feet, Thence South 89.9 feet, thence East 132 feet to the point of beginning;

TRACT 2:

Tax #512 in Driggs Main Street Annex described as: Beginning 3 rods West and 224 feet North of the Southeast Corner of the SE1/4SW1/4 Section 26, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho; thence West 132 Feet, North 12 feet, East 132 feet, South 19 feet to the place of beginning;

ALSO

Beginning 49.5 feet West and 202 feet North of the Southeast of the Southwest 1/4 of Section 26, Township 5 North, Range 45 East of the Boise Meridian; and running thence North 22 feet; thence West 132 feet, thence South 22 feet; thence East 132 feet to the point of beginning, thereo.

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: May 27, 2022

Colter Investments, LLC



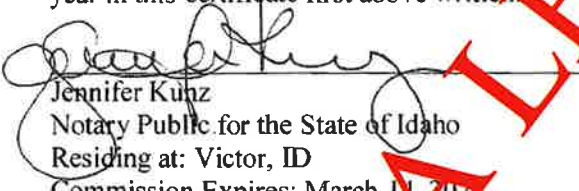
George N. Gillett, III

State of Idaho} ss

County of teton}

On this 31 day of May, 2022, before me Jennifer Kunz, a Notary Public in and for said state, personally appeared George N. Gillett, III known or identified to me to be the Managing Member in the Limited Liability Company known as Colter Investments, LLC who executed the foregoing instrument in said LLC name

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



Jennifer Kunz

Notary Public for the State of Idaho

Residing at: Victor, ID

Commission Expires: March 14, 2023

JENNIFER KUNZ
COMMISSION #40215
NOTARY PUBLIC
STATE OF IDAHO

AFTER RECORDING MAIL TO:

Colter Investments LLC
P.O. Box 610
Victor, ID 83455

SPECIAL WARRANTY DEED

For Value Received on this 27th day of May, 2014, **TALL BOY, LLC, a Delaware limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **COLTER INVESTMENTS LLC, a Colorado limited liability company**, hereinafter called the Grantee, whose current address is P.O. Box 610, Victor, Idaho 83455, the following described premises, situated in Teton County, Idaho, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee, its successors and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises. The Grantor warrants that said premises are free and clear of all encumbrances suffered or created by the Grantor, except such warranty does not apply to taxes and assessments for the current year and any lien or encumbrance placed on said premises by, through or under the Grantee, its successors and assigns.

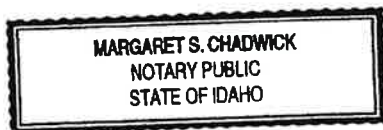
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first written above.

TALL BOY, LLC, a Delaware limited liability company

By: *George N. Gillett, III*
George N. Gillett, III, Manager

STATE OF IDAHO)
COUNTY OF TETON) SS.

On this 27th day of May, 2014, before me, a Notary Public in and for said State, personally appeared George N. Gillett, III, known or identified to me, to be the Manager of Tall Boy, LLC, a Delaware limited liability company, and he acknowledged to me that such company executed the same.



M. Chadwick
Notary Public of
Residing at: Victor, Id
Commission Expires: 8/23/2019

EXHIBIT A
LEGAL DESCRIPTION

Beginning at 49.5 feet West and 112.1 feet North of the Southeast Corner of the Southwest Quarter of Section 26, Township 5 North, Range 45 East, Boise Meridian being the true point of beginning and running thence North 89.9 feet, thence West 132 feet, thence South 89.9 feet, thence East 132 feet to the point of beginning.

NOT A LEGAL COPY



Tract 1

Tract 2

Also

276063 Colter Investments LLC TO 18CN Main LLC
232548 Tall Boy LLC TO Colter Investments LLC

12/18/2024

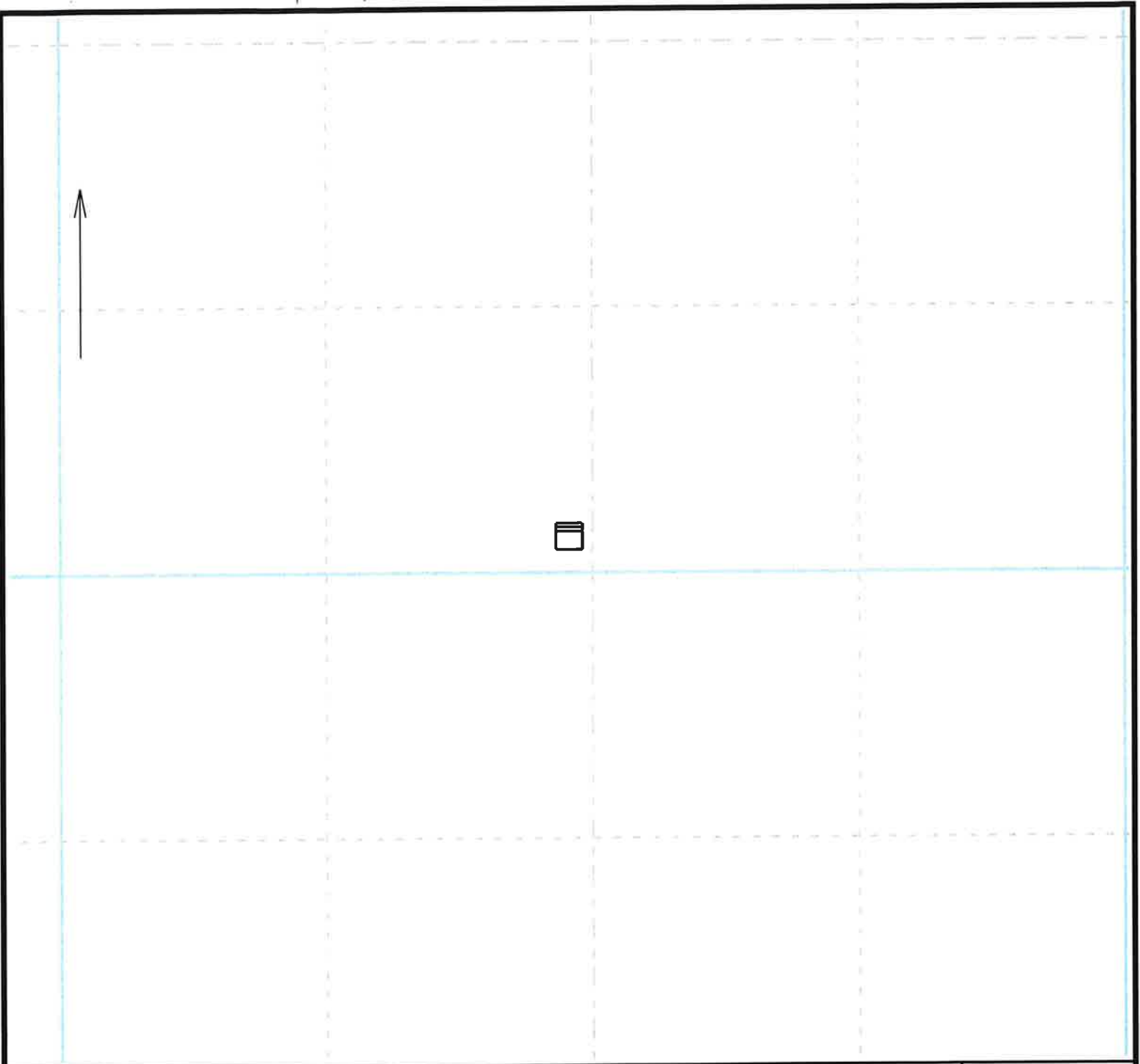
Scale: 1 inch= 50 feet

File:

Tract 1: 0.2724 Acres (11867 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=444 ft.
Tract 2: 0.0576 Acres (2508 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=302 ft.
Tract 3: 0.0667 Acres (2904 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=308 ft.

01 /se,sw,26,5n,45e
02 /n90w 49.5
03 /n00e 112.1
04 n00e 89.9
05 n90w 132
06 s00e 89.9
07 n90e 132
08 @0
09 /se,se,sw,26,5n,45e
10 /n90w 3r
11 /n00e 224
12 n90w 132
13 n00e 19
14 n90e 132
15 s00e 19

16 @0
17 /se,sw,26,5n,45e
18 /n90w 49.5
19 /n00e 202
20 n00e 22
21 n90w 132
22 s00e 22
23 n90e 132



12/18/2024

Scale: 1 inch= 700 feet File:

Tract 1: 0.2724 Acres (11867 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=444 ft.
Tract 2: 0.0576 Acres (2508 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=302 ft.
Tract 3: 0.0667 Acres (2904 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=308 ft.

- | | |
|------------------------|---------------------|
| 01 /se,sw,26,5n,45e | 16 @0 |
| 02 /n90w 49.5 | 17 /se,sw,26,5n,45e |
| 03 /n00e 112.1 | 18 /n90w 49.5 |
| 04 n00e 89.9 | 19 /n00e 202 |
| 05 n90w 132 | 20 n00e 22 |
| 06 s00e 89.9 | 21 n90w 132 |
| 07 n90e 132 | 22 s00e 22 |
| 08 @0 | 23 n90e 132 |
| 09 /se,se,sw,26,5n,45e | |
| 10 /n90w 3r | |
| 11 /n00e 224 | |
| 12 n90w 132 | |
| 13 n00e 19 | |
| 14 n90e 132 | |
| 15 s00e 19 | |



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

Governor Brad Little

Director Mathew Weaver

December 19, 2024

18 N MAIN LLC
970 W BROADWAY STE E # 120
JACKSON WY 83001-6403

Re: Change in Ownership for Water Right No(s): 22-13800

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) 497-3787.

Sincerely,

Jonie Baily
Technical Records Specialist 1

Enclosure(s)

cc: ROCKY MOUNTAIN ENVIRONMENTAL ASSOC