

RECEIVED

DEC 13 2024

Department of Water Resources
Eastern RegionSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES**Amended**
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 #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
75-10342	Yes ☐	Yes ☐		Yes ☐	Yes ☐
75-14137	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: THES 1131 LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Kevin Lee and Julie Lee
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 33 Windberg Ln Carmen ID 88462
Mailing address City State Zip
(208) 813-3808 kmleeortho@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: 5/24/2024
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] 12/6/2024
Signature of new owner/claimant Title, if applicable Date
Kevin M Lee
Print name
- Signature: [Signature] 12/6/2024
Signature of new owner/claimant Title, if applicable Date
Julie G Lee
Print name

Received by MPettis Date 10/21/24 For IDWR Office Use Only: Receipt No. E050441 Receipt Amt. \$50 -
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 [Signature] Processed by [Signature] Date 1/8/2025

SUPPORT DATA

IN FILE # 75-10342

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

OCT 21 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?
75-10342	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: Boyd K Simmons & Marrue K Simmons-Simmons Family Trust
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): TFES 1131, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

53 LINDBERG LANE CARMEN ND 58462
Mailing address City State Zip

208-313-3803 KML520210@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: 5/24/2024
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] Owner 10/6/24
Signature of new owner/claimant Title, if applicable Date

[Signature] Owner 10/6/24
Signature of new owner/claimant Title, if applicable Date

[Signature]
Print name

For IDWR Office Use Only:

Received by m. petta Date 10-21-24 Receipt No. E050441 Receipt Amt. 50.00

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 _____ Date _____

OCT 21 2024

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPT. 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 #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
75-14137	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: SIMMONS, MARRUE K - SIMMONS FAMILY TRUST
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): TFES 1131, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

53 LINDBERG LANE
Mailing address

208-313 3803
Telephone

CAHEN IDAHO 83462
City State Zip

KMLEG02740@GMAIL.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: 5/24/2024
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).
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- o \$100 per split water right.
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- ☐ 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] Owner 10/1/24
Signature of new owner/claimant Title, if applicable Date

Karin Miller
Print name

Signature: [Signature] Owner 10/1/24
Signature of new owner/claimant Title, if applicable Date

JULIE G. LEE
Print name

For IDWR Office Use Only:

Received by M. Pettes Date 10-21-24 Receipt No. E050441 Receipt Amt. 50.00

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 _____ Date _____

Instrument # 0000336256 # Pages: 3
LEMHI COUNTY, Idaho
Nov 22, 2024 11:17 AM Fee: \$ 15.00
For: Title Financial Specialty Services
BRENDA ARMSTRONG, Recorder

AFTER RECORDING MAIL TO:

Kevin M. Lee and Julie G. Lee
1984 E 183 N
Rexburg, ID 83440

SPECIAL WARRANTY DEED

File No.: **110019ID (sr)**

Date: **November 22, 2024**

For Value Received, **TFES 1131, LLC**

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Kevin M. Lee and Julie G. Lee**

whose current address is **1984 E 183 N, Rexburg, ID 83440**

hereinafter called the Grantee, the following described premises, situated in **Lemhi County, Idaho**, to-wit:

See Attached Exhibit "A"

Grantor does hereby covenant with Grantee(s), their heirs, successors and assigns, that Grantor will warrant and defend the said granted premises against the lawful claims and demands of all persons claiming by, through and under Grantor, but against no other claims and no other persons, including predecessors in title.

Date: 11/22/2024

Warranty Deed
continued

File No.: 1100197D (sr)

Dated: November 22, 2024

TFES 1131, LLC


Title Financial Exchange Services, Member
By: Shauna Romrell
It's: President

STATE OF IDAHO)
 :SS
COUNTY OF BINGHAM)

On this Twenty-second day of November, 2024, before me, a Notary Public in and for said State, personally appeared Shauna Romrell, known or identified to me to be the President of the corporation, a corporation that executed the instrument on behalf of said corporation which is a member of TFES 1131, LLC, and on behalf of the member subscribed said Limited Liability Company name to the foregoing instrument, and acknowledged to me that such corporation executed the same in said Limited Liability Company name.


Notary Public for Idaho
Residing in Blackfoot, ID
Commission Expires: _____



File No. 661415

Exhibit 'A'

Parcel A

A parcel of land located in Section 31, T. 23 N., R. 22 E., Boise Meridian, Lemhi County more particularly described as follows:

Commencing at the SE Corner of said Section 31, which is an aluminum cap, from which the East 1/4 Corner, which is an aluminum cap, bears N 00°02'58" W, 2644.02 ft., the Basis of Bearing for this description, run thence N 89°28'12" W a distance of 2058.79 ft., run thence N 19°07'09" W a distance of 114.95 ft. to a point on the ordinary high-water mark of the Salmon River as surveyed in 2023 and the westerly boundary of Lot Line Adjustment #313170 which is a 5/8" rebar with a plastic cap, run thence N 18°00'28" W, 248.34 ft. along said high water mark, run thence N 20°08'32" W, 252.41 ft. along said high water mark, run thence N 19°43'55" W, 209.99 ft. along said high water mark, run thence S 86°44'28" E leaving said high-water mark a distance of 198.88 ft. to a 1/2" rebar with a plastic cap, run thence N 21°55'37" E for a distance of 165.28 ft. to a 1/2" rebar with a plastic cap, run thence N 80°53'31" W for a distance of 290.91 ft. to a point on the said high-water mark, run thence N 08°09'28" W along said high-water mark a distance of 100.78 ft. to a 5/8" rebar with a plastic cap said point being the POINT OF BEGINNING;

Thence along said high-water mark the following courses:

N 09°35'44" W, 647.38 ft.; N 02°24'32" W, 515.75 ft.;
N 14°31'27" E, 301.09 ft.; N 20°35'31" E, 177.94 ft.;
N 31°13'39" E, 105.10 ft.; N 43°32'19" E, 247.08 ft.;
N 30°07'41" E, 83.98 ft.; N 19°53'52" E, 164.14 ft. to a point on the boundary of Government Lot 13 as surveyed by the General Land Office in 1928;

Thence along the boundary of said Government Lot 13 the following courses:

S 67°54'12" E, 600.24 ft.; S 56°54'12" E, 620.40 ft.;
S 19°54'12" E, 178.20 ft.; S 32°05'48" W, 827.00 ft.;
S 62°05'48" W, 330.00 ft.; S 05°05'48" W, 237.80 ft.;
S 31°05'48" W, 660.00 ft.; N 76°54'12" W, 493.83 ft. to the POINT OF BEGINNING.

Parcel C

A parcel of land located in Section 31, T. 23 N., R. 22 E., Boise Meridian, Lemhi County more particularly described as follows:

Commencing at the SE Corner of said Section 31, which is an aluminum cap, from which the East 1/4 Corner, which is an aluminum cap, bears N 00°02'58" W, 2644.02 ft., the Basis of Bearing for this description, run thence N 89°28'12" W a distance of 2058.79 ft., thence N 19°07'09" W a distance of 114.95 ft. to a point on the ordinary high-water mark of the Salmon River as surveyed in 2023, and the westerly boundary of Lot Line Adjustment #313170 which is a 5/8" rebar with a plastic cap and the POINT OF BEGINNING;

Thence along said high-water mark the following courses:

N 18°00'28" W, 248.34 ft.; N 20°08'32" W, 252.41 ft.;
N 19°43'55" W, 209.99 ft.;
Thence leaving said high-water mark S 86°44'28" E for a distance of 198.88 ft. to a 1/2" rebar with a plastic cap;

Thence N 21°55'37" E for a distance of 165.28 ft. to a 1/2" rebar with a plastic cap;

Thence N 80°53'31" W for a distance of 290.91 ft. to a point on the said high-water mark;

Thence along said high-water mark the following courses:

N 08°09'28" W, 100.78 ft. to a point on the boundary of Government Lot 13 as surveyed by the General Land Office in 1928;

Thence along the boundary of said Government Lot 13 the following courses:

S 76°54'12" E, 493.83 ft.;
N 31°05'48" E, 660.00 ft.;
N 05°05'48" E, 237.80 ft.;
N 62°05'48" E, 330.00 ft.;
N 32°05'48" E, 827.00 ft.;
N 19°54'12" W, 178.20 ft.;
N 56°54'12" W, 620.40 ft.;
N 67°54'12" W, 600.24 ft. to a point on the high-water mark of the Salmon River as surveyed in 2023;
Thence N 39°09'51" E along said high water mark a distance of 242.27 ft.;
Thence N 31°48'52" E a distance of 47.23 ft. to a point on the boundary of Record of Survey #289879;
Thence along said boundary the following courses:
S 02°59'05" W, 87.48 ft. to a 5/8" rebar with a plastic cap;
S 23°50'41" E, 41.31 ft. to a 5/8" rebar with a plastic cap;
S 88°15'14" E, 588.82 ft. to a 5/8" rebar with a plastic cap;
S 54°35'07" E, 733.82 ft. to a 5/8" rebar with a plastic cap;
S 18°18'17" E, 245.31 ft. to a 5/8" rebar with a plastic cap;
S 38°48'55" E, 147.24 ft. to a 5/8" rebar with a plastic cap and a point on the boundary of Record of Survey #285822;

File No. 661415

Instrument # 0000336254

Recorded Electronically
ID 3302510
County Lemhi
Date 11/22/24 Time 11:17
Simpliile.com 800.460.5657

AFTER RECORDING MAIL TO:

Kevin M. Lee and Julie G. Lee
1984 E 183 N
Rexburg, ID 83440

SPECIAL WARRANTY DEED

File No.: **110019ID (sr)**

Date: **November 22, 2024**

For Value Received, **TFES 1131, LLC**

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Kevin M. Lee and Julie G. Lee**

whose current address is **1984 E 183 N, Rexburg, ID 83440**

hereinafter called the Grantee, the following described premises, situated in **Lemhi County, Idaho**, to-wit:

See Attached Exhibit "A"

Grantor does hereby covenant with Grantee(s), their heirs, successors and assigns, that Grantor will warrant and defend the said granted premises against the lawful claims and demands of all persons claiming by, through and under Grantor, but against no other claims and no other persons, including predecessors in title.

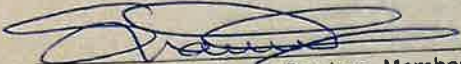
Date: 11/22/2024

Warranty Deed
- continued

File No.: 1100191D (sr)

Dated: November 22, 2024

TFES 1131, LLC



Title Financial Exchange-Services, Member
By: Shauna Romrell
It's: President

STATE OF IDAHO)
 :SS
COUNTY OF BINGHAM)

On this Twenty-second day of November, 2024, before me, a Notary Public in and for said State, personally appeared Shauna Romrell, known or identified to me to be the President of the corporation, a corporation that executed the instrument on behalf of said corporation which is a member of TFES 1131, LLC, and on behalf of the member subscribed said Limited Liability Company name to the foregoing instrument, and acknowledged to me that such corporation executed the same in said Limited Liability Company name.



Notary Public for Idaho
Residing in Blackfoot, ID
Commission Expires: _____



Exhibit 'A'

Parcel A

A parcel of land located in Section 31, T. 23 N., R. 22 E., Boise Meridian, Lemhi County more particularly described as follows:

Commencing at the SE Corner of said Section 31, which is an aluminum cap, from which the East 1/4 Corner, which is an aluminum cap, bears N 00°02'58" W, 2644.02 ft., the Basis of Bearing for this description, run thence N 89°28'12" W a distance of 2056.79 ft., run thence N 19°07'09" W a distance of 114.95 ft. to a point on the ordinary high-water mark of the Salmon River as surveyed in 2023 and the westerly boundary of Lot Line Adjustment #313170 which is a 5/8" rebar with a plastic cap, run thence N 18°00'26" W, 248.34 ft. along said high water mark, run thence N 20°06'32" W, 252.41 ft. along said high water mark, run thence N 19°43'55" W, 209.99 ft. along said high water mark, run thence S 86°44'28" E leaving said high-water mark a distance of 198.88 ft. to a 1/2" rebar with a plastic cap, run thence N 21°55'37" E for a distance of 165.28 ft. to a 1/2" rebar with a plastic cap, run thence N 80°53'31" W for a distance of 290.91 ft. to a point on the said high-water mark, run thence N 08°09'28" W along said highwater mark a distance of 100.78 ft. to a 5/8" rebar with a plastic cap said point being the POINT OF BEGINNING;

Thence along said high-water mark the following courses:

N 09°35'44" W, 647.38 ft., N 02°24'32" W, 515.75 ft.,
N 14°31'27" E, 301.09 ft.; N 20°35'31" E, 177.94 ft.;
N 31°13'39" E, 105.10 ft.; N 43°32'19" E, 247.08 ft.;
N 30°07'41" E, 83.98 ft., N 16°53'52" E, 164.14 ft. to a point on the boundary of Government Lot 13 as surveyed by the General Land Office in 1926;

Thence along the boundary of said Government Lot 13 the following courses:

S 67°54'12" E, 600.24 ft.; S 56°54'12" E, 620.40 ft.;
S 19°54'12" E, 178.20 ft.; S 32°05'48" W, 627.00 ft.,
S 62°05'48" W, 330.00 ft.; S 05°05'48" W, 237.60 ft.,
S 31°05'48" W, 660.00 ft.; N 76°54'12" W, 493.83 ft. to the POINT OF BEGINNING.

Parcel C

A parcel of land located in Section 31, T. 23 N., R. 22 E., Boise Meridian, Lemhi County more particularly described as follows:

Commencing at the SE Corner of said Section 31, which is an aluminum cap, from which the East 1/4 Corner, which is an aluminum cap, bears N 00°02'58" W, 2644.02 ft., the Basis of Bearing for this description, run thence N 89°28'12" W a distance of 2056.79 ft. thence N 19°07'09" W a distance of 114.95 ft. to a point on the ordinary high-water mark of the Salmon River as surveyed in 2023, and the westerly boundary of Lot Line Adjustment #313170 which is a 5/8" rebar with a plastic cap and the POINT OF BEGINNING;

Thence along said high-water mark the following courses:

N 18°00'26" W, 248.34 ft.; N 20°06'32" W, 252.41 ft.;
N 19°43'55" W, 209.99 ft.;
Thence leaving said high-water mark S 86°44'28" E for a distance of 198.88 ft. to a 1/2" rebar with a plastic cap;
Thence N 21°55'37" E for a distance of 165.28 ft. to a 1/2" rebar with a plastic cap;
Thence N 80°53'31" W for a distance of 290.91 ft. to a point on the said high-water mark;
Thence along said high-water mark the following courses:
N 08°09'28" W, 100.78 ft. to a point on the boundary of Government Lot 13 as surveyed by the General Land Office in 1926;

Thence along the boundary of said Government Lot 13 the following courses:

S 76°54'12" E, 493.83 ft.;
N 31°05'48" E, 660.00 ft.;
N 05°05'48" E, 237.60 ft.,
N 62°05'48" E, 330.00 ft.,
N 32°05'48" E, 627.00 ft.,
N 19°54'12" W, 178.20 ft.;
N 56°54'12" W, 620.40 ft.;
N 67°54'12" W, 600.24 ft. to a point on the high-water mark of the Salmon River as surveyed in 2023;
Thence N 39°09'51" E along said high water mark a distance of 242.27 ft.;
Thence N 31°48'52" E a distance of 47.23 ft. to a point on the boundary of Record of Survey #269879;
Thence along said boundary the following courses:
S 02°59'05" W, 67.48 ft. to a 5/8" rebar with a plastic cap;
S 23°50'41" E, 41.31 ft. to a 5/8" rebar with a plastic cap;
S 68°15'14" E, 588.82 ft. to a 5/8" rebar with a plastic cap;
S 54°35'07" E, 733.82 ft. to a 5/8" rebar with a plastic cap;
S 16°16'17" E, 245.31 ft. to a 5/8" rebar with a plastic cap;
S 36°48'55" E, 147.24 ft. to a 5/8" rebar with a plastic cap and a point on the boundary of Record of Survey #285822;

Instrument # 0000335724 # Pages: 3
LEMHI COUNTY, Idaho
Sep 04, 2024 02:17 PM Fee:\$ 15.00
For: Alliance Title - Rigby Office
BRENDA ARMSTRONG, Recorder

Re-recorded to correct Grantor

Instrument # 0000334889 # Pages: 3
LEMHI COUNTY, Idaho
May 28, 2024 04:54 PM Fee:\$ 15.00
For: Alliance Title - Rigby Office
BRENDA ARMSTRONG, Recorder



STATE OF IDAHO
COUNTY OF LEMHI
I, BRENDA ARMSTRONG, CLERK OF THE DISTRICT COURT
OF THE LEMHI JUDICIAL DISTRICT OF THE STATE
OF IDAHO, HAVING BEEN DULY SWORN, DO HEREBY
CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT
COPY OF THE ORIGINAL FILED IN THIS COURT IN
VOLUME 11, PAGE 11, PREPARED BY
OFFICIAL SEAL THIS 30 DAY
OF MAY 2024
BY Brenda Armstrong DEPUTY

WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:661415

FOR VALUE RECEIVED

David C. Richardson, Successor Trustee of the Simmons Family Trust (aka the Simmons Survivor's Trust) U/A dated August 20, 1997, and any amendments thereto and David C. Richardson, Successor Trustee of the Simmons Exemption Trust U/A dated August 20, 1997, and any amendments thereto ***also shown of record as the Simmons Exception Trust the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Kevin M. Lee and Julie G. Lee, husband and wife

whose current address is

**1984 East 183 North
Rexburg, ID 83440**

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

See attached Exhibit 'A'

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 24, 2024

Simmons Family Trust (aka the Simmons Survivor's Trust) U/A dated August 20, 1997, and any amendments thereto

David C. Richardson

David C. Richardson, Successor Trustee

Simmons Exemption Trust U/A dated August 20, 1997, and any amendments thereto

David C. Richardson

David C. Richardson, Successor Trustee

State of Virginia } ss.
County of Loudoun }

Instrument # 0000335724

State of Virginia } ss.
County of Loudoun }

On this 24th day of May, 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared David C. Richardson known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Simmons Exemption Trust and acknowledged that he/she/they executed the same as Trustee.

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



Gloria Asare

Notary Public for the State of Virginia
Residing at: Loudoun, VA
Commission Expires: 12/31/2024
Registration No: 7901547



Notarized remotely online using communication technology via Proof.

Exhibit 'A'

Parcel B

A parcel of land located in Section 31, T. 23 N., R. 22 E., Boise Meridian, Lemhi County more particularly described as follows:

Commencing at the SE Corner of said Section 31, which is an aluminum cap, from which the East 1/4 Corner, which is an aluminum cap, bears N 00°02'58" W, 2644.02 ft., the Basis of Bearing for this description, run thence N 89°28'12" W a distance of 2056.79 ft., thence N 19°07'09" W a distance of 114.95 ft. to a point on the ordinary high-water mark of the Salmon River as surveyed in 2023, run thence along said high-water mark the following courses N 18°00'26" W, 248.34 ft.; N 20°06'32" W, 252.41 ft.; N 19°43'55" W, 209.99 ft. to the POINT OF BEGINNING;

Thence leaving said high-water mark S 86°44'28" E for a distance of 198.88 ft. to a 1/2" rebar with a plastic cap;

Thence N 21° 55'37" E for a distance of 165.28 ft. to a 1/2" rebar with a plastic cap;

Thence N 80°53'31" W for a distance of 290.91 ft. to a point on said high-water mark;

Thence along said high-water mark S 08°09'28" E for a distance of 189.99 ft. to the POINT OF BEGINNING.

Easement for the benefit of Parcel B as, for ingress/egress and utilities, over and across the land described as follows:

An ingress/egress and utility easement, as shown on the Record of Survey filed for Simmons Estate, which is 60 ft. wide along the following described boundary line, situated on a parcel of land located in Section 31, T. 23 N., R. 22 E., Boise Meridian, Lemhi County more particularly described as follows:

Beginning at the intersection of Lindberg Lane and the westerly right-of-way of Highway 93 North (Lewis and Clark Trail) and the SE Corner of said Section 31, which is an aluminum cap, from which the East 1/4 Corner, which is an aluminum cap, bears N 00°02'58" W, 2644.02 ft., the Basis of Bearing for this description, run thence N 89°28'12" W a distance of 2056.79 ft., thence N 19°07'09" W a distance of 114.95 ft. to a point on the ordinary high-water mark of the Salmon River as surveyed in 2023, run thence along said high-water mark the following courses N 18°00'26" W, 248.34 ft.; N 20°06'32" W, 252.41 ft.; N 19°43'55" W, 209.99 ft. to a point on the southerly boundary of Parcel B, and a point on an existing driveway from which the width will change to 5 ft. each side of the following described centerline, thence continuing through Parcel B & C N 8°09'28" W for a distance of 278.83 ft. to the southerly boundary of Parcel A and the POINT OF TERMINUS.



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.: 661415

FOR VALUE RECEIVED

David C. Richardson, Successor Trustee of the Simmons Family Trust (aka the Simmons Survivor's Trust) U/A dated August 20, 1997, and any amendments thereto and David C. Richardson, Successor Trustee of the Simmons Exemption Trust U/A dated August 20, 1997, and any amendments thereto

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

TFES 1131, LLC, an Idaho Limited Liability Company

whose current address is

**580 Jensen Grove Dr
Blackfoot, ID 83221**

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

See attached Exhibit 'A'

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 24, 2024

Simmons Family Trust (aka the Simmons Survivor's Trust) U/A dated August 20, 1997

David C. Richardson
David C. Richardson, Successor Trustee

Simmons Exemption Trust U/A dated August 20, 1997

David C. Richardson
David C. Richardson, Successor Trustee

State of Virginia } ss.
County of Loudoun }

On this 24th day of May, 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared David C. Richardson known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Simmons Family Trust and acknowledged that he/she/they executed the same as Trustee.

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

Gloria Asare

Notary Public for the State of Virginia
Residing at: Loudoun, VA
Commission Expires: 12/31/2024
Registration No: 7901547
Electronic Notary Public



Notarized remotely online using communication technology via Proof.

State of Virginia } ss.
County of Loudoun }

On this 24th day of May, 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared David C. Richardson known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Simmons Exemption Trust and acknowledged that he/she/they executed the same as Trustee.

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



Gloria Asare

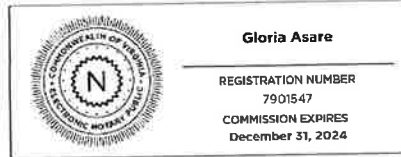
Notary Public for the State of Virginia

Residing at: Loudoun, VA

Commission Expires: 12/31/2024

Registration No: 7901547

Electronic Notary Public



Notarized remotely online using communication technology via Proof.

Exhibit 'A'**Parcel A**

A parcel of land located in Section 31, T. 23 N., R. 22 E., Boise Meridian, Lemhi County more particularly described as follows:

Commencing at the SE Corner of said Section 31, which is an aluminum cap, from which the East 1/4 Corner, which is an aluminum cap, bears N 00°02'58" W, 2644.02 ft., the Basis of Bearing for this description, run thence N 89°28'12" W a distance of 2056.79 ft., run thence N 19°07'09" W a distance of 114.95 ft. to a point on the ordinary high-water mark of the Salmon River as surveyed in 2023 and the westerly boundary of Lot Line Adjustment #313170 which is a 5/8" rebar with a plastic cap, run thence N 18°00'26" W, 248.34 ft. along said high water mark, run thence N 20°06'32" W, 252.41 ft. along said high water mark, run thence N 19°43'55" W, 209.99 ft. along said high water mark, run thence S 86°44'28" E leaving said high-water mark a distance of 198.88 ft. to a 1/2" rebar with a plastic cap, run thence N 21°55'37" E for a distance of 165.28 ft. to a 1/2" rebar with a plastic cap, run thence N 80°53'31" W for a distance of 290.91 ft. to a point on the said high-water mark, run thence N 08°09'28" W along said highwater mark a distance of 100.78 ft. to a 5/8" rebar with a plastic cap said point being the POINT OF BEGINNING;

Thence along said high-water mark the following courses:

N 09°35'44" W, 647.38 ft.; N 02°24'32" W, 515.75 ft.;
N 14°31'27" E, 301.09 ft.; N 20°35'31" E, 177.94 ft.;
N 31°43'39" E, 105.10 ft.; N 43°32'19" E, 247.08 ft.;
N 30°07'41" E, 83.98 ft.; N 19°53'52" E, 164.14 ft. to a point on the boundary of Government Lot 13 as surveyed by the General Land Office in 1926;

Thence along the boundary of said Government Lot 13 the following courses:

S 67°54'12" E, 600.24 ft.; S 56°54'12" E, 620.40 ft.;
S 19°54'12" E, 178.20 ft.; S 32°05'48" W, 627.00 ft.;
S 62°05'48" W, 330.00 ft.; S 05°05'48" W, 237.60 ft.;
S 31°05'48" W, 660.00 ft.; N 76°54'12" W, 493.83 ft. to the POINT OF BEGINNING.

Parcel C

A parcel of land located in Section 31, T. 23 N., R. 22 E., Boise Meridian, Lemhi County more particularly described as follows:

Commencing at the SE Corner of said Section 31, which is an aluminum cap, from which the East 1/4 Corner, which is an aluminum cap, bears N 00°02'58" W, 2644.02 ft., the Basis of Bearing for this description, run thence N 89°28'12" W a distance of 2056.79 ft., thence N 19°07'09" W a distance of 114.95 ft. to a point on the ordinary high-water mark of the Salmon River as surveyed in 2023, and the westerly boundary of Lot Line Adjustment #313170 which is a 5/8" rebar with a plastic cap and the POINT OF BEGINNING;

Thence along said high-water mark the following courses:

N 18°00'26" W, 248.34 ft.; N 20°06'32" W, 252.41 ft.;
N 19°43'55" W, 209.99 ft.;
Thence leaving said high-water mark S 86°44'28" E for a distance of 198.88 ft. to a 1/2" rebar with a plastic cap;

Thence N 21°55'37" E for a distance of 165.28 ft. to a 1/2" rebar with a plastic cap;
Thence N 80°53'31" W for a distance of 290.91 ft. to a point on the said high-water mark;

Thence along said high-water mark the following courses:

N 08°09'28" W, 100.78 ft. to a point on the boundary of Government Lot 13 as surveyed by the General Land Office in 1926;

Thence along the boundary of said Government Lot 13 the following courses:

S 76°54'12" E, 493.83 ft.;
N 31°05'48" E, 660.00 ft.;
N 05°05'48" E, 237.60 ft.;
N 62°05'48" E, 330.00 ft.;
N 32°05'48" E, 627.00 ft.;
N 19°54'12" W, 178.20 ft.;
N 56°54'12" W, 620.40 ft.;
N 67°54'12" W, 600.24 ft. to a point on the high-water mark of the Salmon River as surveyed in 2023;
Thence N 39°09'51" E along said high water mark a distance of 242.27 ft.;

Thence N 31°48'52" E a distance of 47.23 ft. to a point on the boundary of Record of Survey #269879;

Thence along said boundary the following courses:

S 02°59'05" W, 67.46 ft. to a 5/8" rebar with a plastic cap;
S 23°50'41" E, 41.31 ft. to a 5/8" rebar with a plastic cap;
S 68°15'14" E, 586.82 ft. to a 5/8" rebar with a plastic cap;
S 54°35'07" E, 733.82 ft. to a 5/8" rebar with a plastic cap;
S 16°16'17" E, 245.31 ft. to a 5/8" rebar with a plastic cap;
S 36°48'55" E, 147.24 ft. to a 5/8" rebar with a plastic cap and a point on the boundary of Record of Survey #285822;

*437.58

Thence along said boundary the following courses:

N 89°03'11" W, 106.23 ft. to a 5/8" rebar with a plastic cap;
S 09°23'40" W, 140.08 ft. to a 5/8" rebar with a plastic cap;
S 18°43'16" W, 55.68 ft. to a point;
S 38°27'57" W, 362.61 ft. to a 5/8" rebar with a plastic cap;
S 36°44'45" W, 150.68 ft. to a 5/8" rebar with a plastic cap;
S 55°02'09" W, 139.25 ft. to a 5/8" rebar with a plastic cap;
S 64°09'12" W, 90.32 ft. to a 5/8" rebar with a plastic cap;
N 68°17'55" W, 74.51 ft. to a 5/8" rebar with a plastic cap;
S 47°06'14" W, 254.02 ft. to a 5/8" rebar with a plastic cap;
S 42°47'11" W, 60.70 ft. to a point on the boundary of said survey and Lot Line Adjustment #313170
which is a 5/8" rebar with a plastic cap;

Thence continuing along said boundaries:

S 42°47'10" W, 57.97 ft. to a 5/8" rebar with a plastic cap;
S 48°00'34" W, 137.53 ft. to a 5/8" rebar with a plastic cap;
S 33°53'03" W, 15.13 ft. to a 5/8" rebar with a plastic cap;
S 17°48'15" W, 124.97 ft. to a 5/8" rebar with a plastic cap;
S 15°47'37" W, 83.13 ft. to a 5/8" rebar with a plastic cap;
S 19°31'43" W, 152.58 ft. to a 5/8" rebar with a plastic cap;
S 38°43'34" W, 233.49 ft. to a 5/8" rebar with a plastic cap;
S 36°48'28" W, 37.31 ft. to a 5/8" rebar with a plastic cap;
S 28°09'03" W, 21.75 ft. to a 5/8" rebar with a plastic cap;
S 23°43'39" W, 16.21 ft. to a 5/8" rebar with a plastic cap;
S 23°43'39" W, 417.87 ft. to a 5/8" rebar with a plastic cap;
S 00°43'47" E, 18.03 ft. to a 5/8" rebar with a plastic cap;
S 08°30'12" E, 155.43 ft. to the POINT OF BEGINNING.

Easement for the benefit of Parcels A and C as, for ingress/egress and utilities, over and across the land described as follows:

An ingress/egress and utility easement, as shown on the Record of Survey filed for Simmons Estate, which is 60 ft. wide along the following described boundary line, situated on a parcel of land located in Section 31, T. 23 N., R. 22 E., Boise Meridian, Lemhi County more particularly described as follows:

Beginning at the intersection of Lindberg Lane and the westerly right-of-way of Highway 93 North (Lewis and Clark Trail) and the SE Corner of said Section 31, which is an aluminum cap, from which the East 1/4 Corner, which is an aluminum cap, bears N 00°02'58" W, 2644.02 ft., the Basis of Bearing for this description, run thence N 89°28'12" W a distance of 2056.79 ft., thence N 19°07'09" W a distance of 114.95 ft. to a point on the ordinary high-water mark of the Salmon River as surveyed in 2023, run thence along said high-water mark the following courses N 18°00'26" W, 248.34 ft.; N 20°06'32" W, 252.41 ft.; N 19°43'55" W, 209.99 ft. to a point on the southerly boundary of Parcel B, and a point on an existing driveway from which the width will change to 5 ft. each side of the following described centerline, thence continuing through Parcel B & C N 8°09'28" W for a distance of 278.83 ft. to the southerly boundary of Parcel A and the POINT OF TERMINUS.

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Parsons Behle & Latimer
350 Memorial Drive, Suite 300
Idaho Falls, Idaho 83402
Attention: Jon A. Stenquist

(Space Above For Recorder's Use)

QUITCLAIM DEED

This indenture is made by David C. Richardson, Successor Trustee of the **SIMMONS EXEMPTION TRUST U/A DATED AUGUST 20, 1997**, and any amendments thereto, and David C. Richardson, Successor Trustee of the **SIMMONS FAMILY TRUST U/A DATED AUGUST 20, 1997**, and any amendments thereto as to the remainder ("Grantor"), and **ROBERT A. SIMMONS, RULON DAVID SIMMONS, and JUSTIN DANIEL SIMMONS, AS TENANTS IN COMMON** ("Grantees"), whose mailing address is P.O. Box 204, Carmen, Idaho 83462.

WITNESSETH, that the Grantor, for and in consideration good and valuable consideration to the Grantor, the receipt of which is hereby acknowledged, does by these presents REMISE, RELEASE, and forever QUITCLAIM unto the Grantees, and to the Grantees' respective heirs and assigns forever, all right, title, and interest now owned or hereafter acquired by the Grantor, in all the following described real property situated in Lemhi County, Idaho:

See Exhibit A attached hereto

SUBJECT to all existing easements or claims of easements, patent reservations, rights of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, encroachments, overlaps, boundary line disputes, and other matters which 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 Grantees' heirs and assigns forever.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed this instrument on date set forth below.

GRANTOR:



David C. Richardson, Successor Trustee of the Simmons Family Trust aka the Simmons Survivor's Trust and the Simmons Exemption Trust aka the Simmons Exception Trust

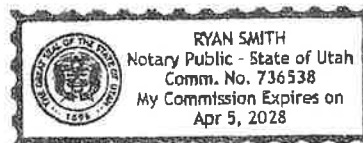
Date: October 17, 2024

STATE OF UTAH)
)ss.
County of Utah)

This record was acknowledged before me on October 17, 2024, by David C. Richardson, Successor Trustee of the Simmons Family Trust aka the Simmons Survivor's Trust and the Simmons Exemption Trust aka the Simmons Exception Trust.



Signature of Notary Public
My Commission Expires: 4/5/2028



**EXHIBIT A
TO
QUITCLAIM DEED**

Real Property Description

A parcel of land located in Section 31, T. 23 N., R. 22 E., Boise Meridian, Lemhi County more particularly described as follows:

Commencing at the SE Corner of said Section 31, which is an aluminum cap, from which the East 1/4 Corner, which is an aluminum cap, bears N 00°02'58" W, 2644.02 ft., the Basis of Bearing for this description, run thence N 89°28'12" W a distance of 1947.03 ft. to a 1/2" rebar with a plastic cap said point being the POINT OF BEGINNING;

Continue thence N 89°28'12" W a distance of 109.89 ft.;

Thence N 19°03'25" W a distance of 114.90 ft. to a point on the ordinary high-water mark of the Salmon River as surveyed in 2023, and the westerly boundary of Lot Line Adjustment #313170 which is a 5/8" rebar with a plastic cap;

Thence along said westerly boundary the following courses:

N 08°30'12" W, 155.43 ft. to a 5/8" rebar with a plastic cap;
N 00°43'47" W, 18.03 ft. to a 5/8" rebar with a plastic cap;
N 23°43'39" E, 434.08 ft. to a 5/8" rebar with a plastic cap;
N 28°09'03" E, 21.75 ft. to a 5/8" rebar with a plastic cap;
N 36°48'28" E, 37.31 ft. to a 5/8" rebar with a plastic cap;
N 38°43'34" E, 233.49 ft. to a 5/8" rebar with a plastic cap;
N 19°31'43" E, 152.58 ft. to a 5/8" rebar with a plastic cap;
N 15°47'37" E, 83.13 ft. to a 5/8" rebar with a plastic cap;
N 17°48'15" E, 124.97 ft. to a 5/8" rebar with a plastic cap;
N 33°53'03" E, 15.13 ft. to a 5/8" rebar with a plastic cap;
N 48°00'34" E, 137.53 ft. to a 5/8" rebar with a plastic cap;
N 42°47'10" E, 57.97 ft. to a 5/8" rebar with a plastic cap;
N 42°47'11" E, 60.70 ft. to a 5/8" rebar with a plastic cap;
N 47°06'14" E, 254.02 ft. to a 5/8" rebar with a plastic cap;
S 68°17'55" E, 74.51 ft. to a 5/8" rebar with a plastic cap;
N 64°09'12" E, 90.32 ft. to a 5/8" rebar with a plastic cap;
N 55°02'09" E, 139.25 ft. to a 5/8" rebar with a plastic cap;
N 36°44'45" E, 150.68 ft. to a 5/8" rebar with a plastic cap;
N 38°27'57" E, 362.61 ft. to a 5/8" rebar with a plastic cap;
N 18°43'16" E, 55.68 ft. to a 5/8" rebar with a plastic cap;
N 09°23'40" E, 140.08 ft. to a 5/8" rebar with a plastic cap;
S 89°03'11" E, 40.98 ft. to a point on the 1926 meander line as surveyed by the General Land Office and described in Disclaimer of Interest No. 157, Instrument Number 243218;

Thence along said 1926 meander line the following courses:

S 10°54'12" E, 14.43 ft.;
S 16°05'48" W, 264.00 ft.;
S 43°05'48" W, 528.00 ft.;
S 56°35'48" W, 330.00 ft.;
S 26°05'48" W, 330.00 ft.;
S 09°05'48" W, 462.00 ft.;
S 28°05'48" W, 330.00 ft.;
S 51°05'48" W, 191.40 ft.;
S 18°57'06" W, 322.42 ft. to the POINT OF BEGINNING.

PARCEL CONTAINS 10.03 ACRES +/-

AMENDED
STATE OF IDAHO

Disclaimer of Interest No. 157

THE STATE OF IDAHO, Department of Lands, 954 W. Jefferson Street, P.O. Box 83720, Boise, Idaho 83720-0050, acting by and through the **STATE BOARD OF LAND COMMISSIONERS**, does hereby release and disclaim to **THE SIMMONS FAMILY TRUST, MARRUE K. SIMMONS TRUSTEE** of 245 East Three Fountains Drive, Provo, Utah 84604, her heirs, successors in interest, assigns, all interests to the following described parcel of accretion land situated and/or adjacent to a portion of Government Lots 6, 7, 12, and 13 in Section 31, Township 23 North, Range 22 East, Boise Meridian, Lemhi County, Idaho, being more particularly described as follows:

Commencing at the southeast corner of Section 31, Township 23 North, Range 22 East, Boise Meridian; thence North 89°34' West a distance of 1,947.00 feet along the south boundary of said Section 31 to a point, said point being the witness meander corner of the former channel of the east (right) bank of the Salmon River between said Section 31 and Section 6, Township 22 North, Range 22 East, Boise Meridian, said point being the **REAL POINT OF BEGINNING**; thence North 20°22'44" West a distance of 1,131.24 feet to the southwest corner of Government Lot 13 (which is a former island in the Salmon River) as shown on the 1925 re-survey of said Section 31; thence along a survey line which is the east boundary of said Government Lot 13 and the west boundary of a former channel of the Salmon River as indicated on the 1925 re-survey the following courses and distances; South 77°00' East, 462.00 feet; thence North 31°00' East, 660.00 feet; thence North 5°00' East, 237.60 feet; thence North 62°00' East, 330.00 feet; thence North 32°00' East, 627.00 feet; thence North 20°00' West, 178.20 feet to a special meander corner as indicated on the 1925 re-survey, the east one quarter (1/4) corner of said Section 31 being located North 89°26' East, 957.00 feet; thence continuing along the east boundary of Government Lot 13; thence North 57°00' West, 620.40 feet; thence North 68°00' West, 726.00 feet to the northwest corner of said Government Lot 13 as indicated on the 1925 re-survey; thence North 45°24'57" East, 437.58 feet leaving the survey of Government Lot 13 to a point, said point being a point of intersection of the current ordinary high water mark of the Salmon River and the east boundary of the former channel of the Salmon River; thence along the east boundary of the east (right) bank of the former channel of the Salmon River the following courses and distances; South 8°00' East, 125.40 feet; thence South 60°00' East, 858.00 feet; thence South 50°00' East, 376.20 feet; thence South 46°00' East, 171.60 feet; thence South 11°00' East, 330.00 feet; thence South 16°00' West, 264.00 feet; thence South 43°00' West, 528.00 feet; thence South 56°30' West, 330.00 feet; thence South 26°00' West, 330.00 feet; thence South 9°00' West, 462.00 feet; thence South 28°00' West, 330.00 feet; thence South 51°00' West, 191.40 feet; thence South 19°00' West, 323.40 feet returning to the real point of beginning, the above described area containing 32.23 acres, more or less.

SUBJECT TO all existing easements and road rights-of-way of record or appearing on the above described parcel of land.

This disclaimer of interest was approved by the State Board of Land Commissioners on September 14, 1999.

IRRIGATION



Water Right Report : 75-10342(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	SIMMONS, BOYD K	PO BOX 207	CARMEN	ID	83462
Current Owner	SIMMONS, MARRUE K	SIMMONS FAMILY TRUST 245 E THREE FOUNTAINS DR	PROVO	UT	84604

Water Right Status

Priority Date : 4/1/1958
Basis : Decreed
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	23N	22E	31	0	NW	SW	SE	LEMHI	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/01	11/01	1.36 CFS	170.00 AFA
STOCKWATER	01/01	12/31	0.05 CFS	
TOTAL			1.36 CFS	

Places of Use

[Printable View](#) [Printed View](#)

Place of Use Legal Description : IRRIGATION (LEMHI county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
22N	22E	31	13		SW	NE	14
22N	22E	31	13		SE	NE	3
22N	22E	31	13		NE	SE	12
22N	22E	31	13		NW	SE	29
22N	22E	31	13		SW	SE	10

Irrigation Totals

Total Acres Acre Limit
68.00

Conditions

Code Conditions

- 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.
- E62 This right when combined with Right No. 75-14137 shall provide no more than 0.02 cfs per acre.
- N05 The quantity of water under this right for stockwater use shall not exceed 13,000 gallons per day.
- N06 The quantity of water decreed for this water right for stockwater use is not a determination of historical beneficial use.

Dates

Licensed Date :
Decreed Date : 3/12/2009
Permit Proof Due Date :
Permit Proof Made Date :
Permit Approved Date :
Permit Moratorium Expiration Date :
Enlargement Use Priority Date :
Enlargement Statute Priority Date :
Application Received Date :
Protest Deadline Date :

Other Information

State or Federal : S
Water District Number : 75D
Generic Max Rate Per Acre : 0
Generic Max Volume Per Acre : 0
Civil Case Number :
Decree Plaintiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

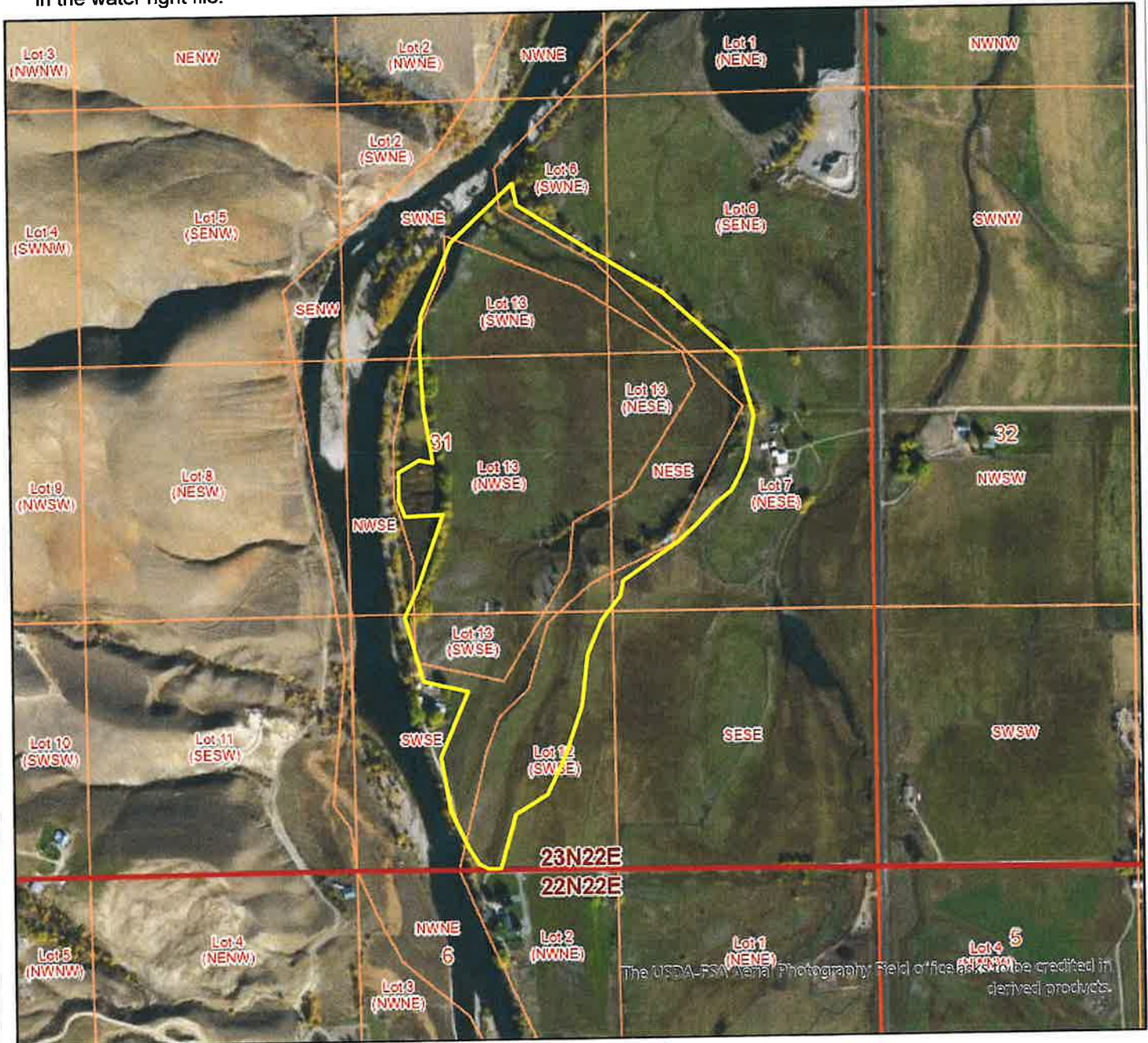
State of Idaho
Department of Water Resources

Water Right

75-14137

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.



Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary



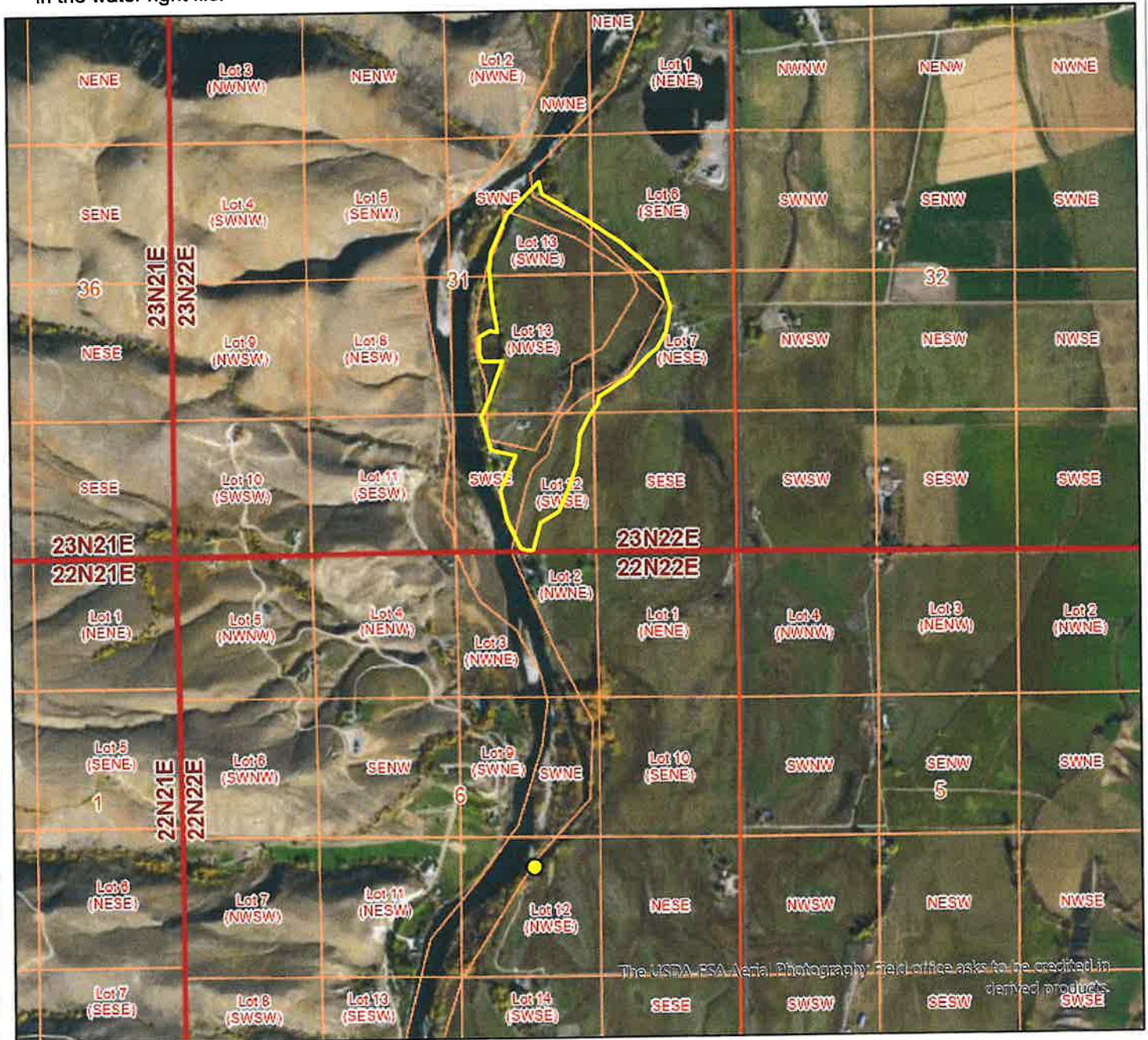
State of Idaho
Department of Water Resources

Water Right

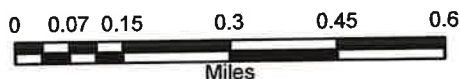
75-14137

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.



Date created: 7/15/2024



Legend

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



Water Right Report : 75-14137(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	SIMMONS, MARRUE K	SIMMONS FAMILY TRUST 245 E THREE FOUNTAINS DR	PROVO	UT	84604
Original Owner	SIMMONS, BOYD K	PO BOX 207	CARMEN	ID	83462

Water Right Status

Priority Date : 5/15/1920
Basis : Decreed
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
SALMON RIVER		SNAKE RIVER	

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
SALMON RIVER	22N	22E	6	12	NE	NW	SE	LEMHI	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/01	10/31	2.03 CFS	
STOCKWATER	01/01	12/31	0.05 CFS	
TOTAL			2.08 CFS	

Places of Use

[Printable View](#)
[Paged View](#)

Place of Use Legal Description : IRRIGATION (LEMHI county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
23N	22E	31	13		NW	SE	78

Irrigation Totals

Total Acres Acre Limit
77.80

Conditions

Code Conditions

- 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.
- N14 The quantity of water under this right for stockwater use shall not exceed 13,000 gallons per day.
- E62 This right when combined with Right No. 75-10342 shall provide no more than 0.02 cfs per acre.

Dates

Licensed Date :
Decreed Date : 11/17/2008
Permit Proof Due Date :
Permit Proof Made Date :
Permit Approved Date :
Permit Moratorium Expiration Date :
Enlargement Use Priority Date :
Enlargement Statute Priority Date :

Other Information

State or Federal : S
Water District Number : NWD
Generic Max Rate Per Acre : 0
Generic Max Volume Per Acre : 0
Civil Case Number :
Decree Plaintiff :
Decree Defendant :
Swan Falls Trust or Nontrust :

Application Received Date:
Protest Deadline Date:

Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES

7/15/2024

State of Idaho Disclaimer of Interest No 157

336256 TFFS 1131 LLC TO Kevin M & Julie G. Lee
335724 Simmons Trust TO Kevin M & Julie G. Lee
300073 Cindy J & Bryan A Yenter
301507 Jacob & Cheyenne Smith
301508 Jacob & Cheyenne Smith
336058 Simmons Trust
TO Robert, Rulon & Justin
Simmons



10/22/2024

Scale: 1 inch= 500 feet

File: tfes1131.ndp

Tract 1: 50.0536 Acres, Closure: n08.4650w 0.02 ft. (1/284841), Perimeter=5990 ft.
Tract 2: 32.2318 Acres, Closure: n58.4525e 1.28 ft. (1/7851), Perimeter=10030 ft.
Tract 3: 21.2651 Acres, Closure: n56.3622w 0.03 ft. (1/381322), Perimeter=10231 ft.
Tract 4: 29.1956 Acres, Closure: s51.2255w 0.01 ft. (1/538238), Perimeter=5035 ft.
Tract 5: 20.0000 Acres, Closure: s66.5331e 0.01 ft. (1/640649), Perimeter=4366 ft.
Tract 6: 30.8169 Acres, Closure: s85.4131e 0.08 ft. (1/62795), Perimeter=5325 ft.
Tract 7: 1.0019 Acres (43644 Sq. Feet), Closure: n73.4415e 0.01 ft. (1/66743), Perimeter=856 ft.
Tract 8: 0.9633 Acres (41960 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/179471), Perimeter=845 ft.
Tract 9: 10.0283 Acres, Closure: s28.2214w 0.20 ft. (1/28988), Perimeter=5837 ft.

Tract Data and Deed Calls: File= tfes1131.ndp

Tract 01: 50.0536 Acres, Closure: n08.4650w 0.02 ft. (1/284841), Perimeter=5990 ft.
Tract 02: 32.2318 Acres, Closure: n58.4525e 1.28 ft. (1/7851), Perimeter=10030 ft.
Tract 03: 21.2651 Acres, Closure: n56.3622w 0.03 ft. (1/381322), Perimeter=10231 ft.
Tract 04: 29.1956 Acres, Closure: s51.2255w 0.01 ft. (1/538238), Perimeter=5035 ft.
Tract 05: 20.0000 Acres, Closure: s66.5331e 0.01 ft. (1/640649), Perimeter=4366 ft.
Tract 06: 30.8169 Acres, Closure: s85.4131e 0.08 ft. (1/62795), Perimeter=5325 ft.
Tract 07: 1.0019 Acres (43644 Sq. Feet), Closure: n73.4415e 0.01 ft. (1/66743), Perimeter=856 ft.
Tract 08: 0.9633 Acres (41960 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/179471), Perimeter=845 ft.
Tract 09: 10.0283 Acres, Closure: s28.2214w 0.20 ft. (1/28988), Perimeter=5837 ft.
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1: /se,31,23n,22e
2: /n89.2812w 2056.79
3: /n19.0709w 114.95
4: /n18.0026w 248.34
5: /n20.0632w 252.41
6: /n19.4355w 209.99
7: /s86.4428e 198.88
8: /n21.5537e 165.28
9: /n80.5331w 290.91
10: /n08.0928w 100.78
11: n09.3544w 647.38
12: n02.2432w 515.75
13: n14.3127e 301.09
14: n20.3531e 177.94
15: n31.1339e 105.10
16: n43.3219e 247.08
17: n30.0741e 83.98
18: n19.5352e 164.14
19: s67.5412e 600.24
20: s56.5412e 620.40
21: s19.5412e 178.20
22: s32.0548w 627.00
23: s62.0548w 330.00
24: s05.0548w 237.60
25: s31.0548w 660.00
26: n76.5412w 493.83
27: @0
28: /se,31,23n,22e
29: /n89.34w 1947.00
30: n20.2244w 1131.24
31: s77.00e 462.00
32: n31.00e 660.00
33: n5.00e 237.60
34: n62.00e 330.00
35: n32.00e 627.00
36: n20.00w 178.20
37: n57.00w 620.40
38: n68.00w 726.00
39: n45.2457e 437.58
40: s8.00e 125.40
41: s60.00e 858.00
42: s50.00e 376.20
43: s46.00e 171.60
44: s11.00e 330.00
45: s16.00w 264.00
46: s43.00w 528.00
47: s56.30w 330.00
48: s26.00w 330.00
49: s9.00w 462.00
50: s28.00w 330.00
51: s51.00w 191.40

Tract Data and Deed Calls: File= tfes1131.ndp

52: s19.00w 323.40
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55: /n89.2812w 2056.79
56: /n19.0709w 114.95
57: n18.0026w 248.34
58: n20.0632w 252.41
59: n19.4355w 209.99
60: s86.4428e 198.88
61: n21.5537e 165.28
62: n80.5331w 290.91
63: n08.0928w 100.78
64: s76.5412e 493.83
65: n31.0548e 660.00
66: n05.0548e 237.60
67: n62.0548e 330.00
68: n32.0548e 627.00
69: n19.5412w 178.20
70: n56.5412w 620.40
71: n67.5412w 600.24
72: n39.0951e 242.27
73: n31.4852e 47.23
74: s02.5905w 67.46
75: s23.5041e 41.31
76: s68.1514e 586.82
77: s54.3507e 733.82
78: s16.1617e 245.31
79: s36.4855e 147.24
80: n89.0311w 106.23
81: s09.2340w 140.08
82: s18.4316w 55.68
83: s38.2757w 362.61
84: s36.4445w 150.68
85: s55.0209w 139.25
86: s64.0912w 90.32
87: n68.1755w 74.51
88: s47.0614w 254.02
89: s42.4711w 60.70
90: s42.4710w 57.97
91: s48.0034w 137.53
92: s33.5303w 15.13
93: s17.4815w 124.97
94: s15.4737w 83.13
95: s19.3143w 152.58
96: s38.4334w 233.49
97: s36.4828w 37.31
98: s28.0903w 21.75
99: s23.4339w 16.21
100: s23.4339w 417.87
101: s00.4347e 18.03
102: s08.3012e 155.43
103: @0
104: /se,31,23n,22e
105: /s89.3602w 20.69
106: /n00.5257w 651.92
107: s89.5721w 1929.89
108: n22.4753e 16.21
109: n27.1317e 21.75
110: n35.5242e 37.31
111: n37.4748e 233.49
112: n18.3557e 152.58

Tract Data and Deed Calls: File= tfes1131.ndp

113: n14.5303e 83.13
114: n16.5229e 124.97
115: n32.5717e 15.13
116: n47.0448e 137.53
117: n41.5124e 57.97
118: n90e 1483.36
119: s00.5257e 741.68
120: @0
121: /se,31,23n,22e
122: /s89.3602w 20.69
123: /n00.5257w 1393.60
124: n90w 1483.36
125: n41.5125e 60.70
126: n46.1028e 254.02
127: s69.1341e 74.51
128: n63.1326e 90.32
129: n54.0623e 139.25
130: n35.4859e 150.68
131: n37.3211e 362.61
132: n17.4730e 55.68
133: n08.3605e 140.61
134: n90e 635.18
135: s00.5257e 918.89
136: @0
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138: /s89.3602w 20.69
139: s89.3602w 2036.580
140: n20.0255w 114.95
141: n09.2558w 155.43
142: n01.3933w 18.03
143: n22.4753e 417.87
144: n89.5721e 1929.89
145: s00.5257e 651.92
146: @0
147: /se,31,23n,22e
148: /n69.3852w 2271.56
149: n85.0826w 213.34
150: n05.3527w 179.89
151: n86.5158e 59.76
152: s76.0729e 150.44
153: s82.5057e 86.98
154: s21.5840w 165.50
155: @0
156: /se,31,23n,22e
157: /n89.2812w 2056.79
158: /n19.0709w 114.95
159: /n18.0026w 248.34
160: /n20.0632w 252.41
161: /n19.4355w 209.99
162: s86.4428e 198.88
163: n21.5537e 165.28
164: n80.5331w 290.91
165: s08.0928e 189.99
166: @0
167: /se,31,23n,22e
168: /n89.2812w 1947.03
169: n89.2812w 109.89
170: n19.0325w 114.90
171: n08.3012w 155.43
172: n00.4347w 18.03
173: n23.4339e 434.08

Tract Data and Deed Calls: File= tfes1131.ndp

174: n28.0903e 21.95
175: n36.4828e 37.31
176: n38.4334e 233.49
177: n19.3143e 152.58
178: n15.4737e 83.13
179: n17.4815e 124.97
180: n33.5303e 15.13
181: n48.0034e 137.53
182: n42.4711e 57.97
183: n42.4711e 60.70
184: n47.0614e 254.02
185: s68.1755e 74.51
186: n64.0912e 90.32
187: n55.0209e 139.25
188: n36.4445e 150.68
189: n38.2757e 362.61
190: n18.4316e 55.68
191: n09.2340e 140.08
192: s89.0311e 40.98
193: s10.5412e 14.43
194: s16.0548w 264.00
195: s43.0548w 528.00
196: s56.3548w 330.00
197: s26.0548w 330.00
198: s09.0548w 462.00
199: s28.0548w 330.00
200: s51.0548w 191.40
201: s18.5706w 322.42



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

January 08, 2025

KEVIN M LEE
JULIE G LEE
53 LINDBERG LN
CARMEN ID 83462-4509

Re: Change in Ownership for Water Right No(s): 75-10342, 75-14137

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: WATER DISTRICT 75D