

RECEIVED

DEC 09 2022

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDepartment 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?
21-12524 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
21-13318 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Parks Resort LLC or Shovelback Holdings LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Yellowstone RV Park LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 140 S Center #94 Rexburg ID 83440
Mailing address City State Zip
208-221-9510 or 208-313-6095 shane_mms@yahoo.com or shaun.orr3@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: June 23, 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.

SUPPORT DATA
IN FILE # 21-12524

8. Signature: Shane Miller manager 12/6/22
Signature of new owner/claimant Title, if applicable Date
Print name
- Signature: _____
Signature of new owner/claimant Title, if applicable Date
Print name

For IDWR Office Use Only: \$50. - for this app.
Received by M. Pettis Date 12-9-22 Receipt No. E048777 Receipt Amt. 75.00
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 12/14/2022

DEC 20 2022

1
Instrument No. 567848
21 Day Mar 2018
At 02 O'Clock 28 M
ABBIE MACE
FREMONT CO RECORDER
Fee \$15.00
EL Deputy
Recorded at Request of
Alliance Title - Rexburg Office

CORRECTION WARRANTY DEED
to correct legal description on Instrument No. 566935

Alliance Title & Escrow Corp. Order No.:380001

FOR VALUE RECEIVED

Island Park Properties, L.C., a Utah Liability Company

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

Parks Resort, LLC, an Idaho limited liability company

whose current address is

**1493 W 5000 N
Rexburg, ID 83440**

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

Parcel I

Lot 146 in Block 27 of the Island Park Subdivision (formerly known as Flatrock Townsite)

Less the Northern 43.68 feet of said Lot 146, said less area being more particularly described as follows: Commencing at the Southwest corner of said Lot 146 in Block 27, thence North 00°21'44" East a distance of 220.32 feet along the West line of said Lot 146 to the point of beginning; thence continuing North 00°21'44" East a distance of 43.68 feet to the Northwest corner of said Lot 146; thence South 89°51'55" East along the North line of said Lot 146 a distance of 230.94 feet to the Northeast corner of said Lot 146; thence South 00°21'44" West along the East line of said Lot 146 a distance of 43.68 feet; thence North 89°51'55" West a distance of 230.94 feet to the Point of Beginning

Parcel II

Part of the Southeast Quarter Northeast Quarter (formerly shown as the Northwest Quarter) of Section 35, Township 14 North, Range 43 East Boise Meridian, Fremont County, Idaho, described as follows:

Beginning at a point that is North 0°17'54" East 289.27 feet (shown of record to be North 0°17'54" East 291.84 feet) along the section line from the East Quarter corner of said Section 35, said point being North 84°21'17" West 0.68 feet from a found 3" U.S. Forest Service aluminum cap marked AP-2, and running thence North 84°20'47" West 425.22 feet; thence North 5°38'31" East 566.69 feet; thence North 14°26'33" East 104.77 feet; thence South 86°43'12" East 345.46 feet to a point on the East line of said Section 35, said point being South 86°43'05" East 0.21 feet from a found 3" U.S. Forest Service aluminum cap marked AP-1; thence South 0°17'54" West 687.54 feet along said section line to the Point of Beginning.

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: 3/21/18

Island Park Properties, L.C., a Utah Liability Company

Chad J. Bauer, Manager
Chad J Bauer, Manager

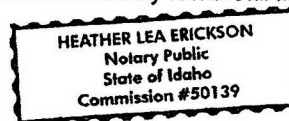
State of Idaho } ss
County of Madison }

On this 21st day of March, 2018, before me, the Undersigned, a Notary Public in and for said state, personally appeared Chad J. Bauer known or identified to me to be the Managing Member in the Limited Liability Company known as Island Park Properties, L.C. who executed the foregoing instrument, and acknowledged to me that he/she executed the same 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.

[Signature]
Notary Public for the State of Idaho
Residing at:
Commission Expires:

Residing in
Idaho Falls, ID
Commission Expires
6-11-2019



#2

ALLIANCE TITLE & ESCROW
130 EAST MAIN
REXBURG, ID 83440

427659

Instrument No. 572964
27 Day Mar 2019
At 01 O'Clock 40 M
ABBIE MACE
FREMONT CO RECORDER
Fee \$15.00
EL Deputy
Recorded at Request of
Alliance Title - Rexburg Office

WARRANTY DEED

Parks Resort, LLC, an Idaho limited liability company, of 1493 West 5000 North, Rexburg, ID 83440 (hereinafter referred to as "Grantor") hereby sells, bargains, conveys, grants, and warrants unto **Property Designs LLC**, an Idaho limited liability company, of 60 S. 2nd E., Rexburg, ID 83440 (hereinafter referred to as "Grantee"), an undivided 19% interest as a tenant in common in and to the following described real property (hereinafter referred to as the "Subject Property") located in Fremont County, Idaho, to wit:

See attached Exhibit A, which is attached hereto and incorporated herein by reference.

Together with: All and singular the tenements, hereditaments, appurtenances, improvements, easements, rights, water rights, rights of way, improvements, the reversion and reversions, remainder and remainders, rents, issues, profits thereof; and all estate, right, title, and interest in and to the said property, as well in law as in equity.

Subject to: All easements, encumbrances (including that certain deed of trust recorded in Fremont County, Idaho as Instrument No. 566936), rights of way, covenants, restrictions, reservations, applicable building and zoning ordinances, and use regulations and restrictions of record; and all other matters appearing of record; all facts and circumstances that would be revealed by inspection of the property of inquiry of persons in possession thereof; and payment of present year's property taxes, which are an accruing lien not yet due.

Also subject to: The unconditional option of Grantor to re-purchase the Subject Property from Grantee on the terms set forth in that certain Purchase, Sale, Leaseback, Option, and Put Option Agreement dated as of March 25, 2019, notice of which shall be given immediately hereafter in the records of Fremont County, Idaho.

Grantor, for itself, its heirs, successors in interest, and assigns, warrants and represents as follows:

Grantor, is the owner of the Subject Property described in this Warranty Deed and has the legal right to convey the Subject Property to Grantee.

WARRANTY DEED – PAGE 1

SCAI 572964

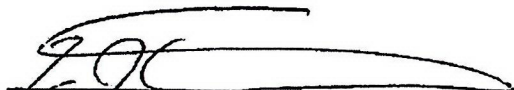
DEC 20 2022

The Subject Property described in this deed is free from all liens, encumbrances, and defects in title, except as otherwise shown in this deed or of record.

Grantor will forever warrant and defend the quiet and peaceful possession of the Subject Property granted by this deed to Grantee, its successors in interest, heirs, and assigns against all lawful claims.

Date: March 27, 2019.

PARKS RESORT, LLC


By: Trever Einerson, Manager or Managing Member

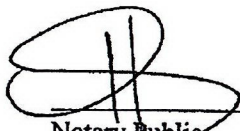
Acknowledgment

State of Idaho

County of Madison

ss.

On this 27 day of March in the year of 2019, before me, a notary public, personally appeared Trever Einerson, known or identified to me to be the person whose name is subscribed to the within instrument and the managing member of Parks Resort, LLC, *an Idaho limited liability company*, and acknowledged to me that such limited liability company executed the same.



Notary Public

Residing at:

Commission Expires:
(Seal)

Residing in
Idaho Falls, ID
Commission Expires
6-11-2019

HEATHER LEA ERICKSON
Notary Public
State of Idaho
Commission #50139

WARRANTY DEED – PAGE 2

572964

SCANNED

DEC 20 2022

Exhibit A

Parcel I

Lot 146 in Block 27 of the Island Park Subdivision (formerly known as Flatrock Townsite)

Less the Northern 43.68 feet of said Lot 146, said less area being more particularly described as follows:
COMMENCING at the Southwest corner of said Lot 146 in Block 27,
Thence North 00°21'44" East a distance of 220.32 feet along the West line of said Lot 146 to the POINT OF BEGINNING;
Thence continuing North 00°21'44" East a distance of 43.68 feet to the Northwest corner of said Lot 146;
Thence South 89°51'55" East along the North line of said Lot 146 a distance of 230.94 feet to the Northeast corner of said Lot 146;
Thence South 00°21'44" West along the East line of said Lot 146 a distance of 43.68 feet;
Thence North 89°51'55" West a distance of 230.94 feet to the POINT OF BEGINNING.

Parcel II

Part of the Southeast Quarter Northeast Quarter (formerly shown as the Northwest Quarter) of Section 35, Township 14 North, Range 43 East Boise Meridian, Fremont County, Idaho, described as follows:

BEGINNING at a point that is North 0°17'54" East 289.27 feet (shown of record to be North 0°17'54" East 291.84 feet) along the section line from the East Quarter corner of said Section 35, said point being North 84°21'17" West 0.68 feet from a found 3" U.S. Forest Service aluminum cap marked AP-2, and running
Thence North 84°20'47" West 425.22 feet;
Thence North 5°38'31" East 566.69 feet;
Thence North 14°26'33" East 104.77 feet;
Thence South 86°43'12" East 345.46 feet to a point on the East line of said Section 35, said point being South 86°43'05" East 0.21 feet from a found 3" U.S. Forest Service aluminum cap marked AP-1;
Thence South 0°17'54" West 687.54 feet along said section line to the POINT OF BEGINNING.

Exhibit B

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
2. Easements, or claims of easements, not shown by the public records.
3. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights or easements appurtenant to water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
4. Taxes or special assessments which are not shown as existing liens by the public records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
5. General Taxes for the year 2018 a Lien, the first half is paid and the second half is now due and payable. Parcel No.: RP10066027146B; RPI14N43350454
In the original amount of: \$2,529.18; \$11,587.44
6. Taxes, including any assessments collected therewith, for the year 2019 which are a lien not yet due and payable.
7. Special assessments, if any, for the City of Island Park.
8. Special assessments for Local Improvement District(s) of the City of Island Park.
9. Liens, levies and assessments of the Fall River Rural Electric Cooperative, Inc., an Idaho Rural Electric Cooperative, together with rights, powers and easements of said cooperative.
10. Ditch, road and public utility easements as the same may exist over said premises.
11. Easements, reservations, notes and/or dedications as shown on the official plat of Island Park Subdivision
12. Rights of the public in and to that portion of the premises lying within Shoshone Avenue, Church Lane, Old Highway 191 and Hunt Street.
16. Right of way for ditches, tunnels, telephone and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.

WARRANTY DEED – PAGE 4

572964

SCANNED

DEC 20 2022

17. Exceptions and reservations contained in the deed from the State of Idaho wherein mineral rights are reserved to the state. (47-701 Idaho Code).

Recorded: April 30, 1929

Book: 1 of Patents, Page 142

Affects: Parcels I & II

18. Exceptions and reservations contained in the deed from the State of Idaho wherein mineral rights are reserved to the state. (47-701 Idaho Code).

Recorded: September 24, 1943

Book: 44 of Deeds, Page 384

Affects: Parcels I & II

19. Exceptions and reservations contained in the deed from the State of Idaho wherein mineral rights are reserved to the state. (47-701 Idaho Code).

Recorded: November 27, 1926

Book: 1 of Patents, Page 219

Affects: Parcels I & II

20. Conditions, restrictions, and access rights contained in the deed to the State of Idaho.

Recorded: December 10, 1993

Instrument No.: 429274

Affects: Parcel II

21. An easement for the purpose shown below and rights incidental thereto as set forth in a document: Granted To: Fremont County

Purpose: Easement

Recorded: April 29, 1994

Instrument No.: 430975 Affects: Parcel II

22. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat

Dated: March 4, 2014

Prepared by: Mountain View Surveying, Inc. Recorded: March 20, 2014

Instrument No.: 548097

Fact(s): New legal description

Affects: Parcel I

WARRANTY DEED – PAGE 5

572964

SCANNED

DEC 20 2022

23. Unrecorded leaseholds, if any, and the rights of vendors and holders of security interest in personal property of tenants to remove said personal property at the expiration of the term.
24. A Deed of Trust to secure an indebtedness in the amount shown below. Amount:
\$1,000,000.00
Trustor/Grantor: Parks Resort, LLC, an Idaho limited liability company Trustee: Alliance Title & Escrow Corp.
Beneficiary: Occidental Financial, L.P. Dated: January 4, 2018
Recorded: January 8, 2018
Instrument No.: 566936
Re-recorded: March 21, 2018 Instrument No. 567849
An agreement to modify the terms and provisions of said Deed of Trust as therein provided: Recorded: August 1, 2018
Instrument No.: 569717
An agreement to modify the terms and provisions of said Deed of Trust as therein provided: Recorded: February 21, 2019
Instrument No.: 572633

#3

Instrument No. 583916
23 Day Dec 2020
At 03 O'Clock 34 M
ABBIE MACE
FREMONT CO RECORDER
Fee \$15.00
EL Deputy
Recorded at Request of
Alliance Title - Rexburg Office



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:530135

FOR VALUE RECEIVED

Property Designs, LLC, an Idaho Limited Liability Company, an undivided 19% interest as tenant in common

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

Shovelback Holdings LLC, an Idaho Limited Liability Company

whose current address is

1493 W 5000 N
Rexburg, ID 83440

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

Parcel I

Lot 146 in Block 27 of the Island Park Subdivision (formerly known as Flatrock Townsite)

Less the Northern 43.68 feet of said Lot 146, said less area being more particularly described as follows:

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Thence continuing North 00°21'44" East a distance of 43.68 feet to the Northwest corner of said Lot 146;
Thence South 89°51'55" East along the North line of said Lot 146 a distance of 230.94 feet to the Northeast corner of said Lot 146;
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Thence South 0°17'54" West 687.54 feet along said section line to the POINT OF BEGINNING.

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: December 18, 2020

Property Designs LLC

Michael Farnworth
Michael Farnworth, Member

Cindi Farnworth
Cindi Farnworth, Member

State of Idaho} ss
County of Madison}

On this 19th day of December, 2020, before me, the Undersigned, a Notary Public in and for said state, personally appeared Michael Farnworth and Cindi L. Farnworth known or identified to me to be the Members in the Limited Liability Company known as Property Designs 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.

[Signature]
Notary Public for the State of Idaho
Residing at:
Commission Expires:

Residing in Idaho Falls, ID
Commission Expires 06-11-2025

HEATHER LEA ERICKSON
Notary Public
State of Idaho
Commission #50139

#4



Instrument No. 594702
27 Day Jun 2022
At 10 O'clock 52 AM
ABBIE MACE
FREMONT CO RECORDER
Fee \$15.00
KF Deputy
Recorded at Request of
Alliance Title - Rexburg Office

WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:608888

FOR VALUE RECEIVED

Shovelback Holdings LLC, an Idaho Limited Liability Company, an undivided 19% interest as tenant in common and Parks Resort, LLC, an Idaho limited liability company, an undivided 81% interest as tenant in common

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

Yellowstone RV Park, LLC, an Idaho Limited Liability Company

whose current address is

3270 E 17th St #118
Ammon, ID 83406

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

Parcel I

Lot 146 in Block 27 of the Island Park Subdivision (formerly known as Flatrock Townsite)

Less the Northern 43.68 feet of said Lot 146, said less area being more particularly described as follows:

COMMENCING at the Southwest corner of said Lot 146 in Block 27,
Thence North 00°21'44" East a distance of 220.32 feet along the West line of said Lot 146 to the POINT OF BEGINNING;
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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.

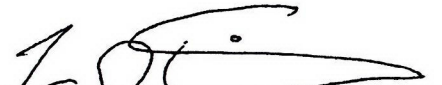
And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: June 23, 2022

Shovelback Holdings LLC


Trever Einerson, Manager

Parks Resort, LLC

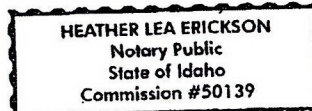

Trever Einerson, Manager

State of Idaho} ss
County of Madison}

On this 24th day of June, 2022, before me, the Undersigned, a Notary Public in and for said state, personally appeared Trever Einerson known or identified to me to be the Manager in the Limited Liability Company known as Shovelback Holdings 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.

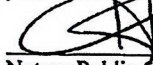

Notary Public for the State of Idaho
Residing at:
Commission Expires: Residing in Idaho Falls, ID
Commission Expires 06-11-2025

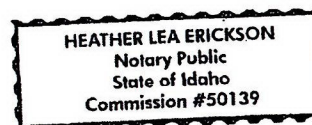


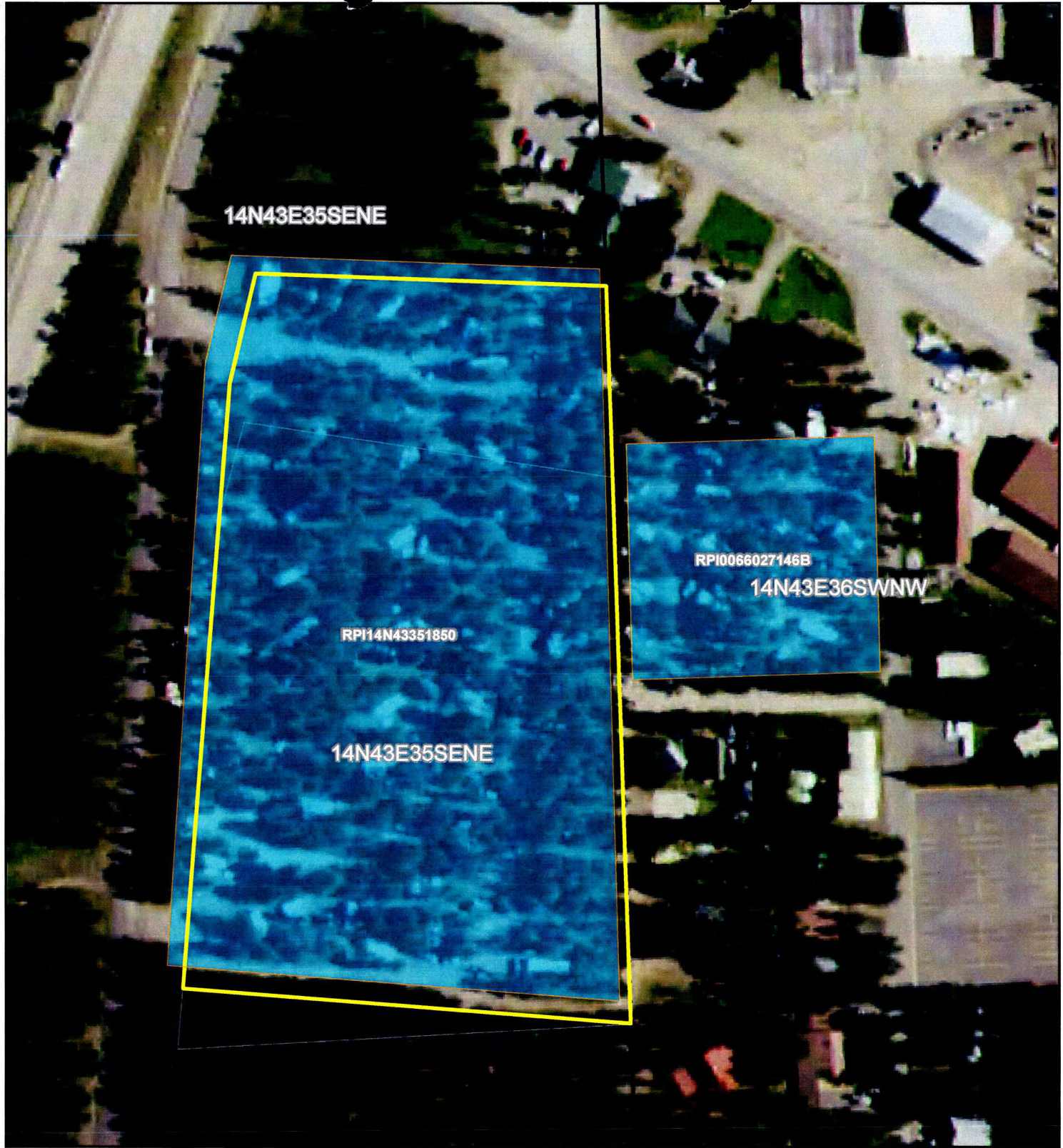
State of Idaho} ss
County of Madison}

On this 24th day of June, 2022, before me, the Undersigned, a Notary Public in and for said state, personally appeared Trever Einerson known or identified to me to be the Manager in the Limited Liability Company known as Parks Resort 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.


Notary Public for the State of Idaho
Residing at:
Commission Expires: Residing in Idaho Falls, ID
Commission Expires 06-11-2025



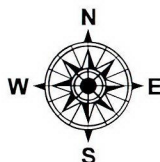


0 55 110 220 Feet

2021 NAIP

Legend

- | | |
|--|---|
|  Parcels |  Twp & Rng |
|  WR POU 21-12524 |  Section |
|  Permit POU 21-13318 |  QQ |



Ownership Change 21-12524 & 21-13318 Yellowstone RV Park, LLC

RMEA # 22-0049

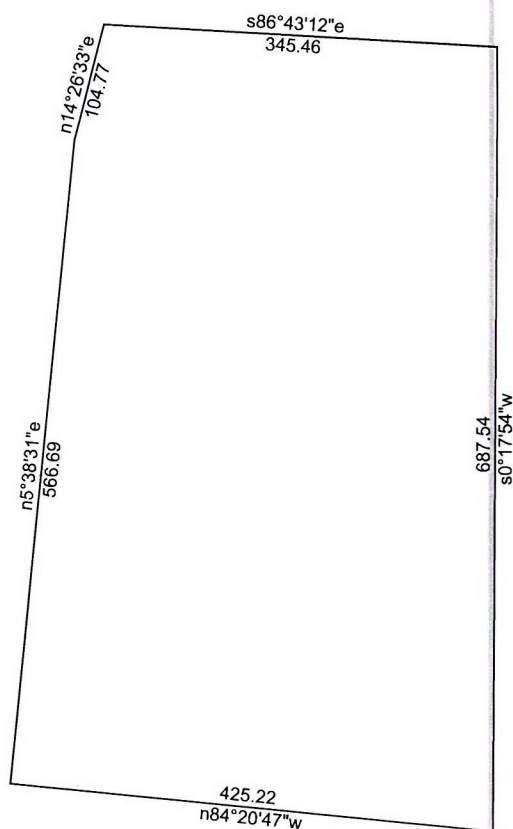
by: KM

Date: 11/29/2022





14N43E35SENE



WD 594702 - Parcel II

11/29/2022

Scale: 1 inch= 162 feet

File: DeedPlot_ParcelII.ndp

Tract 1: 6.0982 Acres (265637 Sq. Feet), Closure: $n65.5529w$ 0.01 ft. (1/374909), Perimeter=2130 ft.

01 /ne,ne,se,35,14n,43e

07 $s0.1754w$ 687.54

02 /n0.1754e 289.27

03 $n84.2047w$ 425.22

04 $n5.3831e$ 566.69

05 $n14.2633e$ 104.77

06 $s86.4312e$ 345.46

SCANNED

DEC 20 2022



IDAHO DEPARTMENT OF
WATER RESOURCES

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

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Governor Brad Little

Director Gary Spackman

December 14, 2022

YELLOWSTONE RV PARK LLC
140 S CENTER ST # 94
REXBURG ID 83440-6405

Re: Change in Ownership for Water Right No(s): 21-12524, 21-13318

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 Barg
Technical Records Specialist 1

Enclosure(s)

cc: ROCKY MOUNTAIN ENVIRONMENTAL ASSOC INC

SCANNED

DEC 20 2022