

OCT 04 2023

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?
22-14321 <i>OK</i>	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: MATTHEW L. FINNIGAN AND MANDI WILKINSON
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Five T Properties LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 350 Cedar Bluff Road Charlottesville VA 22901
Mailing address City State Zip
540-308-8081 fivetpropertiesllc@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: Purchased property
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: *John A Haydock* Managing Member 9/21/2023
Signature of new owner/claimant Title, if applicable Date
John A Haydock
Print name
- Signature: *Rebecca A Haydock* Managing Member 9/21/2023
Signature of new owner/claimant Title, if applicable Date
Rebecca A Haydock
Print name

For IDWR Office Use Only:

Received by JB Date 10/4/2023 Receipt No. E049525 Receipt Amt. \$25. -
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 JB Approved by JB Processed by JB Date 10/4/2023

OCT 04 2023



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.: 640578

FOR VALUE RECEIVED

Matthew L. Finnegan and Mandi Wilkinson who acquired title as Mandy Wilkinson, husband and wife

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

Five T Properties, LLC

whose current address is

**350 Cedar Bluff Rd
Charlottesville, VA 22901**

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

Parcel 3A as shown on that certain Survey recorded February 13, 2008 as Instrument No.: 195410 being a parcel of land located in the North ½ of the Southeast ¼ of Section 31, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho and more particularly described as follows:

COMMENCING at a rebar with a 2 ½" aluminum cap marking the Northeast corner of said Section 31;

Thence South 13°33'56" West 2,735.41 feet to a 5/8" rebar with aluminum cap inscribed "NELSON ENGR PLS 11543" and the Northeast corner of said Parcel 3A and the POINT OF BEGINNING for this description;

Thence South 89°14'46" West 330.63 feet along the North line of said Parcel 3A to a 5/8" rebar with aluminum cap inscribed "NELSON ENGR PLS 11543" and the Northwest corner of said Parcel 3A;

Thence South 00°13'07" East 1,316.67 feet along the West line of said Parcel 3A to a 5/8" rebar with aluminum cap inscribed "NELSON ENGR PLS 11543" and the Southwest corner of said Parcel 3A;

Thence North 89°11'17" East 330.63 feet along the South line of said Parcel 3A to a rebar with a 1 ½" aluminum cap inscribed "AW ENG 2860" and the Southeast corner of said Parcel 3A;

Thence North 00°13'07" West 1,316.33 feet along the East line of said Parcel 3A 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: June 26, 2023

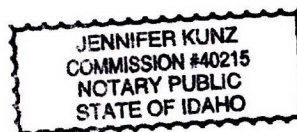
M. Finnegan
Matthew L. Finnegan

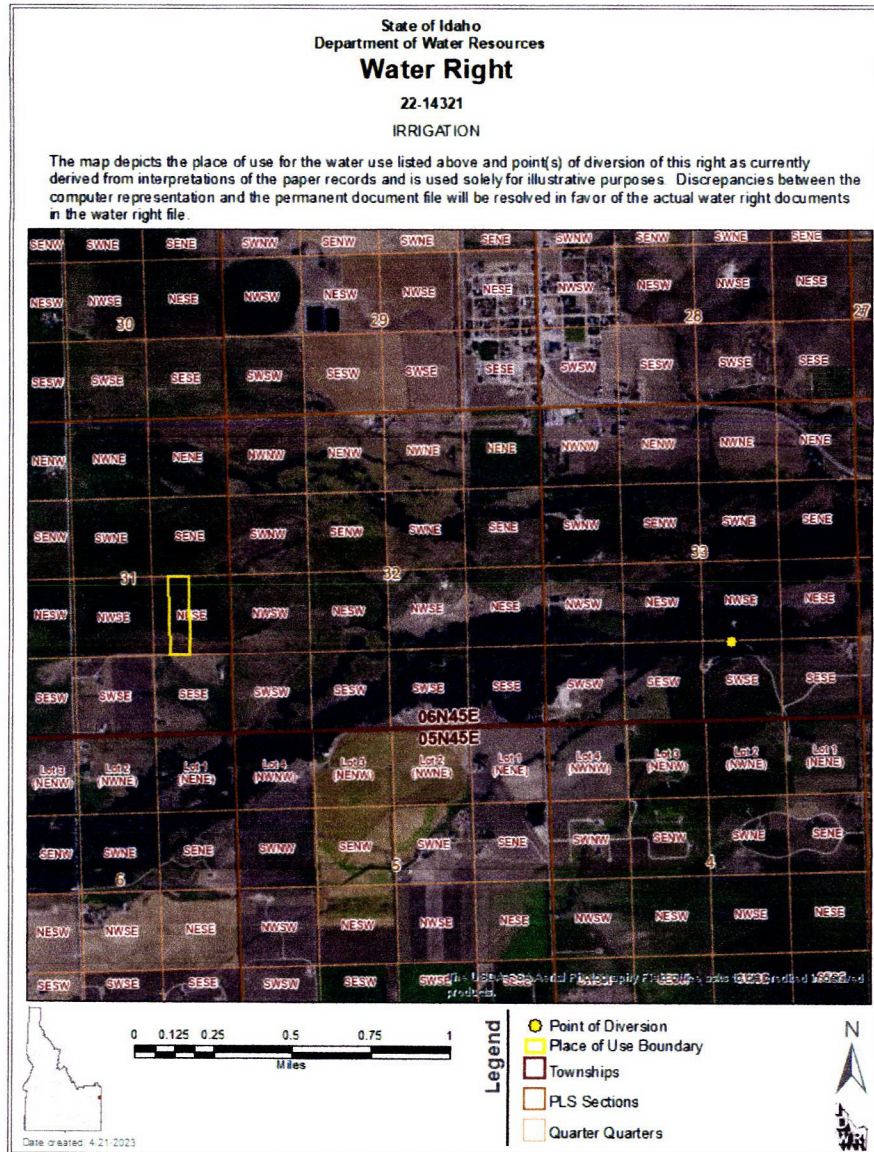
Mandy Wilkinson
Mandy Wilkinson
Mandi

State of Idaho } ss
County of Teton }

On this 27th day of June, 2023, before me, Jennifer Kunz, a Notary Public in and for said state, personally appeared Matthew L. Finnegan and ^{Mandi} Mandy Wilkinson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument. 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
Jennifer Kunz
Notary Public for the State of Idaho
Residing at: Victor Victor, ID
Commission Expires: March 14, 2029





SCANNED
JUL 10 2023

IDAHO DEPARTMENT OF WATER RESOURCES

WATER RIGHT REPORT

4/21/2023

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 22-14321

Previous Owners

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	MATTHEW L. FINNIGAN 1196 W 9500 S VICTOR, ID 83455 2083131004
Current Owner	MANDI WILKINSON 1196 W 9500 S VICTOR, ID 83455-5189 2083131004

Original Owner GEORGE H PEHRSON

Priority Date: 06/01/1898

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
SOUTH LEIGH CREEK	TETON RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/15	10/31	0.2 CFS	
Total Diversion			0.2 CFS	

Location of Point(s) of Diversion:

SOUTH LEIGH CREEK | NWSWSE | Sec. 33 | Township 06N | Range 45E | TETON County

Place(s) of use:

Place of Use Legal Description: IRRIGATION TETON County

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>
06N	45E	31		NESE	10									

Total Acres: 10

Conditions of Approval:

SCANNED

1. F01 Water is delivered through Black Ditch.
2. 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.

Dates:

Licensed Date:

Decreed Date: 11/24/2008

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector: AND

Water District Number: 01

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

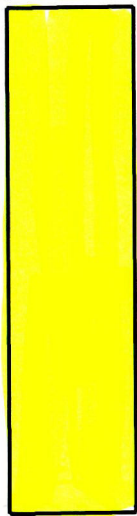
DLE Act Number:

Cary Act Number:

Mitigation Plan: False

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OCT 04 2023



Five T Properties LLC

10/4/2023

Scale: 1 inch= 500 feet

File: 22-4321

Tract 1: 9.9920 Acres (435253 Sq. Feet), Closure: n33.1132e 0.01 ft. (1/549671), Perimeter=3294 ft.

01 /ne,31,6n,45e
02 /s13.3356w 2735.41
03 s89.1446w 330.63
04 s00.1307e 1316.67
05 n89.1117e 330.63
06 n00.1307w 1316.33

SCANNED

OCT 04 2023



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

October 04, 2023

FIVE T PROPERTIES LLC
350 CEDAR BLUFF RD
CHARLOTTESVLE VA 22901-8960

Re: Change in Ownership for Water Right No(s): 22-14321

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 01

SCANNED

OCT 04 2023