

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 10 2023

DEPT. OF WATER RESOURCES
SOUTHERN 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?
37-918	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-11800	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-11801	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: MTRT Idaho Falls, LLC/Sawtooth Livestock LLC/Tough Cookie LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): McD TF LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- PO Box 5 Ketchum ID 83340
Mailing address City State Zip
- 208-720-2000 david@icbre.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: 3/17/2023, 6/1/2021, 7/20/2020
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 # 37-918

8. Signature: [Signature] McD TF LLC 7/25/2023
 Signature of new owner/claimant Title, if applicable Date
David S. McDonald
 Print name

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

 Print name

Received by SG Date 8/10/2023 For IDWR Office Use Only: Receipt No. 5039891 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 _____ Processed by [Signature] Date 8-17-23

SCANNED

SEP 18 2023



When recorded, return to:

McD TF LLC
PO Box 5
Ketchum, ID 83340

GRANT DEED

Instrument # 699300

HAILEY, BLAINE, IDAHO
03-17-2023 9:22:17 AM No. of Pages: 3
Recorded for: BLAINE COUNTY TITLE
STEPHEN MCDUGALL GRAHAM Fee: \$15.00
Ex-Officio Recorder Deputy: JG
Electronically Recorded by Simplifile

GRANTOR, Tough Cookie, LLC an Idaho Limited Liability Company,

whose current address is: PO Box 11, Ketchum, Idaho 83340

for a good and valuable consideration does hereby GRANT, SELL AND CONVEY unto

McD TF LLC, an Idaho Limited Liability Company, an Idaho Limited Liability Company

GRANTEE, whose address is PO Box 5, Ketchum, Idaho 83340

all of its 35.97% interest in and to the following described real property:

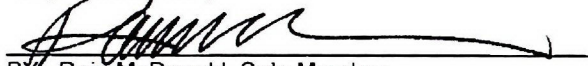
SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with all tenements, hereditaments and appurtenances thereunto appertaining.

TO HAVE AND TO HOLD, the property granted by this deed to grantee, and grantee's heirs and assigns forever. And Grantor covenants that grantor has not done or suffered anything whereby the described property has been encumbered in any way whatever.

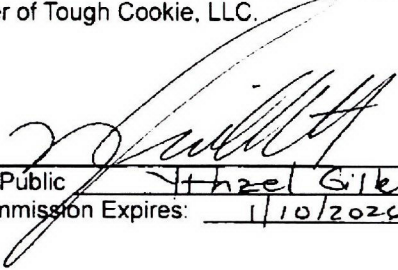
Dated: March 16, 2023

Tough Cookie, LLC


By: Rain McDonald, Sole Member

State of Idaho
County of Blaine

This record was acknowledged before me on 16 day of March, 2023, by Rain McDonald, Sole Member of Tough Cookie, LLC.


Notary Public Ythzel Gillett
My Commission Expires: 1/10/2024

(STAMP)



EXHIBIT "A"
LEGAL DESCRIPTION

TOWNSHIP 2 NORTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

SECTION 4: a parcel of land situated in said Section 4. as shown on that certain survey recorded May 26, 2020, as Instrument No. 669316, records of Blaine County, Idaho and being more particularly described as follows:

Commencing at Blaine County GIS control point "2N18E4NW", marked by a 5/8" rebar with No Cap, from which the Blaine County GIS control point "2N18E4N¼", marked by a Brass Cap on Iron Pipe, lies South 89°47'57" East, 2640.42 feet distant; thence proceeding South 27°47'13" East, 1413.39 feet, to the Southeast corner of Lot 2, Block 1 Northridge Subdivision No. 1, marked by a 5/8" rebar by LS3621, and being the TRUE POINT OF BEGINNING;

Thence South 12°18'13" East, 69.96 feet along the Westerly Right of Way of 2nd Ave. North, to a ½" rebar with No Cap;

Thence South 12°23'28" East, 879.55 feet, along the Westerly boundary of Block 3, Northridge Subdivision No. 1, to the Northeast corner of Tax Lot 6845, marked by a 5/8" rebar with No Cap;

Thence South 89°28'16" West, 603.36 feet, along the Northerly boundaries of Tax Lot 6845 and Lots 1 & 2, Block 1, Booth Subdivision, to the Easterly Right of Way of State Highway 75, marked by a 5/8" rebar by LS907;

Thence North 12°24'09" West, 763.46 feet, along the Easterly Right of Way of State Highway 75, to a Brass Cap in Concrete;

Thence 192.40 feet along a curve to the left, with a radius of 5871.64 feet, to a delta of 01°52'39", a tangent length of 96.21 feet, and a chord length of 192.39 feet that bears North 13°20'28" West, along the Easterly Right of Way of State Highway 75, to a 5/8" rebar by LS16670;

Thence North 89°59'10" East, 608.06 feet, along the Southerly boundaries of Lot 1, Block 2, West Meadows Subdivision, and Lots 1 & 2, Block 1, Northridge Subdivision No. 1, to the TRUE POINT OF BEGINNING. (Tax Lot 8596)

This deed being re-recorded
to correct the legal
description



Instrument # 683511

HAILEY, BLAINE, IDAHO
06-14-2021 12:26:55 PM No. of Pages: 5
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee: \$15.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile

Instrument # 683030

HAILEY, BLAINE, IDAHO
06-01-2021 8:13:00 AM No. of Pages: 3
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee: \$15.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile

WARRANTY DEED

FOR VALUE RECEIVED

Sawtooth Livestock, L.L.C. an Idaho limited liability company and Tough Cookie, LLC, an Idaho limited liability company and MTRT Idaho Falls LLC, an Idaho limited liability company, as Tenants-in-common

GRANTOR(S), hereby grants, bargains, sells, conveys and warrants unto

McD TE, L.L.C. an Idaho limited liability company and Tough Cookie, L.L.C. an Idaho limited liability company and MTRT Idaho Falls LLC, an Idaho limited liability company, as Tenants-in-common.

GRANTEE(S), whose current address is: 950 W. Bannock Street, Suite 420, Boise, ID 83702

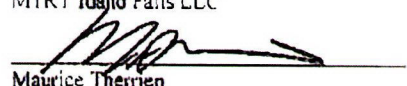
the following described premises, to wit:

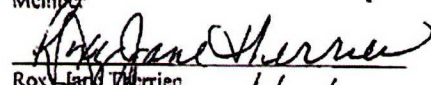
SEE ATTACHED EXHIBIT 'A'

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises, that said premises are free from all encumbrances and that the Grantor will warrant and defend the same from all lawful claims whatsoever.

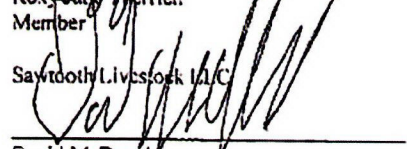
Dated this 19th day of May, 2021

MTRT Idaho Falls LLC


Maurice Therrien
Member


Rox-Jane Therrien
Member

Sawtooth Livestock L.L.C.


David McDonald
Member

Tough Cookie L.L.C.


Rein McDonald
Member

Electronically recorded — Do not
remove the county stamped first
page as it is now incorporated as
part of the original document.

Electronically recorded — Do not
remove the county stamped first
page as it is now incorporated as
part of the original document.

State of Idaho 

This deed being re-recorded
to correct the legal
description



Instrument # 683030

HAILEY, BLAINE, IDAHO
06-01-2021 8:13:00 AM No. of Pages: 3
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee: \$15.00
Ex-Officio Recorder Deputy: JB
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GRANTEE(S), whose current address is: 950 W. Bannock Street, Suite 420, Boise, ID 83702

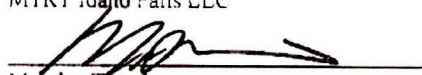
the following described premises, to wit:

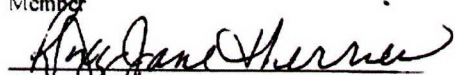
SEE ATTACHED EXHIBIT 'A'

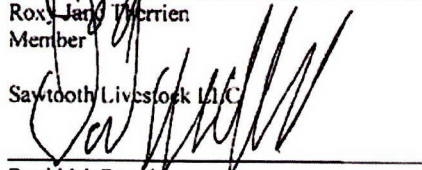
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises, that said premises are free from all encumbrances and that the Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated this 19th day of May, 2021

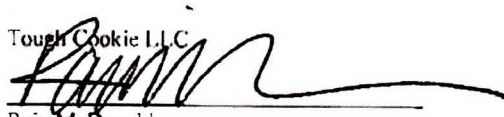
MTRT Idaho Falls LLC


Maurice Therrien
Member


Roxanne Therrien
Member


Sawtooth Livestock L.L.C

David McDonald
Member


Tough Cookie L.L.C

Rain McDonald
Member

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~~State of Idaho~~ 

WARRANTY DEED

FOR VALUE RECEIVED

Sawtooth Livestock, LLC, an Idaho limited liability company and Tough Cookie, LLC, an Idaho limited liability company and MTRT Idaho Falls LLC, an Idaho limited liability company, as Tenants-in-common

GRANTOR(S), hereby grants, bargains, sells, conveys and warrants unto

McD TF, LLC, an Idaho limited liability company and Tough Cookie, LLC, an Idaho limited liability company and MTRT Idaho Falls LLC, an Idaho limited liability company, as Tenants-in-common,

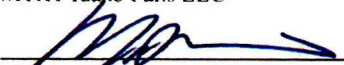
GRANTEE(S), whose current address is: 950 W. Bannock Street, Suite 420, Boise, ID 83702
the following described premises, to wit:

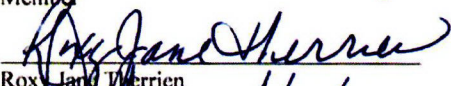
SEE ATTACHED EXHIBIT 'A'

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises, that said premises are free from all encumbrances and that the Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated this 19th day of May, 2021

MTRT Idaho Falls LLC

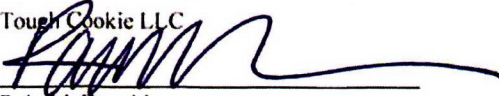

Maurice Therrien
Member


Roxanne Therrien
Member

Sawtooth Livestock LLC


David McDonald
Member

Tough Cookie LLC


Rain McDonald
Member

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~~State of Idaho~~ 

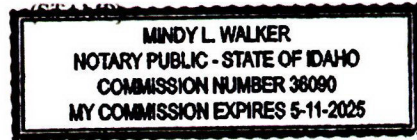
State of Idaho

County of Ada ss.

This record was acknowledged before me on the 19th day of May, 2021 by Roxy Jane Therrien,
Member of MTRT Idaho Falls LLC.

Mindy L. Walker

Notary Public:
My Commission Expires: 5/11/2025
Residing: Boise, Idaho



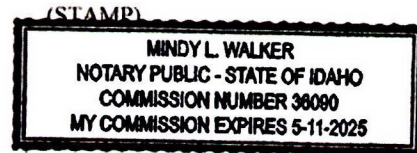
State of Idaho

County of Ada ss.

This record was acknowledged before me on the 19th day of May, 2021 by Maurice Therrien,
Member of MTRT Idaho Falls LLC.

Mindy L. Walker

Notary Public:
My Commission Expires: 5/11/2025
Residing: Boise, Idaho



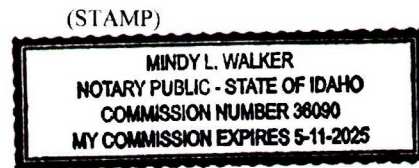
State of Idaho

County of Ada ss.

This record was acknowledged before me on the 19th day of May, 2021 by Rain McDonald,
Member of Tough Cookie LLC.

Mindy L. Walker

Notary Public:
My Commission Expires: 5/11/2025
Residing: Boise, Idaho



State of Idaho

County of Ada ss.

This record was acknowledged before me on the 19th day of May, 2021 by David McDonald,
Member of Sawtooth Livestock LLC.

Mindy L. Walker

Notary Public:
My Commission Expires: 5/11/2025
Residing: Boise, Idaho

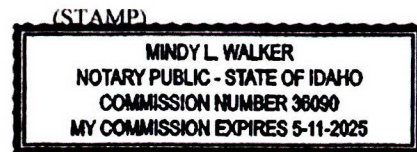


EXHIBIT A

A parcel of land located in the Northwest Quarter of Section 4, Township 2 North, Range 18 East, Boise Meridian, Blaine County, Idaho.

Commencing at the northwest corner of Section 4; thence South $02^{\circ}25'28''$ East, 1,253.74 feet to the southwest corner of Lot 1, Block 2, West Meadows Subdivision, said point also being the POINT OF BEGINNING; thence North $89^{\circ}36'11''$ East, 607.92 feet to the southeast corner of Lot 2, Block 1, Northridge Subdivision No. 1; thence South $12^{\circ}46'08''$ East, 950.20 feet along the westerly boundary of said Northridge Subdivision; thence along the northerly boundary of Tax Lot 6845 and Booth Subdivision South $89^{\circ}09'15''$ West, 603.53 feet to the easterly right of way boundary of U.S. Highway 75, also being the northwest corner of Lot 1, Block 1, Booth Subdivision; thence North $12^{\circ}46'52''$ West, 763.49 feet along said easterly Highway right of way; thence along said easterly Highway right of way 192.31 feet along the arc of a curve to the left, having a central angle of $1^{\circ}54'34''$ and a radius of 5,770.00 feet to the POINT OF BEGINNING.

Also known as Tax Lot 7137.

see attached

EXHIBIT 'A'
ASSESSOR'S LIST OF TAX NUMBERS
BLAINE COUNTY, ID
YEAR 2021

TAX NO.	DESCRIPTION OF EACH TRACT OF LAND DESIGNATED BY TAX NUMBER
8596	Section 4, Township 2 North, Range 18 East Boise Meridian, Blaine County, Idaho A legal description for a parcel of land situated in Section 4, Township 2 North, Range 18 East, Boise Meridian, and being more particularly described as follows: Commencing at Blaine County GIS control point "2N18E4NW", marked by a 5/8" rebar with No Cap, from which Blaine County GIS control point "2N18E4N1/4", marked by a Brass Cap on Iron Pipe, lies S89°47'57"E, 2640.42 feet distant; Thence Proceeding S27°47'13"E, 1413.39 feet, to the Southeast corner of Lot 2, Block 1, Northridge Subdivision No. 1, marked by a 5/8" rebar by LS3621, and being the TRUE POINT BEGINNING; Thence S12°18'13"E, 69.96 feet, along the Westerly Right of Way of 2nd Ave. North, to a 1/2" rebar with No Cap; Thence S12°23'28"E, 879.55 feet, along the Westerly boundary of Block 3, Northridge Subdivision No. 1, to the Northeast corner of Tax Lot 6845, marked by a 5/8" rebar with No Cap; Thence S89°28'16"W, 603.35 feet, along the Northerly boundaries of Tax Lot 6845 and Lots 1 & 2, Block 1, Booth Subdivision, to the Easterly Right of Way of State Highway 75, marked by a 5/8" rebar by LS907; Thence N12°24'09"W, 763.46 feet, along the Easterly Right of Way of State Highway 75, to a Brass Cap in Concrete; Thence 192.40 feet along a curve to the left, with a radius of 5871.64 feet, to a delta of 01°52'39", a tangent length of 96.21 feet, and a chord length of 192.39 feet that bears N13°20'28"W, along the Easterly Right of Way of State Highway 75, to a 5/8" rebar by LS16670; Thence N89°59'10"E, 608.06 feet, along the Southerly boundaries of Lot 1, Block 2, West Meadows Subdivision, and Lots 1 & 2, Block 1, Northridge Subdivision No. 1, to the TRUE POINT OF BEGINNING, containing 562,612 Sq. Ft. (12.92 Ac.), more or less, as determined by computer methods. Cancels Tax Lot 7137 Survey #669316



0005048023

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane***ANNUAL REPORT**

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0005048023

Date Filed: 1/3/2023 2:02:06 PM

Entity Name and Mailing Address:

Entity Name: MCD TF, LLC
The file number of this entity on the records of the Idaho
Secretary of State is: 0000449997
Address: 950 W BANNOCK ST
STE 420
BOISE, ID 83702-6117

Entity Details:

Entity Status: Active-Existing
This entity is organized under the laws of: IDAHO
If applicable, the old file number of this entity on the records of
the Idaho Secretary of State was: W147844

The registered agent on record is:

Registered Agent: DAVID S MCDONALD
Registered Agent
Physical Address
950 W BANNOCK ST
SUITE 420
DAVID MCDONALD
BOISE, ID 83702
Mailing Address
950 W BANNOCK ST
STE 420
DAVID MCDONALD
BOISE, ID 83702-6117

Agent or Address Change

☐ Select if you are appointing a new agent.

Limited Liability Company Managers and Members

Name	Title	Business Address
DAVID S MCDONALD	Member	950 W BANNOCK ST STE 420 BOISE, ID 83702-6117

The annual report must be signed by an authorized signer of the entity.

Job Title: Member

David S. McDonald

Sign Here

01/03/2023

Date

B0766-5667 01/03/2023 2:02 PM Received by Office of the Idaho Secretary of State

SCANNED

SEP 18 2023

Page 1 of 1



Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

August 17, 2023

MC D TF LLC
PO BOX 5
KETCHUM ID 83340-0001

Re: Change in Ownership for Water Right No(s): 37-918, 37-11800 & 37-11801

Dear Water Right Holders:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water rights 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) 736-3033.

Sincerely,

Bill Mills
Water Resource Agent, Senior

Enclosures

C: Water District 37 (37-918 & 37-11801)