

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUN 20 2024

Department 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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 22-7574 <i>OK</i>     | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Ned's Moody Creek Produce  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Teton Island Properties LLC  
New owner(s) as listed on the conveyance document      Name connector ☐ and ☐ or
- PO Box 391      Teton      ID      83451  
Mailing address      City      State      Zip  
2082709253      jkoyle@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: 1/1/2023
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐  
☐ 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):  
☐ \$25 per *undivided* water right.  
☐ \$100 per *split* water right.  
☐ 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: *Jade Koyle*      President      6/20/2024  
Signature of new owner/claimant      Title, if applicable      Date  
Jade Koyle  
Print name

Signature: \_\_\_\_\_  
Signature of new owner/claimant      Title, if applicable      Date  
\_\_\_\_\_  
Print name

Received by *JB*      Date 7/1/2024      For IDWR Office Use Only:      Receipt No. E050192      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 \_\_\_\_\_      Approved by *JB*      Processed by *JB*      Date 7/2/2024

**Alliance Title & Escrow LLC**  
**Order No. 625807**

Microfile No. **454568**  
31 DAY Jan 2023  
At 10 O'Clock 16 AM  
KIM H. MUIR  
MADISON CO RECORDER  
Fee \$15.00  
Deputy  
Recorded at Request of  
ALLIANCE TITLE - REXBURG OFFICE

## **CORPORATION DEED**

### **For Value Received**

**Moody Creek Produce, Inc. an Idaho Corporation formerly known as Ned's Moody Creek Produce, Inc.**

a corporation duly organized and existing under the laws of the State of Idaho, Grantor, does hereby Grant, Bargain, Sell and convey unto

**Teton Island Properties, LLC, an Idaho Limited Liability Company,**

whose current address is: PO Box 391  
Teton, ID 83451

the following described real estate, to-wit:

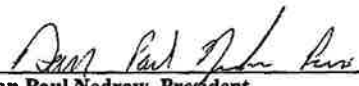
SITUATED IN THE STATE OF IDAHO, COUNTY OF MADISON, BEING PART OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 40 EAST, OF B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 4;  
THENCE NORTH 00°02'02" WEST, A DISTANCE OF 627.00 FEET ALONG THE EAST LINE OF SAID SECTION 4 TO THE POINT OF BEGINNING;  
THENCE SOUTH 89°56'15" WEST, A DISTANCE OF 559.25 FEET TO A POINT;  
THENCE NORTH 03°52'06" WEST, A DISTANCE OF 29.62 FEET TO A POINT;  
THENCE NORTH 08°31'35" WEST, A DISTANCE OF 20.28 FEET TO A POINT;  
THENCE ALONG A CURVE TO THE LEFT, HAVING A DELTA ANGLE 05°38'50", A RADIUS OF 1,000.00 FEET, AN ARC LENGTH OF 98.56 FEET, WITH A CHORD BEARING OF NORTH 11°11'31" WEST, AND A CHORD LENGTH OF 98.52 FEET TO A POINT;  
THENCE NORTH 14°00'56" WEST, A DISTANCE OF 68.99 FEET TO A POINT;  
THENCE WITH AN ARC OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 13°27'28", A RADIUS OF 700.00 FEET, AN ARC LENGTH 164.42 FEET, WITH A CHORD BEARING OF NORTH 07°17'12" WEST, WITH A CHORD DISTANCE OF 164.04 FEET TO A POINT;  
THENCE NORTH 00°19'14" EAST, A DISTANCE OF 252.69 FEET TO A POINT;  
THENCE ALONG A CURVE TO THE RIGHT, HAVING A DELTA ANGLE 20°27'03", A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 178.47 FEET, WITH A CHORD BEARING OF NORTH 10°38'44" EAST, AND A CHORD LENGTH OF 177.52 FEET TO A POINT;  
THENCE NORTH 20°52'15" EAST, A DISTANCE OF 121.32 FEET TO A POINT;  
THENCE NORTH 89°58'51" EAST, A DISTANCE OF 542.92 FEET TO A POINT;  
THENCE SOUTH 00°02'02" EAST, A DISTANCE OF 916.00 FEET TO THE POINT OF BEGINNING

**TO HAVE AND TO HOLD** the said premises, with their appurtenances unto the said Grantee(s), heirs and assigns forever. And the Grantor does hereby covenant to and with the Grantee(s), that it is the owner 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.

IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed January 27, 2023.

Moody Creek Produce, Inc. an Idaho Corporation formerly known as Ned's Moody Creek Produce, Inc.

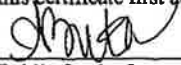
By:   
Its: Dan Paul Nedrow, President

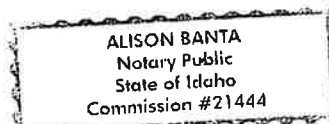
State of Idaho

County of Madison

On this 20 day of January, in the year 2023, before me, the Undersigned, a Notary Public in and for said state, personally appeared Dan Paul Nedrow; known to me to be the President of the Corporation, and pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation 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 St. Anthony, ID  
Commission Expires 11-30-2023





454568 Moody Creek Produce Inc to Jeton Island Properties LLC

7/2/2024

Scale: 1 inch= 500 feet

File: 22-7574

Tract 1: 12.6091 Acres, Closure: n04.3015e 0.01 ft. (1/384319), Perimeter=2953 ft.

01 /ne,se,4,6n,40e

02 /n00.0202w 627.00

03 s89.5615w 559.25

04 n03.5206w 29.62

05 n08.3135w 20.28

06 Lt, r=1000.00, delta=005.3850, arc=98.56, chord=n11.1131w 98.52

07 n14.0056w 68.99

08 Rt, r=700.00, delta=013.2728, arc=164.42, chord=n07.1712w 164.04

09 n00.1914e 252.69

10 Rt, r=500.00, delta=020.2703, arc=178.47, chord=n10.3844e 177.52

11 n20.5215e 121.32

12 n89.5851e 542.92

13 s00.0202e 916.00



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](mailto:easterninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Mathew Weaver**

July 02, 2024

TETON ISLAND PROPERTIES LLC  
PO BOX 391  
TETON ID 83451-0391

Re: Change in Ownership for Water Right No(s): 22-7574

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 Bailly  
Technical Records Specialist 1

Enclosure(s)

cc: WATER DISTRICT 100  
MADISON GROUND WATER DISTRICT