

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUL 29 2024

DEPT. 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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 22-14164 <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: Vern and Karen Little Family Trust  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Teton5-Amigos, LLC  
New owner(s) as listed on the conveyance document      Name connector ☐ and ☐ or
- 6925 Portwest, Suite 130      Houston      TX      77024  
Mailing address      City      State      Zip
- 713-409-0008      pbillipp@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: July 10, 2024
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: *P.H. Billipp*      Partnership Representative      7/24/24  
Signature of new owner/claimant      Title, if applicable      Date  
Peter H. Billipp  
Print name
- Signature: \_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_  
Signature of new owner/claimant      Title, if applicable      Date  
\_\_\_\_\_  
Print name

**For IDWR Office Use Only:**

Received by *JB*      Date 7/29/2024      Receipt No. E050266      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 7/30/2024

**RECORDING REQUESTED BY**  
Flying S Title and Escrow of Idaho, Inc.

**AND WHEN RECORDED MAIL TO:**  
Flying S Title and Escrow of Idaho, Inc.  
81 North Main Street/P.O. Box 42  
Driggs, ID 83422

**Instrument # 281716**  
TETON COUNTY, IDAHO  
08-04-2023 09:52:00 No. of Pages: 2  
Recorded for: FLYING S TITLE AND ESCROW - DRIGGS  
KIM KEELEY Fee: \$16.00  
Ex-Officio Recorder Deputy, Kim Keeley  
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

## **WARRANTY DEED**

File No.: **1097297-T (jw)**

Date: **June 23, 2023**

For Value Received, **Tamara Warnberg and Dena Richards, as Successor Co-Trustee's of the Vern and Karen Little Family Trust, created December 2, 2014**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Teton5-Amigos LLC, a Texas limited liability company**, hereinafter called the Grantee, whose current address is **6925 Portwest, Suite 130, Houston, TX 77024**, the following described premises, situated in **Teton County, Idaho**, to-wit:

**Tract I:**

**TOWNSHIP 4 NORTH, RANGE 46 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.  
SECTION 31: GOVERNMENT LOT 2**

**TRACT II:**

**TOGETHER WITH A PERPETUAL ROADWAY EASEMENT IN FAVOR OF DAVID VERN LITTLE AND KAREN ANN LITTLE AND THEIR HEIRS AND ASSIGNS FOREVER AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 46 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO AND THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 4 NORTH RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO AND RUNNING THENCE SOUTH 1320 FEET MORE OR LESS ALONG THE SECTION LINE AND EXTENDING 30 FEET ON EACH SIDE OF THE SECTION LINE TO THE JUNCTURE OF SAID EASEMENT WITH THE NORTHWEST CORNER OF LOT 2, SECTION 31, TOWNSHIP 4 NORTH, RANGE 46 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, AND THE NORTHEAST CORNER OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER, SECTION 36, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's 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 except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: **06/23/2023**Warranty Deed  
- continuedFile No.: **1097297-T (jw)**

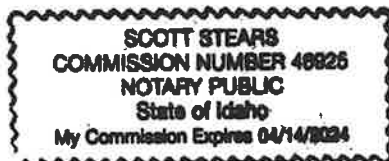
Tamara Warnberg and Dena Richards, as  
Successor Co-Trustee's of the Vern and Karen  
Little Family Trust, created December 2, 2014

Tamara Warnberg  
Tamara Warnberg, Successor Co-Trustee

Dena Richards  
Dena Richards, Successor Co-Trustee

STATE OF Idaho )  
 ) ss.  
COUNTY OF MADISON )

On this 6-28-2023, before me, a Notary Public in and for said State, personally appeared **Tamara Warnberg and Dena Richards**, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument as Successor Co-Trustee's of the **the Vern and Karen Little Family Trust, created December 2, 2014** Trust, and acknowledged to me that they executed the same as such Successor Co-Trustee's .



[Signature]  
Notary Public of Idaho  
Residing at: Boxburg, ID  
Commission Expires: 4-14-2024

**RECORDING REQUESTED BY**  
Flying S Title and Escrow of Idaho, Inc.

**AND WHEN RECORDED MAIL TO:**  
Flying S Title and Escrow of Idaho, Inc.  
81 North Main Street/P.O. Box 42  
Driggs, ID 83422

**Instrument # 285912**

TETON COUNTY, IDAHO

7-10-2024 09:06:00 AM No. of Pages: 3

Recorded for : FIRST AMERICAN TITLE

KIM KEELEY

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

**WARRANTY DEED**

File No.: **1146554-T (jw)**

Date: **July 01, 2024**

For Value Received, **Tamara Warnberg and Dena Richards, as Successor Co-Trustee's of the Vern and Karen Little Family Trust, created December 2, 2014**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Teton5-Amigos LLC, a Texas limited liability company**, hereinafter called the Grantee, whose current address is **6925 Portwest, Suite 130, Houston, TX 77024**, the following described premises, situated in **Teton County, Idaho**, to-wit:

**The land referred to herein is described in the Legal Description attached hereto as Exhibit A.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's 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 except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 07/01/2024

Warranty Deed  
- continued

File No.: 1146554-T (jw)

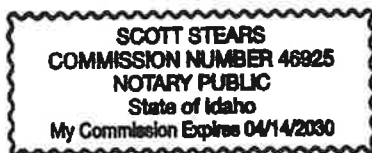
Tamara Warnberg and Dena Richards, as  
Successor Co-Trustee's of the Vern and Karen  
Little Family Trust, created December 2, 2014

Tamara Warnberg  
Tamara Warnberg, Successor Co-Trustee

Dena Richards  
Dena Richards, Successor Co-Trustee

STATE OF Idaho )  
COUNTY OF Madison )  
ss.

On this 7-1-2024, before me, a Notary Public in and for said State, personally appeared **Tamara Warnberg and Dena Richards**, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument as Successor Co-Trustee's of the **Vern and Karen Little Family Trust, created December 2, 2014** Trust, and acknowledged to me that they executed the same as such Successor Co-Trustee's.



[Signature]  
Notary Public of Idaho  
Residing at: Bozeman ID  
Commission Expires: 4-14-2030

Date: 07/01/2024

Warranty Deed  
- continued

File No.: 1146554-T (jw)

**Exhibit "A"**

Real property in the County of Teton, State of Idaho, described as follows:

**TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.  
SECTION 36: THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER.**

**TOGETHER WITH A PERPETUAL ROADWAY EASEMENT IN FAVOR OF DAVID VERN LITTLE AND KAREN ANN LITTLE AND THEIR HEIRS AND ASSIGNS FOREVER AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 46 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO AND THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 4 NORTH RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO AND RUNNING THENCE SOUTH 1320 FEET MORE OR LESS ALONG THE SECTION LINE AND EXTENDING 30 FEET ON EACH SIDE OF THE SECTION LINE TO THE JUNCTURE OF SAID EASEMENT WITH THE NORTHWEST CORNER OF LOT 2, SECTION 31, TOWNSHIP 4 NORTH, RANGE 46 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, AND THE NORTHEAST CORNER OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER, SECTION 36, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.**

GOVERNMENT LOT 2 OF SECTION 31, T. 4 N., R. 46 E., B.M. AND  
SE1/4NE1/4 OF SECTION 36, T. 4 N., R. 45 E., B.M.  
TETON COUNTY, IDAHO

[illegible]

1"=200 FEET

TIFTON RESERVE FL.D  
 AMENDED  
 SNOW GOOSE  
 TRUMPETER SWAN

WRIGHT-LANK FLEET LTD &amp; LLC

L. LUTYMA STEFFEL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, REGISTRATION NUMBER 12222, IN HER DUTY CAPACITY THAT THIS SURVEY AS SHOWN HEREON WAS PERFORMED UNDER MY RESPONSIBILITY AND IN ACCORDANCE WITH IDAHO STATE CODE, TITLE 55, CHAPTER 10.



11/11/11  
PETERLIN & SONS

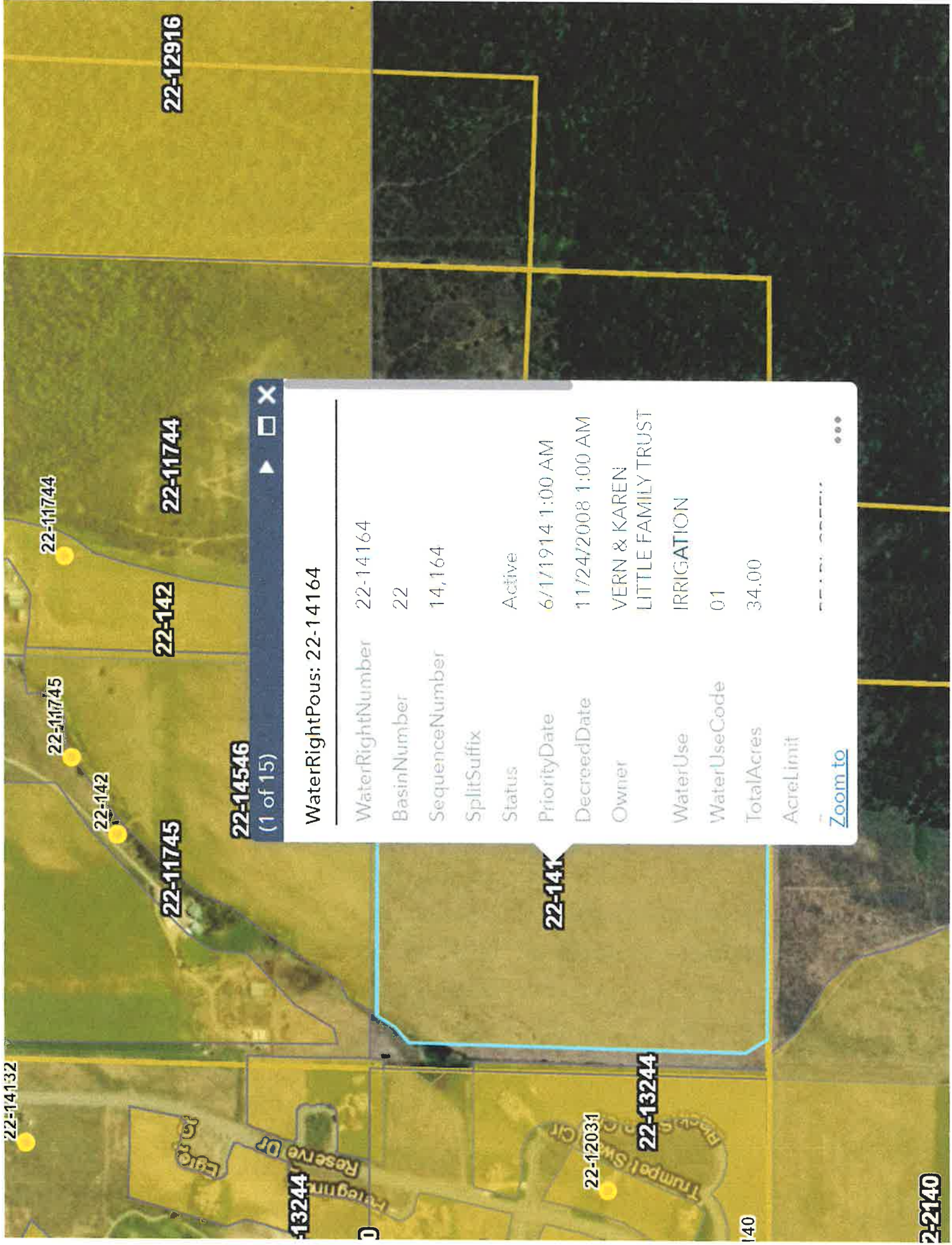
LITTLE

|         |                     |           |         |
|---------|---------------------|-----------|---------|
| DATE    | 02/2025             | DRAWN BY: | CJK/JMS |
| PROJECT | 23022 - LITTLE ROCK |           |         |



**BADGER**  
AERIAL MAPPING & SURVEYING

-11-11 5 58 W  
 IDAHO FALLS, ID 83402  
 208-715-4380



WaterRightPous: 22-14164

(1 of 15)

▶ □ X

|                  |                                     |
|------------------|-------------------------------------|
| WaterRightNumber | 22-14164                            |
| BasinNumber      | 22                                  |
| SequenceNumber   | 14,164                              |
| SplitSuffix      |                                     |
| Status           | Active                              |
| PriorityDate     | 6/1/1914 1:00 AM                    |
| DecreedDate      | 11/24/2008 1:00 AM                  |
| Owner            | VERN & KAREN<br>LITTLE FAMILY TRUST |
| WaterUse         | IRRIGATION                          |
| WaterUseCode     | 01                                  |
| TotalAcres       | 34.00                               |
| AcreLimit        |                                     |

[Zoom to](#) ⋮

## Water Right Report : 22-14164( Decreed/Active)

### Water Right Owners

| Owner Type     | Name                             | Address            | City      | State | Postal Code |
|----------------|----------------------------------|--------------------|-----------|-------|-------------|
| Current Owner  | VERN & KAREN LITTLE FAMILY TRUST | 3151 N SALEM RD    | REXBURG   | ID    | 83440       |
| Original Owner | RASMUSSEN, HAL                   |                    | VICTOR    | ID    | 83455       |
| Present Owner  | BAKER, CAROLYN                   | 13173 N MANNING LN | POCATELLO | ID    | 83202       |
| Present Owner  | BAKER, MARK                      | 13173 N MANNING LN | POCATELLO | ID    | 83202       |
| Previous Owner | LITTLE, KAREN H                  | 3151 N SALEM HWY   | REXBURG   | ID    | 83440-3254  |
| Previous Owner | LITTLE, DAVID VERN               | 3151 N SALEM RD    | REXBURG   | ID    | 83440-3254  |

### Water Right Status

Priority Date : 6/1/1914  
 Basis : Decreed  
 Status : Active

### Water Source

| Source      | Source Qualifier | Tributary | Tributary Qualifier |
|-------------|------------------|-----------|---------------------|
| PEARL CREEK |                  | SINKS     |                     |

### Points Of Diversion (Location)

| Source      | Township | Range | Section | Govt. Lot | QQQ | QQ | Q  | County | Diversion Type |
|-------------|----------|-------|---------|-----------|-----|----|----|--------|----------------|
| PEARL CREEK | 04N      | 45E   | 36      | 0         | NE  | NE | NE | TETON  |                |

### Water Uses

| Beneficial Use | From  | To    | Diversion Rate | Volume |
|----------------|-------|-------|----------------|--------|
| IRRIGATION     | 04/15 | 10/31 | 0.68 CFS       |        |
| <b>TOTAL</b>   |       |       | 0.68 CFS       |        |

### Places of Use

[Attribute view](#) [Pageoff View](#)

### Place of Use Legal Description : IRRIGATION (TETON county)

| Township | Range | Section | Lot | QQQ | QQ | Q  | Acres |
|----------|-------|---------|-----|-----|----|----|-------|
| 04N      | 45E   | 36      |     |     | SE | NE | 33    |
| 04N      | 46E   | 31      | 2   |     | SW | NW | 1     |

### Irrigation Totals

Total Acres Acre Limit  
 34.00

### Conditions

#### Code Conditions

- R05 Use of water under this right will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 01.
- T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.

### Dates

Licensed Date :  
 Decreed Date : 11/24/2008  
 Permit Proof Due Date :

### Other Information

State or Federal : S  
 Water District Number : 01  
 Generic Max Rate Per Acre : 0

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:

Generic Max Volume Per Acre : 0

Civil Case Number :

Decree Plaintiff :

Decree Defendant :

Swan Falls Trust or Nontrust :

Swan Falls Dismissed :

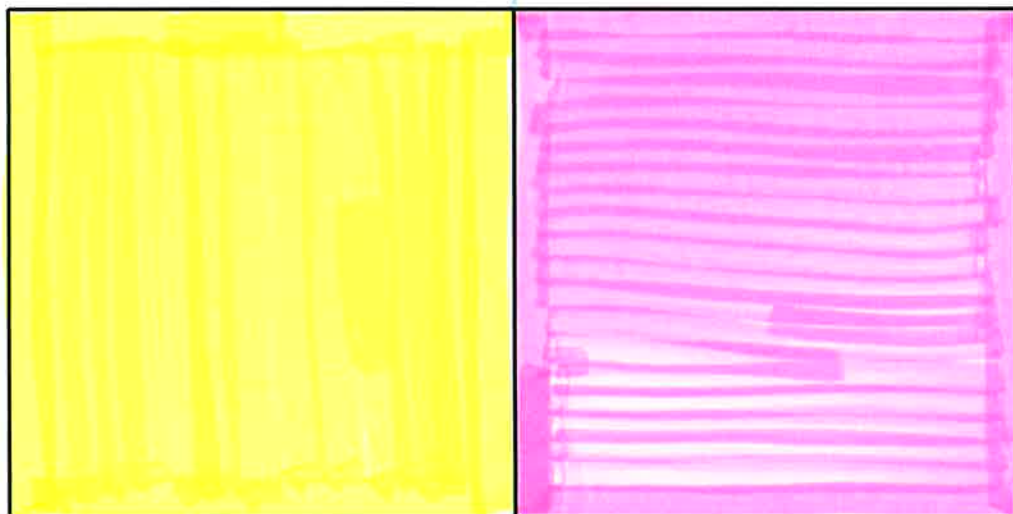
DLE Act Number :

Cary Act Number :

Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES

7/24/2024



281716 Vern & Karen Little Family Trust TO Jeton 5 Amigos LLC  
285912 Vern & Karen Little Family Trust TO Jeton 5 Amigos LLC

7/29/2024

Scale: 1 inch= 500 feet

File: 22-141164

Tract 1: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.  
Tract 2: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.

01 /ne,sw,nw,31,4n,46e  
02 s0w 1320.00  
03 s90w 1320.00  
04 n0e 1320.00  
05 n90e 1320.00  
06 @0  
07 /ne,s,e,ne,36,4n,45e  
08 s0w 1320.00  
09 s90w 1320.00

10 n0e 1320.00  
11 n90e 1320.00



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 30, 2024

TETON 5 AMIGOS LLC  
6925 PORTWEST DR STE 130  
HOUSTON TX 77024-8046

Re: Change in Ownership for Water Right No(s): 22-14164

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

Dear IDWR:

Thanks for assisting us to transfer the water rights over from the prior owners.

Please reach out if I can assist in any way.

Thanks!

Peter Billipp

713-409-0008

pbillipp@gmail.com

P.S. Spoke to Blake Jordan... very helpful in how/what to fill out on the application paperwork.

Thanks!