

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 27 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. WD 01

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
22-298A (22-14370)	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-299A (22-14371)	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-300C (22-14372)	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐			Yes ☐	Yes ☐
	Yes ☐			Yes ☐	Yes ☐

The water right numbers appear to have changed when a split of the property occurred in 2019, so I've included both water right numbers and enclosed both Grant Deeds.

2. Previous Owner's Name: MC KELLAR, PETER J; MC KELLAR, SARAH
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): KUDU HC LLC
New owner(s) as listed on the conveyance document

1396 Pritchett Court

Mailing address

(650) 279-8126

Telephone

Los Altos

City

CA

State

94024

Zip

matthew.r.reed@gmail.com

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: September 12, 2024
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):
- ☐ \$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: Matthew R. Reed Member, Kudu 7 Enterprises, LLC on behalf of Kudu HC, LLC September 23, 2024
 Signature of new owner/claimant Title, if applicable Date
Matthew R. Reed
 Print name

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

 Print name

Received by JB Date 9/27/2024 For IDWR Office Use Only: Receipt No. E050384 Receipt Amt. \$75.-
 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 9/27/2024

Instrument # 286796

TETON COUNTY, IDAHO

09-12-2024 12:19:00

No. of Pages: 3

Recorded for: FLYING S TITLE AND ESCROW - DRIGGS

KIM KEELEY

Fee: \$16.00

Ex-Officio Recorder Deputy, Kim Keeley

Index to: DEED, GRANT

FSTE

1150061-T

GRANT DEED

THIS INDENTURE is made this 12th day of September, 2024, by Peter McKellar and Sarah McKellar, husband and wife, the "Grantor", to Kudu HC, LLC, an Idaho limited liability company, whose mailing address is 1396 Pritchett Court, Los Altos, California, 94024, the "Grantee".

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's successors and assigns forever, all of the following described real property in the County of Teton, State of Idaho, to-wit:

PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 5N., RANGE 44
E.B.M., TETON COUNTY, IDAHO BEING FURTHER DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27;
THENCE S00°00'12"W, 1002.34 FEET ALONG THE EAST LINE OF SAID SECTION 27 TO A POINT;
THENCE N89°48'31"W, 2786.56 FEET TO A POINT ON THE SOUTH BOUNDARY OF OLD HORSESHOE COUNTY ROAD;
THENCE FOLLOWING THE SOUTH BOUNDARY OF OLD HORSESHOE COUNTY ROAD N47°32'31"E, 92.09 FEET TO A POINT;
THENCE 800.23 FEET ALONG A 5779.60 FOOT RADIUS CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 07°55'59" AND A CHORD BEARING N43°34'31"E, 799.59 FEET TO A POINT;
THENCE N39°36'29"E, 464.47 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 27;
THENCE S89°48'31"E, 1871.39 FEET ALONG THE NORTH LINE OF SAID SECTION 27 TO THE POINT OF BEGINNING.

TOGETHER WITH the following water rights:

- a. 0.08 cfs of Water Right No. 22-298A
- b. 0.91 cfs of Water Right No. 22-299A
- c. 0.62 cfs of Water Right No. 22-300C

FSTE

1150061-T

GRANT DEED

THIS INDENTURE is made this 12th day of September, 2024, by Peter McKellar and Sarah McKellar, husband and wife, the "Grantor", to Kudu HC, LLC, an Idaho limited liability company, whose mailing address is 1396 Pritchett Court, Los Altos, California, 94024, the "Grantee".

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's successors and assigns forever, all of the following described real property in the County of Teton, State of Idaho, to-wit:

PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 5N., RANGE 44
E.B.M., TETON COUNTY, IDAHO BEING FURTHER DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27;
THENCE S00°00'12"W, 1002.34 FEET ALONG THE EAST LINE OF SAID SECTION
27 TO A POINT;
THENCE N89°48'31"W, 2786.56 FEET TO A POINT ON THE SOUTH BOUNDARY
OF OLD HORSESHOE COUNTY ROAD;
THENCE FOLLOWING THE SOUTH BOUNDARY OF OLD HORSESHOE
COUNTY ROAD N47°32'31"E, 92.09 FEET TO A POINT;
THENCE 800.23 FEET ALONG A 5779.60 FOOT RADIUS CURVE TO THE LEFT,
WITH A CENTRAL ANGLE OF 07°55'59" AND A CHORD BEARING N43°34'31"E,
799.59 FEET TO A POINT;
THENCE N39°36'29"E, 464.47 FEET TO A POINT ON THE NORTH LINE OF SAID
SECTION 27;
THENCE S89°48'31"E, 1871.39 FEET ALONG THE NORTH LINE OF SAID
SECTION 27 TO THE POINT OF BEGINNING.

TOGETHER WITH the following water rights:

- a. 0.08 cfs of Water Right No. 22-298A
- b. 0.91 cfs of Water Right No. 22-299A
- c. 0.62 cfs of Water Right No. 22-300C

AND TOGETHER WITH all other tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues and profits therefrom; and all estate, right, title and interest in and to said property, as well in law as in equity, of the Grantor.

SUBJECT to all real property taxes and assessments, all existing patent reservations, easements, rights of way, restrictive covenants, and matters of record; all applicable zoning ordinances, building codes, laws, and regulations; all rights of tenants and other parties in possession; and all encroachments, overlaps, boundary line disputes, claims of easements, and other matters that would be disclosed by an accurate survey or inspection of the property.

AND ALSO SUBJECT TO THE FOLLOWING:

1. Reservations in United States Patent, recorded in Book 6, of Patents, Page 5 and 441.
2. Right-of-way or easement of 1000 N and 7000 W.
3. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded March 3, 2014, as Instrument Number 231598.
4. Declaration of Easement upon the terms, conditions and provisions contained therein:
Parties: John A. McKellar and Julie McKellar, husband and wife
Recorded: September 19, 2014, Instrument No. 233921.
5. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded December 18, 2019, as Instrument Number 258043.
6. Declaration of Restrictions recorded December 18, 2019 as Instrument No. 258046.
7. Right of First Refusal Agreement upon the terms, conditions and provisions contained therein:
Parties: Peter J. McKellar and Sarah McKellar, husband and wife, and KUDU HC, LLC, an Idaho limited liability company
Recorded: December 23, 2019, Instrument No. 258127.

TO HAVE AND TO HOLD, the property and the appurtenances unto the Grantee, and to Grantee's successors and assigns forever.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

GRANTOR

Peter McKellar
Peter McKellar

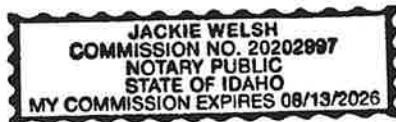
Sarah McKellar
Sarah McKellar

STATE OF IDAHO)
)ss.
County of Teton)

This record was acknowledged before me on the 14th day of Sept, 2024, by Peter McKellar and Sarah McKellar.

(stamp)

[Signature]
Signature of Notary Public
My Commission Expires: 8/13/26



GRANT DEED

THIS INDENTURE is made this 20th day of December, 2019, by John A. McKellar aka John McKellar and Julie Rose McKellar aka Julie McKellar, husband and wife, the "Grantor", to Peter J. McKellar and Sarah McKellar, husband and wife, whose mailing address is 1390 Horseshoe Lane, Driggs, Idaho, 83422, the "Grantee".

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's successors and assigns forever, all of the following described real property in the County of Teton, State of Idaho, to-wit:

PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 5N., RANGE 44 E.B.M., TETON COUNTY, IDAHO BEING FURTHER DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27;
THENCE S00°00'12"W, 1002.34 FEET ALONG THE EAST LINE OF SAID SECTION 27 TO A POINT;
THENCE N89°48'31"W, 2786.56 FEET TO A POINT ON THE SOUTH BOUNDARY OF OLD HORSESHOE COUNTY ROAD;
THENCE FOLLOWING THE SOUTH BOUNDARY OF OLD HORSESHOE COUNTY ROAD N47°32'31"E, 92.09 FEET TO A POINT;
THENCE 800.23 FEET ALONG A 5779.60 FOOT RADIUS CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 07°55'59" AND A CHORD BEARING N43°34'31"E, 799.51 FEET TO A POINT;
THENCE N39°36'29"E, 464.47 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 27;
THENCE S00°48'31"E, 1871.39 FEET ALONG THE NORTH LINE OF SAID SECTION 27 TO THE POINT OF BEGINNING.

TOGETHER WITH the following water rights:

- a. 0.0 cfs of Water Right No. 22-298A
- b. 0.21 cfs of Water Right No. 22-299A
- c. 0.02 cfs of Water Right No. 22-300C

AND TOGETHER WITH all other tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues and profits therefrom; and all estate, right, title and interest in and to said property, as well in law as in equity, of the Grantor.

SUBJECT to all real property taxes and assessments, all existing patent reservations, easements, rights of way, restrictive covenants, and matters of record; all applicable zoning ordinances, building codes, laws, and regulations; all rights of tenants and other parties in possession; and all encroachments, overlaps, boundary line disputes, claims of easements, and other matters that would be disclosed by an accurate survey or inspection of the property.

AND ALSO SUBJECT TO THE FOLLOWING:

1. Right-of-way or easement of 1000 N. 7000 W.
2. Terms, conditions and provisions contained in Resolution Declaring County Highways recorded May 16, 1980, as Instrument No. 85484 and Amended Resolution Declaring County Highways recorded May 23, 1989, as Instrument No. 104309.
3. Electric line right-of-way easement granted by John A. McKellar, to Fall River Rural Electric Cooperative, Inc., recorded November 26, 1996 recorder's No. 125685, records of Teton County, ID.
4. Agreement for electrical service between John A. McKellar, and Fall River Rural Electric Cooperative, Inc., recorded November 26, 1996 recorder's No. 125747 records of Teton County, ID.
5. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded March 3, 2014, as Instrument Number 231598.
6. Declaration of Easement upon the terms, conditions and provisions contained therein:
Parties: John A. McKellar and Julie McKellar, husband and wife
Recorded: September 19, 2014, Instrument No. 233921

TO HAVE AND TO HOLD, the property and the appurtenances unto the Grantee, and to Grantee's successors and assigns forever.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

GRANTOR

John A. McKellar
John A. McKellar aka John McKellar

Julie Rose McKellar
Julie Rose McKellar aka Julie McKellar

STATE OF IDAHO)
)ss.
County of Teton)

This record was acknowledged before me on the 20 day of December, 2019, by John A. McKellar and Julie Rose McKellar.



Teresa K. Mangum
Signature of Notary Public

My Commission Expires: 07-24-21

G:\WPDATA\CAH\20756\Documents\PS - Grant Deed - McKellar v05.docx



0005798657



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 #: 0005798657

Date Filed: 7/3/2024 12:27:12 PM

Entity Name and Mailing Address:

Entity Name: Kudu HC, LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0003590939
Address: 1396 PRITCHETT CT
LOS ALTOS, CA 94024-5713

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:

The registered agent on record is:

Registered Agent: SEAN R MOULTON
Registered Agent
Physical Address
60 E WALLACE AVE
DRIGGS, ID 83422
Mailing Address

Agent or Address Change

☐ Select if you are appointing a new agent.

Limited Liability Company Managers and Members

Name	Title	Business Address
Kudu 7 Enterprises, LLC	Member	1396 PRITCHETT COURT LOS ALTOS, CA 94024

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

Job Title: Member, Kudu 7 Enterprises, LLC

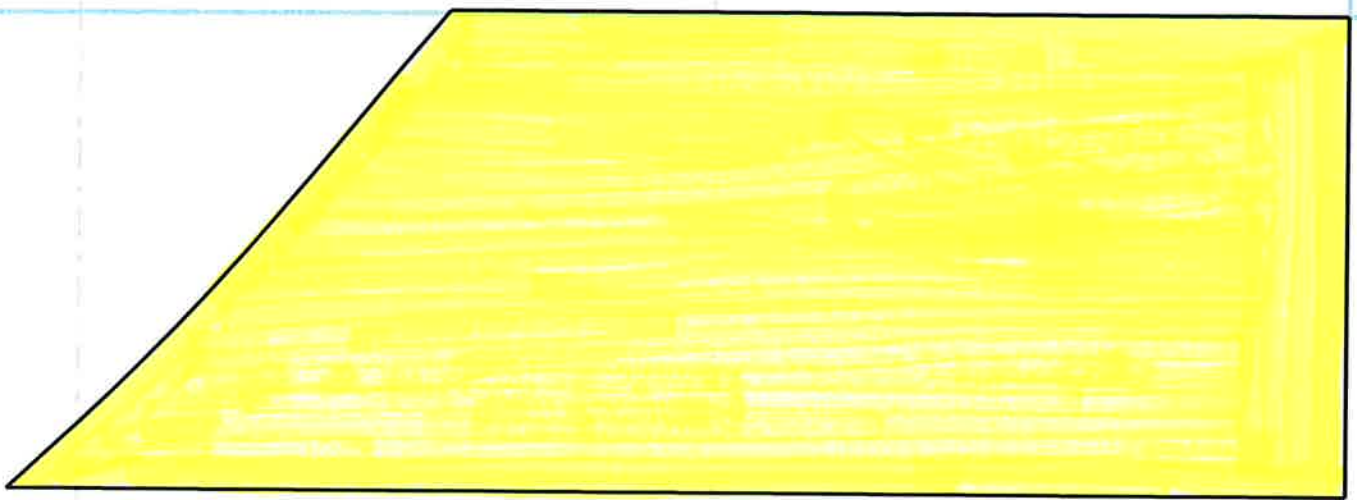
Matthew R. Reed

Sign Here

07/03/2024

Date

B0923-0292 07/03/2024 12:27 PM Received by Office of the Idaho Secretary of State



286796 Petero & Sarah McPhellar TO Kudu HC LLC

9/27/2024

Scale: 1 inch= 400 feet

File: 22-14370, 22-14371, 22-14372

Tract 1: 53.0001 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=7017 ft.

01 /ne,27.5n,44e

07 s89.4831e 1871.39

02 s00.0012w 1002.34

03 n89.4831w 2786.56

04 n47.3231e 92.09

05 Lt, r=5779.60, delta=007.5559, arc=800.23, chord=n43.3431e 799.59

06 n39.3629e 464.47



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 • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

September 27, 2024

KUDU HC LLC
1396 PRITCHETT CT
LOS ALTOS CA 94024-5713

Re: Change in Ownership for Water Right No(s): 22-14370, 22-14371, 22-14372

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 01