

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

JUL 24 2023

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP
Department of Water Resources
Eastern Region

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?
22-7349 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-7373 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-12128 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Idaho Property Holdings, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Teton Canyon Ranch, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 3165 E. Millrock Drive Salt Lake City Utah 84121
Mailing address City State Zip
(801) 438-2000 sbennett@btjd.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: March 15, 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.

SUPPORT DATA

IN FILE # 22-7349

8. Signature:  Manager 7/17/2023
 Signature of new owner/claimant Title, if applicable Date
 Steven W. Bennett
 Print name

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

For IDWR Office Use Only:
 Received by JB Date 7/24/2023 Receipt No. E049367 Receipt Amt. \$175.-
 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 7/25/2023

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 # 279927

TETON COUNTY, IDAHO
03-15-2023 13:18:00 No. of Pages: 3
Recorded for: FLYING S TITLE AND ESCROW - DRIGGS
KIM KEELEY Fee: \$15.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1083512-T (jw)**

Date: **March 15, 2023**

For Value Received, **Idaho Property Holdings, LLC**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Teton Canyon Ranch, LLC**, an Idaho limited liability company, hereinafter called the Grantee, whose current address is **3165 E Millrock Drive #500, Salt Lake City, UT 84121**, the following described premises, situated in **Teton County, Idaho**, to-wit:

TOWNSHIP 7 NORTH, RANGE 44 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.

SECTION 33:

(RP07N44E330102)

**E $\frac{1}{2}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$;
N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$; N $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$**

SECTION 34:

(RP07N44E346000)

N $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$; N $\frac{1}{2}$ S $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$; N $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$;

(RP07N44E341201)

E $\frac{1}{2}$ SE $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$; S $\frac{1}{2}$ SW $\frac{1}{4}$; S $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$

TOWNSHIP 6 NORTH, RANGE 44 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO

SECTION 2:

(RP06N44E020010)

NW $\frac{1}{4}$; NE $\frac{1}{4}$; N $\frac{1}{2}$ S $\frac{1}{2}$

SECTION 3:

(RP06N44E030600)

ALL OF THAT TRIANGULAR PARCEL OF LAND LYING IN THE NORTHEAST CORNER OF THE W $\frac{1}{2}$ NE $\frac{1}{4}$, THE SAME BEING THAT PORTION OF LAND WHICH LIES EAST AND NORTH OF THE TETON RIVER.

TOGETHER WITH all the improvements thereon and all rights, privileges, easements and appurtenances thereunto belonging, including, without limitation, all right, title and interest in and to the water rights appurtenant to said land, including, without limitation, the following water rights: (i) Water Right No. 22-7349, (ii) Water Right No. 22-7373, and (iii) Water Right No. 22-12128, each as identified of record with the Idaho Department of Water Resources.

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
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(RP07N44E330102)

**E $\frac{1}{2}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$;
N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$; N $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$**

SECTION 34:

(RP07N44E346000)

N $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$; N $\frac{1}{2}$ S $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$; N $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$;

(RP07N44E341201)

E $\frac{1}{2}$ SE $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$; S $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$

TOWNSHIP 6 NORTH, RANGE 44 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO

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TOGETHER WITH all the improvements thereon and all rights, privileges, easements and appurtenances thereunto belonging, including, without limitation, all right, title and interest in and to the water rights appurtenant to said land, including, without limitation, the following water rights: (i) Water Right No. 22-7349, (ii) Water Right No. 22-7373, and (iii) Water Right No. 22-12128, each as identified of record with the Idaho Department of Water Resources.

Date: **03/03/2023**

Warranty Deed
- continued

File No.: **1083512-T (jw)**

TOGETHER WITH all of Grantor's right, title and interest in and to the 120 acre feet of storage space held by Fremont – Madison Irrigation District of St. Anthony, 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: 03/03/2023

Warranty Deed
- continued

File No.: 1083512-T (jw)

Idaho Property Holdings, LLC

Member:

By: Teton Ridge RE Holdings, LLC,
a Delaware limited liability company

By: Robert Fedoris

Name: Robert Fedoris

Title: Authorized Signer

STATE OF Illinois)
) ss.
COUNTY OF Cook)

On this March 8, 2023, before me, a Notary Public in and for said State, personally appeared **Robert Fedoris, Authorized Signer of Teton Ridge RE Holdings LLC, a Delaware limited liability company**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **Idaho Property Holdings, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.

[Signature]
Notary Public of the State of Illinois
Residing at: 227 W Monroe St, Suite 500, Chicago, IL 60606
Commission Expires: December 9, 2024



State of Idaho
Department of Water Resources
Water Right

22-7349

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



The USDA-FSA Aerial Photography Field office asks to be credited in derived products.



Date created: 7/17/2023



Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion



State of Idaho
Department of Water Resources

Water Right

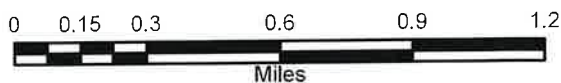
22-7373

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



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Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion





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 Gary Spackman

July 25, 2023

TETON CANYON RANCH LLC
3165 E MILLROCK DR
SALT LAKE CTY UT 84121-4732

Re: Change in Ownership for Water Right No(s): 22-7349, 22-7373, 22-12128

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



RECEIVED

JUL 24 2023

Department of Water Resources
Eastern Region

Alice M. Lundskog
AliceL@btjd.com
(801) 438-2000

July 17, 2023

IDWR Eastern Region
900 North Skyline Drive, Suite A
Idaho Falls, Idaho 83402-1718

Re: Notice of Change in Water Right Ownership

To Whom It May Concern:

Enclosed please find the following documents:

1. Notice of Change in Water Right Ownership;
2. Recorded Warranty Deed Instrument #279927;
3. Water Right #22-7349;
4. Water Right #22-7373; and
5. BTJD Check #22764 for \$75.00.

Please file/record the Notice, and then return a filed/recorded copy of the Notice in the enclosed, self-address and stamped envelope.

Please contact Devin Bybee at 801-438-2068, if he can provide further assistance with this request. Thank you.

Sincerely,

Alice Lundskog, Legal Assistant to Devin L. Bybee
Bennett, Tueller, Johnson & Deere

Enclosures

3165 East Millrock Drive
Suite 500
Salt Lake City, Utah
84121-4704

t (801) 438-2000
f (801) 438-2050
www.btjd.com